

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: **2003**

HousingAuthority oftheCityof WestPoint

WestPoint,GA

ga065v02

**NOTE:THIS PHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of West Point

PHANumber: GA065

PHAFiscal Year Beginning: (mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: Phyllis D. Wright, Executive Director

Phone: (706)645 -1202

TDD: (706)645 -1675

Email (if available): wphhousing@charter.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 20 03
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of the City of West Point is continuing with plans to provide for the installation of new central ducted HVAC systems; installation of new through-wall HVAC systems; and the addition of new cooling coils on existing central furnaces as appropriate. The type and age of the dwelling units and the bedroom configuration will dictate the method required for the addition of air conditioning. The Capital Fund Program documents outline our schedule over the next five years. Also included in our capital improvement plans are funds for the purchase of a vacant site and for construction of a new administrative building to replace the current building that has become obsolete in its present condition. We intend to eventually renovate the existing building for community and maintenance space.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

In our Annual Plan submission we have made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

- Updated our public housing Admissions and Continued Occupancy Policy to include the new welfare assistance language and definitions; and the current required eligibility language.
- Implementation of Community Service Requirements:

The Housing Authority suspended enforcement of the 8-hour community service requirement for the Fiscal Year ended June 30, 2003. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy until formal guidance is issued by HUD.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ **425,838**

C. Yes No Does the PHA plant participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment B

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment A

3.D Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plant conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units

<input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program -NA

[24CFR Part 903.79(k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program -NA

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

NA –PHDEP Merged into Operating Fund effective with the FY 2002 Appropriations Bill

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (Filename)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:
 - Yes No: below
 - Yes No: at the end of the RAB Comments in Attachment _____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of Georgia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan Agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

- The Housing Authority of the City of West Point will continue to maintain and renovate its public housing units.
- The Housing Authority of the City of West Point will continue to provide accessible housing in its public housing program to persons with disabilities.
- The Housing Authority of the City of West Point will continue to market its public housing program to make families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of West Point.

Other: (list below)

- The Housing Authority of the City of West Point Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
 - a. Provide improved living conditions for very low and low -income families while maintaining their rent payments at an affordable level.
 - b. To operate a socially and financially sound agency that provides violence and drug-free housing with a suitable living environment for residents.
 - c. To deny admission of applicants, or the continued occupancy of residents, whose habits and practices adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
 - d. To facilitate the judicious management of our inventory and efficient management of our staff.
 - e. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admission and continued occupancy policies are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

Executive Summary

The Consolidated Plan Executive Summary reports that the housing and community development needs of Georgians are:

- Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low income households.
- 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both the elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- Insufficient income is the single largest barrier to affordable housing.
- Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and

(2) priorities to improve the production capacity of Georgia's affordable housing providers.

Direct Benefit Priorities:

- To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- To increase the number of Georgia's low and moderate income households who have achieved and are maintaining home ownership free of overcrowded and structurally substandard conditions.

Strategic Plan Five - Year Objectives

- The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
- Rehabilitate or construct 5,505 affordable rental units
- Provide rental assistance for 44,700 households
- Assist 6,750 households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.
- Assist an average of 190 organizations annually to provide dehousing and supportive services to the homeless.
- Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing grant receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs.

Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

Action Plan

The following activities are extracted from the State of Georgia Annual Action Plan

Part VI. Action Plan

Activities planned to meet the State's housing priorities and objectives include:

- Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- Assist 1,498 low or moderate income households achieve or maintain homeownership.
- Provide 1,000 low or moderate income households with rental assistance.
- Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPEI (Public Housing Homeownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

Part VI, Section I. Georgia's Activities to meet the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Housing Authority of the City of West Point. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective#1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective#2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective#3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective#4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need population to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective#5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia's 149 counties.)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5 -year Plan:

A substantial deviation from the 5 -year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 -year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

AttachmentE

Housing Authority of the City of West Point

Annual Plan

Fiscal Year 07/2003 – 06/30/2004

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self -Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self -Sufficiency
NA	Most recent self -sufficiency (ED/SS, TOP or ROS Sor other residents services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi -annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy (incorporated by reference)	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Substantial Deviation Definition Deconcentration and Income Mixing Documentation	(specify as needed) ACOP Annual Plan ACOP/Annual Plan

Attachment F

Housing Authority of the City of West Point

Annual Plan

Fiscal Year 07/2003 – 06/30/2004

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Mary Ann Glaze

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): four year term expiring March, 2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? NA

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: NA

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Billy Head

AttachmentG

HousingAuthorityoftheCityofWestPoint

AnnualPlan

FiscalYear07/2003 –06/30/3004

RequiredAttachment:MembershipoftheResidentAdvisoryBoardorBoards

- i. Listmembers oftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonably long,listorganizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentify howmembersarechosen.)

