

PHA Plans
Streamlined Annual
Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2004

**PHA Name: The Housing Authority of
the City of West Point
West Point, Mississippi**

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: West Point Housing Authority

PHA Number: MS26P059

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units: 226

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Mr. Bob Farrar
TDD: 662-494-3663

Phone: 662-494-3663

Email (if available): westpointhousing@bellsouth.net

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, 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)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

Table of Contents is the same as “A. PHA Plan Components”.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (**2001,2002,2003,2004,Capital Bond Pool**)
- 8. Capital Fund Program 5-Year Action Plan (**2005-2008**)
- 9. Attachment A – Leveraging of Capital Funds
- 10. Attachment B – Physical Needs Assessment

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. 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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. 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 downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) State of Mississippi

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 on its waiting lists 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 the initiatives contained in the Consolidated Plan. (list below)
 - 1. Modernize existing Housing inventoried with use of Capital Funds.
 - 2. Sponsor programs to enhance resident self-sufficiency.
- Other: (list below)

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

Decent, Safe and Sanitary Housing

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard 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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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 Public Housing Assessment System (PHAS) Assessment (or other applicable 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-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report 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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 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
	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary 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	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report 06/30/04			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	167,400	167,400	167,400	167,400
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	47,208	49,708	49,708	49,708
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000	1,680	1,680	1,680
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	19,828	19,828	19,828	19,828
12	1470 Nondwelling Structures	169,755	195,575	195,575	195,575
13	1475 Nondwelling 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)	434,191	434,191	434,191	434,191
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report 06/30/04			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-01 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
HA WIDE				167,400	167,400	167,400	167,400	Complete
	TOTAL			167,400	167,400	167,400	167,400	Complete
	FEES AND COST	1430						
HA WIDE	A/E Services							
HA WIDE	Modernization Coordinator			47,208	49,708	49,708	49,708	Complete
HA WIDE	Surveys, Test, Inspection-Survey & Identify Underground Utilities							
	TOTAL			47,208	49,708	49,708	49,708	Complete
	SITE IMPROVEMENTS	1450						

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program #: MS26P059-501-01 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MS26P059003	Fencing							
	Fencing @ 37.86/LF		44.37	30,000	1,680	1,680	1,680	Complete
	TOTAL			30,000	1,680	1,680	1,680	Complete
	DWELLING EQUIP/NON EXPENDABLE	1465.1						
	Range							
HA WIDE	\$221.00 each		33	7,293	7,293	7,293	7,293	Complete
	Refrigerator							
HA WIDE	\$330.00 each		27	8,910	8,910	8,910	8,910	Complete
	Water Heater							
HA WIDE	\$362.50 each		10	3,625	3,625	3,625	3,625	Complete
	TOTAL			19,828	19,828	19,828	19,828	Complete

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program #: MS26P059-501-01 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	NON DWELLING STRUCTURES	1470						
MS26P059002	Warehouse Renovation			169,755	195,575	195,575	195,575	Complete
	Total			169,755	195,575	195,575	195,575	Complete
	GRAND TOTAL			434,191	434,191	434,191	434,191	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001	
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	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05	06/30/04	
MS 059-002	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05	06/30/04	
MS 059-003	3/31/03	6/30/03	6/30/03	9/30/04	6/30/05	06/30/04	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 06/30/04 <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	30,333	30,333	30,333	30,333
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	55,000	58,200	58,200	45,400
8	1440 Site Acquisition				
9	1450 Site Improvement	0	115,732	115,732	32,220
10	1460 Dwelling Structures	70,665	191,733	191,733	
11	1465.1 Dwelling Equipment—Nonexpendable	16,530	16,530	16,530	16,530
12	1470 Nondwelling Structures	240,000	0		
13	1475 Nondwelling 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)	412,528	412,528	412,528	124,483
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-02 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
HA WIDE	Preventive Maintenance, Admin			\$30,333	\$30,333	\$30,333	\$30,333	Complete
	TOTAL			\$30,333	\$30,333	\$30,333	\$30,333	Complete
	FEES AND COST	1430						
HA WIDE	A/E Services (design, construction administration)			\$30,000	\$46,200	\$46,200	\$33,400	Underway
HA WIDE	Modernization Coordinator			\$20,000	\$7,200	\$7,200	\$7,200	Underway
HA WIDE	Surveys, Test, Inspection-Survey & Identify Underground Utilities			\$5,000	\$5,000	\$4,800	\$4,800	Complete
	TOTAL			\$55,000	\$58,200	\$58,200	\$45,400	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-02 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENTS	1450						
MS26P059001	Tripping Hazards							
Jim James	Concrete Curb @ \$21.56 LF		39 LF	0	\$841	\$841		Underway
	Concrete Walk @ \$6.11 SF		1004 SF	0	\$6,133	\$6,133		Underway
	Erosion/Drainage @ \$1.11 SY		1,480 SY	0	\$1,638	\$1,638		Underway
	Grass / Sod @ \$4.73 SY		1,480 SY	0	\$7,001	\$7,001		Underway
MS26P059002	Tripping Hazards							
Marston Court	Concrete Curb @ \$21.56 LF		46 LF	0	\$975	\$975		Underway
	Concrete Walk @ \$6.11 SF		1,000 SF	0	\$6,114	\$6,114		Underway
	Erosion/Drainage @ \$1.11 SY		560 SY	0	\$623	\$623		Underway
	Grass / Sod @ \$4.73 SY		560 SY	0	\$2,641	\$2,641		Underway
MS26P059003	Fencing 750' wrought iron							
IVY/ORR	Fencing @ 40.00/LF			0	\$32,220	\$32,220	\$32,220	Complete

