

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: POINT PLEASANT HOUSING AUTHORITY

PHA Number: WV017

PHA Fiscal Year Beginning: 01/2003

PHA Plan Contact Information:

Name: **George A. Dowell**

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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 2003**

[24 CFR 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 file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Other (List below, providing each attachment name)	
<input checked="" type="checkbox"/> Attachment G: Statement of Consistency with the Consolidated Plan	
<input checked="" type="checkbox"/> Attachment H: Deconcentration and Income Mixing	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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.

N O N E

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (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? \$ **255,511**

C. Yes No Does the PHA plan to 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 **C**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment **B**

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to 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

[24 CFR Part 903.7 9 (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

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

[24 CFR 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.

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

[24 CFR Part 903.7 9 (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 (File name) F

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 or

Yes No: at the end of the RAB Comments in Attachment. F

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the 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: (provide name here) State of West Virginia

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) **Attachment G**
- Other: (list below)

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) **It supports verbiage to ensure safe, decent, sanitary housing in good repair.**

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR 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:

1. **Changes to rent or admission policies or organization of the waiting list;**
2. **Additions of non-emergency work items (items not included in the current annual statements or 5-Year Plan);**
3. **Any changes with regard to demolition or disposition, designation, homeownership, programs or conversion activities. Before submitting this type of change to HUD a full Public Hearing will be held.**

B. Significant Amendment or Modification to the Annual Plan:

1. **Revised the ACOP.**
2. **Added an increase Security Deposit from \$100 to \$145.**
3. **Re-evaluated Flat Rents and made changes.**
4. **Add Chapter 24 to ACOP.**
5. **Changed Welfare statements in ACOP.**
6. **Charged Public Housing minimum rent from \$48. to \$0.**

- 7. New Policy “Flammable Storage.”
- 8. Section 8 Administrative Plan update.

Attachment A
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
	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 jurisdictions 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/s 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
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 X Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X 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
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	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
X	Section 8 informal review and hearing procedures X 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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	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
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: POINT PLEASANT HOUSING AUTHORITY		Grant Type and Number WV15-PO17-501-01			Federal FY of Grant:
		Capital Fund Program:			FY01
		Capital Fund Program			
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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	26,000		26,000	26,000.00
3	1408 Management Improvements				
4	1410 Administration	15,000	4,747.00	10,253.00	10,253.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	20,632		17,897.20	8,397.20
8	1440 Site Acquisition				
9	1450 Site Improvement	97,232	13,248.20	83,983.80	83,983.80
10	1460 Dwelling Structures	64,385	(19,215.00)	83,600.00	
11	1465.1 Dwelling Equipment—Nonexpendable	0	(4,484.20)	4,184.20	
12	1470 Non-dwelling Structures	39,930	13,355.00	26,575.00	1,175.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	263,179	7,951.00	252,493.20	129,809.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	33,397	1,564.00	31,833.00	31,833.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: POINT PLEASANT HOUSING AUTHORITY			Grant Type and Number WV15-PO17-501-01 Capital Fund Program #: X Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY01		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	CAPITAL TO OPERATIONS	1406		26,000		26,000.00	26,000.00	
HA-WIDE	PARCIAL SALARY - EMPLOYEE	1410		15,000	4,747.00	10,253.00	10,253.00	
HA-WIDE	LEGAL FEE ADV. ARCHITECT	1430		20,632		17,897.20	8,397.20	
17-3	SIDEWALK REPLACEMENT	1450		63,835	11,685.00	52,150.00	52,150.00	
17-3	SITE LIGHTING	1450		6,043	4,809.20	1,233.80	1,238.80	
17-3	INTERIOR DOORS	1460		39,245	(6,355.00)	46,600.00		
17-1	INTERIOR DOORS	1460		25,140	(12,860.00)	38,000.00		
17-2	MAINTENANCE SHOP	1470		33,603	7,028.00	26,575.00	1,175.00	
17-1	HVAC MAINTENANCE SHOP	1470		6,327	6,327.00	0.00	0.00	
17-3	SECURITY CAMERAS	1450		27,354	(3,246.00)	30,600.00	30,600.00	
17-2	COMMERICAL HOT WATER TANKS	1465.1		0	(4184.20)	4,184.20	4,184.20	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: POINT PLEASANT HOUSING AUTHORITY		Grant Type and Number WV15-PO17-501-01 Capital Fund Program #: X Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FY01	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	06/30/03		06/30/05				
HA-WIDE	06/30/03		06/30/05				
HA-WIDE	06/30/03		06/30/05				
17-3	06/30/03		06/30/05				
17-3	06/30/03		06/30/05				
17-3	06/30/03		06/30/05				
17-1	06/30/03		06/30/05				
17-2	06/30/03		06/30/05				
17-1	06/30/03		06/30/05				
17-3	06/30/03		06/30/05				

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years		

Annual Statement/Performance and Evaluation Report **Attachment B**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1. Summary

PHA Name: POINT PLEASANT HOUSING AUTHORITY

Grant Type and Number: WV15-PO17-501-02

Federal FY of Grant:
FY 02

Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: 1)**
Performance and Evaluation Report for Period Ending **Final Performance and Evaluation Report**