RitaRowland

MargaretMcCullough

GeraldineJones

AttachmentH

HousingAuthorityoftheCityofWestPoint

AnnualPlan

FiscalYear07/2003 –06/30/2004

Component3,(6)DeconcentrationandIncomeMixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family) publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissectionis complete.Ifyes,continuetotheneftquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveor below85%to115%oftheaverageincomesofallsuchdevelopments?If no,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

DeconcentrationPolicyforCoveredDevelopments			
Development Name:	Number of Units	Explanation(ifany)[see step 4at§903.2(c)(1)(iv)]	Deconcentration policy(ifno explanation)[see step 5a§903.2(c)(1)(v)]
GA065-7	8	SeeBelow	SeeBelow

GA065-1isa42unitdevelopmentdesignedforgeneraloccupancy.
GA065-2isan8unitdevelopmentdesignedforgeneraloccupancy.
GA065-3isa110unitdevelopmentdesignedforgeneraloccupancy.
GA065-4isa55unitdevelopmentdesignedforgeneraloccupancy.

Allfouroftheabovedevelopmentsarecontiguousandhaveaverageincomeswithinthe acceptable rangeoftheaverageincomesofallcovereddevelopments.Thebedroomadjustment factorswereutilizedinthisanalysis.

GA065-7 is an 8-unit scattered site development consisting solely of three-bedroom single-family dwellings. It is the newest development and has consistently housed the families who have demonstrated ability to maintain decent, safe and sanitary households; have good rent-paying habits; good housekeeping and other positive traits; and in general abide by the lease provisions and policies and procedures of the Housing Authority. Families in these scattered site units are working families which explains the significant disparity between the scattered site development and the larger, more concentrated development located on one site. This development generally maintains full occupancy. Such families are usually transferred from other developments. This policy results in little or no turnover. This development exceeds the acceptable range of the average incomes of all covered developments. The bedroom adjustment factors were used for this analysis.

At the time of the analysis, conducted in January, 2003, all covered developments are below 30 percent of the Area Median Income for the jurisdiction of the Housing Authority. Based on current HUD regulations, the Housing Authority is exempt from the Deconcentration and Income Mixing requirements.

Attachment A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations	26,050				
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	47,600				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	337,500				
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	14,688				
19	1501 Collateralization or Debt Service					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Housing Authority of the City of West Point	Grant Type and Number Capital Fund Program Grant No: GA06P06550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20 - 21)	425,838			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406						
	Public Housing Operations for salaries and benefits			23,050				
	Annual Plan Consulting Fees			3,000				
	Subtotal Acct 1406			26,050				
	<u>Fees and Costs</u>	1430						
HA Wide	A&E Fees			27,000				
	Reimbursable Costs			5,000				
	Clerk of the Works			15,600				
	Subtotal Ac ct 1430			47,600				
	<u>Dwelling Structures</u>	1460						
GA065-3	Install new through -wall HVAC in 371BR & 382 -BR units		75 units	337,500				
	Subtotal Acct 1460			337,500				
HA Wide	<u>Development Activities</u>	1499						

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Fund set aside for potential purchase of property for an administration building during ensuing fiscal year			14,688				
	Subtotal Acct 1499			14,688				
	Grand Total			425,838				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program No: GA06P06550103 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	06/30/05			06/30/07			
GA065-3	06/30/05			06/30/07			
GA065-7	0			0			
GA065-4	0			0			
GA065-2	0			0			
GA065-1	0			0			