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-02 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Tripping Hazards							
	Concrete Curb @ \$21.56 LF		6 LF	0	\$197	\$197		Underway
	Concrete Walk @ \$6.11 SF		667 SF	0	\$4,076	\$4,076		Underway
	Tree Removal		1 EA	0	\$246	\$246		Underway
	Erosion /Drainage @ \$1.11 SY		1,552 SY	0	\$1,723	\$1,723		Underway
	Grass / Sod @ \$4.73 SY		1,561 SY	0	\$7,385	\$7,385		Underway
MS26P059004	Tripping Hazards							
Darley Court	Concrete Curb @ \$21.56 LF		34 LF	0	\$722	\$722		Underway
	Concrete Walk @ \$6.11 SF		736 SF	0	\$4,495	\$4,495		Underway
	Erosion /Drainage @ \$1.11 SY		1,820 SY	0	\$2,021	\$2,021		Underway
	Grass / Sod @ \$4.73 SY		1,831 SY	0	\$8,659	\$8,659		Underway
MS26P059005	Tripping Hazards							
Norris Court	Concrete Curb @ \$21.56 LF		5 LF	0	\$99	\$99		Underway
	Concrete Walk @ \$6.11 SF		813 SF	0	\$4,969	\$4,969		Underway
	Erosion /Drainage @ \$1.11 SY		3,914 SY		\$4,344	\$4,344		Underway
	Grass / Sod @ \$4.73 SY		3,512 SY	0	\$18,610	\$18,610		Underway
	TOTAL			0	\$115,732	\$115,732	\$32,220	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-02 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES	1460						
MS26P059001 Jim James	Exterior Doors & Frames 104 ea. @ \$1,013.57 each		104 EA	0	\$105,411	\$105,411		Underway
MS26P059002 Marston Court	Exterior Doors and Frames 85Each @ \$1,013.57 each		85 EA	0	\$86,322	\$86,322		Underway
MS26P059003 IVY/ORR	Replace space heaters with central HVAC 0 &1 BR Units \$5,019 & 2,3 BRS \$4,095		15 Units	70,665	0			Not Used
	TOTAL			\$70,665	\$191,733	\$191,733		
	DWELLING EQUIP/NON EXPENDABLE	1465.1						
	Range							
HA WIDE	\$221.00 each		30	\$6,630	\$6,630	\$6,630	\$6,630	Complete
	Refrigerator							
HA WIDE	\$330.00 each		30	\$9,900	\$9,900	\$9,900	\$9,900	Complete
	TOTAL			\$16,530	\$16,530	\$16,530	\$16,530	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002	
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	3/31/04	6/16/04	6/16/04	9/30/05	6/16/06		
MS26P059001	3/31/04	6/16/04	6/16/04	9/30/05	6/16/06		
MS26P059002	3/31/04	6/16/04	6/16/04	9/30/05	6/16/06		
MS26P059003	3/31/04	6/16/04	6/16/04	9/30/05	6/16/06		
MS26P059004	3/31/04	6/16/04	6/16/04	9/30/05	6/16/06		
MS26P059005	3/31/04	6/16/04	6/16/04	9/30/05	6/16/06		