Lin No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CRP Funds				
2	1406 OPERATIONS	27,214			
3	1408 MANAGEMENT IMPROVEMENTS				
4	1410 ADMINISTRATION	15,000			
5	1411 AUDIT				
6	1415 LIQUIDATED DAMAGES				
7	1430 FEES AND COSTS	20,632			
8	1440 SITE ACQUISITION				
9	1450 SITE IMPROVEMENT	44,516			
10	1460 DWELLING STRUCTURES	103,912			
11	1465.1 DWELLING EQUIPMENT-NONEXP				
12	1470 NONDWELLING STRUCTURES	28,403			
13	1475 NONDWELLING EQUIPMENT	11,000			
14	1485 DEMOLITION				
15	1490 REPLACEMENT RESERVE				
16	1492 MOVING TO WORK DEMONS.				
17	1495.1 RELOCATION COSTS				
18	1499 DEVELOPMENT ACTIVITIES				
19	1501 COLLATERIZATION OR DEBT SERV.				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (2-20)	250,677			
22	AMOUNT OF LINE 21				

Annual Statement/Performance and Evaluation Report **ATTACHMENT B**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: **POINT PLEASANT HOUSING AUTHORITY** Grant Type and Number: **WV15-PO17-501-02** Federal FY of Grant: **FY 02**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	OBLIGATED	EXPENDED
23	AMOUNT OF LINE 21 – Section 504 Compliance				
24	AMOUNT OF LINE 21 - Security – Soft Costs				
25	AMOUNT OF LINE 21 - Security – Hard Costs	44,516			
26	AMOUNT OF LINE 21 – Energy Conservation	103,912			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: POINT PLEASANT HOUSING AUTHORITY

Grant Type and Number WV015-PO17-501-03

Federal FY of Grant:

Capital Fund

FY 03

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		ORIGINAL	REVISED	OBLIGATED	EXPENDED
1	Total non-CFP Funds				
2	1406 to Operations	26,000			
3	1408 Management Improvement Soft				
	Management Improvement Hard				
4	1410 Administration	15,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,632			
8	1440 Site Acquisition				
9	1450 Site Improvement	56,248			
10	1460 Dwelling Structures	126,631			
11	1465.1 Dwelling Equipment –NonExp				
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	1502 Contingency				
Amount of Annual Grant		255,511			

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

PHA Name: POINT PLEASANT HOUSING AUTHORITY Grant Type and Number: WV15-P017-501-03 Federal FY of Grant: Capital Funds FY 2003

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	05/31/05			05/31/07			
HA-WIDE	05/31/05			05/31/07			
HA-WIDE	05/31/05			05/31/07			
17-1/3	05/31/05			05/31/07			
17-1	05/31/05			05/31/07			
17-3	05/31/05			05/31/07			
17-1/2	05/31/05			05/31/07			
17-1/2	05/31/05			05/31/07			
HA-WIDE	05/31/05			05/31/07			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: POINT PLEASANT HOUSING AUTHORITY

Development Number/Name/ HA-Wide	YEAR 1	Work Statement for Year 2 FFY Grant: 10/03 PHA FY: 1/04	Work Statement for Year 3 FFY Grant: 10/04 PHA FY: 01/05	Work Statement for Year 4 FFY Grant: 10/05 PHA FY: 01/06	Work Statement for 5 FFY Grant: 10/06 PHA FY: 01/07
17-1		117,083	22,258	0	0
17-2		14,686	0	0	0
17-3		33,015	22,258	20,235	0
17-1/2		19,969	0	0	0
HA-WIDE		66,247	206,484	230,765	251,000
CFP Funds Listed for 5-Year Planning		251,000	251,000	251,000	251,000
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages – Work Activities**

Activities for Year 1 (See Annual)		Activities for Year: 06 FFY Grant: 10/05 PHA FY: 01/06		Activities for Year: 07 FFY Grant: 10/06 PHA FY: 01/07		
Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA-WIDE	General Operations	195,133	HA-WIDE	General Operations	215,368
	HA-WIDE	Architect/Consultant	20,632	HA-WIDE	Architect/Consultant	20,632
		Fees/Costs			Fees & Costs	
	HA-WIDE	Administration	15,000	HA-WIDE	Administration	15,000
	17-3	Misc. Siding Repairs/ Flashing Repairs	20,235			
TOTAL CFP Estimated Cost			\$ 251,000			
				\$ 251,000		

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes X 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:

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

Elected

Appointed

C. The term of appointment is (include the date term expires):

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

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

X 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.

X Other (explain): **The Advisory Board and each resident received a letter asking to volunteer to serve on the board, signed and dated by the Executive Director and Chairman of the Advisory Board**

B. Date of next term expiration of a governing board member: **06/18/03**

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

Honorable Clark E. Woomer, Mayor, City of Point Pleasant, WV.

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Roberta Myers, Chairman
Betty Likens, Vice- Chairman
Wanda Smith
Harry Rowley
Mary DeWeese
Diana Neal
Richard Bennett
Kim Rainey
Bruce Rainey
Cheryl Alford

Attachment F: Comments of the Resident Advisory Board and Explanation of PHA.

(Response is as follows and is not attached in the PHA Plan Text)

“Tenant Advisory Board requested Emergency Call System to be added to the 58 Elderly/Disabled Units. The six new elderly/disabled units has the system already installed.”

**Resident Advisory Board Comments: This request has been added to the Year 04 Capital Funds.
FFY 10/03, PHA FY 01/04.**

Attachment G:

The West Virginia Housing Task Force Report to the Governor refers to low-income Public Housing and Section 8 Voucher as run by local housing authorities to acquire units for rent to low-income families.

To this end we will provide Public Housing and Section 8 Vouchers to those who qualify for assistance within the HUD guidelines. In addition, we will ensure these units are in safe, decent, sanitary and in good repair.