AttachmentB
CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName:HousingAuthorityof theCityofWestPoint		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:7/1/2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:7/1/2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:7/1/2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:7/1/2007
	Annual Statement				
HAWide		87,838	263,338	425,838	129,638
GA065-1		110,500	162,500	0	0
GA065-2		0	0	0	52,000
GA065-3		227,500	0	0	244,200
GA065-4		0	0	0	0
GA065-7		0	0	0	0
CFPF undsListedfor 5-yearplanning		425,838	425,838	425,838	425,838
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2</u> <u> </u> FFYGrant:2004 PHAFY:7/1/2004			ActivitiesforYear: <u>3</u> <u> </u> FFYGrant:2005 PHAFY:7/1/2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	HAWide	<u>Operations(1406)</u>		HAWide	<u>Operations(1406)</u>	
Annual		Salaries,benefits, consultingfees	26,050		Salaries,benefits, consultingfees	26,050
Statement	HAWide	<u>FeesandCosts(1430)</u>		HAWide	<u>FeesandCosts(1430)</u>	
		A&EFees	27,000		A&EFees	28,500
		ReimbursableCosts	5,000		ReimbursableCosts	6,000
		ClerkoftheWorks	15,600		ClerkoftheWorks	15,600
		<u>DevelopmentActivities (1499)</u>			<u>Non-Dwelling Structures(1470)</u>	
		Setasideoffundsfor purchaseofpropertyfor administrationbuilding	14,188		NewAdministration Building:land, drawings,construction (estimated½cost)	153,688
		TotalHAWide	87,838			
				HAWide	<u>Contingency(1502)</u>	
		<u>DwellingStructures (1406)</u>			Contingency	33,500
	GA065-3	Installnewcentral ductedHVACin233 - BR,94 -BR&35 -BR units	227,500			
		TotalGA065 -3	227,500		TotalHAWide	263,338
		<u>DwellingStructures (1406)</u>			<u>DwellingStructures (1406)</u>	
	GA065-1	Installnewcentral ductedHVACin133 - BR&44 -BRunits	110,500	GA065-1	Installnewcentral ductedHVACin81 -BR &172 -BRunits	162,500
		TotalGA065 -1	110,500		TotalGA065 -1	162,500

TotalCFPEstimatedCost |

425,838 |



425,838 |

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear: __ 4__ FFYGrant:2006 PHAFY:7/1/2006			ActivitiesforYear: _5__ FFYGrant:2007 PHAFY:7/1/2007		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
HAWide	<u>Operations(1406)</u>		HAWide	<u>Operations(1406)</u>	
	Salaries,benefits, consultingfees	26,050		Salaries,benefits, consultingfees	42,583
HAWide	<u>FeesandCosts(1430)</u>		HAWide	<u>FeesandCosts(1430)</u>	
	A&EFees	28,500		A&EFees	28,500
	ReimbursableCos ts	6,000		ReimbursableCosts	6,000
	ClerkoftheWorks	15,600		ClerkoftheWorks	15,600
HAWide	<u>NonDwelling Structures(1470)</u>		HAWide	<u>Contingency (1502)</u>	
	NewAdministration Building:land, drawings,construction (estimated1/2cost)	196,312		Contingency	36,955
	Convertexisting Administrationbuilding toMaintenanceand Communityspace	119,876		SubtotalHAWide	129,638
				<u>DwellingStructures (1460)</u>	
HAWide	<u>Contingency(1502)</u>	33,500	GA065-2	Installnewcentral ductedHVACin11 - BR,3 -2BR,33 -BR, & 14 -BRunits	52,000
	Contingency			SubtotalGA065 -2	52,000
			GA065-3	ReplaceVCTin66 dwellingunits	79,200
	TotalHAWide	425,838	GA065-3	Replacekitchencabinets in66dwellingunits	165,000
				SubtotalGA065 -3	244,200