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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: 06/30/04		<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	5,262	5,262	5,262	5,262
3	1408 Management Improvements				
4	1410 Administration	2,500	1,750	1,750	1,750
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	63,500	90,850	27,450	5,000
8	1440 Site Acquisition	10,000	15,794		
9	1450 Site Improvement	76,100	54,840		
10	1460 Dwelling Structures	120,060	135,926	11,626	
11	1465.1 Dwelling Equipment—Nonexpendable	27,000	0		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	35,000	35,000		
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)	339,422	339,422	46,088	12,012
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<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: 06/30/04		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-03 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406	1 LS	5,262	5,262	5,262	5,262	Complete
HA-WIDE	OSHA Training	1410	1 LS	2,500	1,750	1,750	1,750	Complete
	FEES AND COSTS	1430						
HA-WIDE	A/E Services		1 LS	30,000	46,200			Not used yet
HA-WIDE	Modernization Coordinator		1 LS	20,000	7,200			Not used yet
HA-WIDE	Video Underground Utilities		1 LS	10,000				
	MS26P059001-\$2,000				2,000			Not used yet
	MS26P059002-\$2,000				2,000			Not used yet
	MS26P059003-\$2,000				2,000			Not used yet
	MS26P059004-\$2,000				2,000			Not used yet
	MS26P059005-\$2,000				2,000			Not used yet
HA-WIDE	Agency Plan Preparation		1 LS	3,500	3,500	3,500		Underway
HA-WIDE	Energy Audit, Utility Allowance		1 LS	0	5,000	5,000	5,000	Underway
	Study, Flat Rent Determination							
HA-WIDE	Asset Management Plan		1 LS	0	18,950	18,950		Underway
	TOTAL			63,500	90,850	27,450	12,012	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-03 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Site Acquisition	1440	1 LS	10,000	15,794			Not used yet
	SITE IMPROVEMENTS	1450						
MS26P059004 Darley Court	Site Improvements		1 LS	2,100	0			Removed
MS26P059005 Bugg St.	Fencing @ \$30.00 LF		1,828 LF	74,000	54,840			Not used yet
	TOTAL			76,100	54,840			
	DWELLING STRUCTURES	1460						
MS26P059001 Jim James	Exterior Doors and Frames 11 Each @\$1,013.57 each		11 EA	10,856	11,626	11,626		Underway
	Bathtub refinishing 32 @ \$400 Each		32 DU	0	12,800			Not used yet

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-03 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Shower Surrounds 16 @ \$600 Each		16 DU	0	9,600			Not used yet
MS26P059002	Electrical Renovations Marston Court		48 DU	51,060	0			Removed
	Bathtub refinishing 28 @ \$400 Each		28 DU	0	11,200			Not used yet
	Shower Surrounds 15 @ \$600 Each		15 DU	0	9,000			Not used yet
MS26P059003	Bathtub Liner System Ivy Lane Orr Court		2 EA	0	3,000			Not used yet
MS26P059004	Bathtub refinishing Darley Court		1 DU	0	400			Not used yet

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, Mississippi			Grant Type and Number Capital Fund Program #: MS26P059-501-03 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MS26P059005	Bathtub refinishing		2 DU	0	800			Not used yet
Norris Court	2 @ \$400 Each							
Forest St.	Siding, Fascia, Soffit, Porch Ceiling, Painting of Porch Posts & Handrails							
	31 bldgs @ \$2,500 Each		31 Bldgs.	0	77,500			Not used yet
HA-WIDE	Bathroom Renovations		66 DU	58,144	0			Removed
	TOTAL			120,060	135,926	11,626		
	NONDWELLING EQUIPMENT	1465						
	Ranges							
	\$250 Each		45 EA	11,250	0			Removed
	Refrigerators							
	\$350 Each		45 EA	15,750	0			Removed
	TOTAL			27,000	0			