TotalCFPEstimatedCost

425,838



425,838

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	23,050	26,050	0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,600	57,600	3,854	0
8	1440 Site Acquisition				
9	1450 Site Improvement	8,688	0		
10	1460 Dwelling Structures	330,000	325,500	0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	16,500	16,688	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	425,838	425,838	3,854	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Housing Authority of the City of West Point	Grant Type and Number Capital Fund Program Grant No: GA06P06550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point	Grant Type and Number Capital Fund Program Grant No: GA06P06550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406						Fund to be
	Public Housing Operations for salaries and benefits			23,050	23,050	0	0	drawdown this Qtr.
	Agency Plan Consulting Fees			0	3,000	0	0	
	Subtotal Acct 1406			23,050	26,050	0	0	
HA Wide	<u>Fees and Costs</u>	1430						
	A&E Fees			27,000	27,000	3,854	0	Under
	Reimbursable Costs			5,000	5,000	0	0	Contract
	Clerk of the Works			15,600	15,600	0	0	
	Physical Need Assessment			0	10,000	0	0	
	Subtotal Acct 1430			47,600	57,600	3,854	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA065-7	Site Improvements	1450						
	Landscaping and grading			8,688	0			Deleted
	Subtotal Acct 1450			8,688	0			
	Dwelling Structures	1460						
GA065-3	Kitchen cabinets, backsplash & range hoods			192,500	0			Deleted
GA065-3	VCT flooring & base in kitchens			27,500	0			Deleted
GA065-3	New sinks, related piping, stops & traps			49,500	0			Deleted
GA065-3	Paint Kitchens			33,000	0			Deleted
GA065-3	Minor unspecified repairs and demolition			27,500	0			Deleted
GA065-7	Install new cooling coil on existing central furnaces (3 - BR units)		8 units	0	34,000	0	0	Preparing Contract Bid
GA065-4	Install new cooling coil on existing central furnaces in 3, 4 & 5 - BR units		32 units	0	136,000	0	0	Documents
GA065-4	Install new through-wall HVAC in 1 & 2 - BR units		23 units	0	103,500	0	0	
GA065-2	Install new central ducted HVAC		8 units	0	52,000	0	0	
	Subtotal Acct 1460			330,000	325,500	0	0	
GA065-3	Contingency	1502						
	Contingency			16,500	16,688	0	0	
	Subtotal Acct 1502			16,500	16,688	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Grand Total			425,838	425,838	3,854	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program No: GA06P06550102 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	06/30/04	06/30/05		06/30/05	06/30/06		Per HUD Guidelines
GA065-3	06/30/04	06/30/05		06/30/05	06/30/06		
GA065-7	06/30/04	06/30/05		06/30/05	06/30/06		
GA065-4	06/30/04	06/30/05		06/30/05	06/30/06		
GA065-2	06/30/04	06/30/05		06/30/05	06/30/06		
GA065-1	0			0			

AttachmentD

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: HousingAuthorityoftheCityofWestPoint		GrantTypeandNumber CapitalFundProgramGrantNo: GA06P06550101 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 2) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12/31/02 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimated Cost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	108,982	108,982	108,982.00	108,982.00
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamage s				
7	1430FeesandCosts	44,600	53,122	53,122.00	53,122.00
8	1440SiteAcquisition				
9	1450SiteImprovement	0	46,189.27	46,189.27	0
10	1460DwellingStructures	269,938	228,289.73	228,289.73	209,371.23
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency	13,063	0	0	0
21	AmountofAnnualGrant:(sumoflines2 –20)	436,583	436,583	436,583.00	371,475.23
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Housing Authority of the City of West Point	Grant Type and Number Capital Fund Program Grant No: GA06P06550101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	Lump Sum					
	Public Housing Operations			108,982	108,982.00	108,982.00	108,982.00	
	Subtotal Acct 1406			108,982	108,982.00	108,982.00	108,982.00	
	<u>Fees & Costs :</u>		55 units					
GA065 -4	A & E Fees			23,000	31,522.00	31,522.00	31,522.00	
	Reimbursable Costs			6,000	6,000.00	6,000.00	6,000.00	
	Clerk of the Works			15,600	15,600.00	15,600.00	15,600.00	
	Subtotal Acct 1430	1430		44,600	53,122.00	53,122.00	53,122.00	Complete
	<u>Site Improvements (1450)</u>		Lump Sum					
HA Wide	Repair/replace handrails at front porches/back porches and sidewalks; repair/replace sidewalks (as required)	1450		0	46,189.27	46,189.27	0	
GA065-4	Site Improvements			0				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of West Point		Grant Type and Number Capital Fund Program Grant No: GA06P06550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1450			0	46,189.27	46,189.27	0	
	<u>Dwelling Structures</u>	1460	55 units					92%
GA065-4	Install new HVAC Systems		(Lump Sum	146,188	104,539.73	104,539.73	96,021.23	
	Install showers, fittings & walls		Contract)	44,000	44,000.00	44,000.00	40,380.00	
	Ceramic tile in bathrooms			27,500	27,500.00	27,500.00	25,200.00	
	New dryer vents/circuits			16,500	16,500.00	16,500.00	15,080.00	
	New clothes washer box			16,500	16,500.00	16,500.00	15,080.00	
	Replace water heaters			19,250	19,250.00	19,250.00	17,610.00	
	Subtotal Acct 1460			269,938	228,289.73	228,289.73	209,371.23	
GA065-4	<u>Contingency</u>	1502						
	Contingencies			13,063	0			
	Subtotal Acct 1502			13,063	0			
	Grand Total			436,583	436,583.00	436,583.00	371,475.23	