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program #: MS26P059-501-03 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2003	
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		
MS59-1	6/05			6/07				
MS59-2	6/05			6/07				
MS59-3	6/05			6/07				
MS59-4	6/05			6/07				
MS59-5	6/05			6/07				
HA-WIDE	6/05			6/07				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-502-03 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<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: 06/30/04 <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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$67,645	\$57,500		
11	1465.1 Dwelling Equipment—Nonexpendable		\$10,145		
12	1470 Nondwelling Structures	\$67,645	\$0		
13	1475 Nondwelling 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)	\$67,645	\$67,645		
21	Amount of line 20 Related to LBP Activities				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program: MS26P059-502-03 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<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: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of West Point, Mississippi		Grant Type and Number Capital Fund Program #: MS26P059-502-03 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MS26P059003	Siding, Fascia, Soffit, Porch Ceiling,	1460	23 Bldgs.	0	57,500			Not used yet
Ivy/Orr	Painting of Porch Posts & Handrails							
	23 bldgs @ \$2,500 Each							
HA-WIDE	Ranges @ \$221 EA	1465.1	25 EA	0	5,525			Not used yet
HA-WIDE	Refrigerators @ \$330 EA	1465.1	14 EA	0	4,620			Not used yet
	TOTAL			0	10,145			
HA-WIDE	Office Building	1470	1 LS	67,645	0			Bond Pool
	GRAND TOTAL			67,645	67,645			

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of West Point			Grant Type and Number Capital Fund Program Grant No: MS26P059-501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<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		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	2,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	74,585			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	181,670			
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				
19	1501 Collateralization or Debt Service	134,332			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	393,087			
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				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point			Grant Type and Number Capital Fund Program Grant No: MS26P059-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Maintenance Training	1410	1 LS	2,500				
HA-Wide	A/E Services	1430	1 LS	58,585				
HA-Wide	Modernization Coordinator	1430	1 LS	10,000				
HA-Wide	Agency Plan Preparation	1430	1 LS	3,500				
HA-Wide	Legal Services	1430	1 LS	2,500				
MS26P059001	Gutters, Downspouts, and Splash-blocks	1450	26 Bldgs.	0				
Jim James	26 Bldgs. @ \$1,363 per bldg.							
MS26P059004	Air Conditioning	1460	26 DU	54,923				
Darley Court	26 units @ \$2,112.44each							
Ivy Extended								
MS26P059005	Air Conditioning	1460	60 DU	126,747				
Norris Courts	60 units @ \$2,112.44 each							
HA-Wide	Debt Service	1501	1 LS	134,332				
	Total			393,087				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name The Housing Authority of the City of West Point				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
HA-Wide		\$407,067	\$407,067	\$407,067	\$407,067
CFP Funds Listed for 5-year planning		\$407,067	\$407,067	\$407,067	\$407,067
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	HA-Wide	Administrative	2,500	HA-Wide	Administrative	2,500
Statement	HA-Wide	Agency Plan	3,500	HA-Wide	Agency Plan	3,500
	HA-Wide	A/E Fees	30,000	HA-Wide	A/E Fees	30,000
	HA-Wide	Mod. Coordinator	20,000	HA-Wide	Mod.Coordinator	20,000
	HA-Wide	Ranges	11,250	HA-Wide	Ranges	11,250
	HA-Wide	Refrigerators	15,750	HA-Wide	Refrigerators	15,750
	HA-Wide	Electrical Renovations	20,668	HA-Wide	Non-Dwelling Bdg. Impr.	31,368
	HA-Wide	Roofing	40,000	MS26P059003 and 004	Fencing	56,310
	HA-Wide	Fire Suppression Range Hoods	25,000	HA-Wide	Exterior Doors & Frames	25,000
	HA-Wide	Dryer Connections	18,000	HA-Wide	Office Furniture & Equipment	20,000
	HA-Wide	Interior Renovations	30,000	HA-Wide	Exterior Renovation	57,057
	HA-Wide	Exterior Renovation	23,355			
	HA-Wide	Debt Service	134,332			
	HA-Wide	Gutters, Downspouts and Splash-blocks	32,712	HA-Wide	Debt Service	134,332
	Total CFP Estimated Cost		\$407,067			\$407,067

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities			Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities		
Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Administrative	2,500	HA-Wide	Administrative	2,500
HA-Wide	Agency Plan	3,500	HA-Wide	Agency Plan	3,500
HA-Wide	A/E Fees	30,000	HA-Wide	A/E Fees	30,000
HA-Wide	Mod. Coordinator	20,000	HA-Wide	Mod. Coordinator	20,000
HA-Wide	Carbon Monoxide Detectors	23,000	HA-Wide	Ranges	11,250
HA-Wide	Site Improvements	18,328	HA-Wide	Refrigerators	15,750
HA-Wide	Exterior Doors & Frames	20,000	HA-Wide	HVAC	98,196
HA-Wide	Range Hood Fire Suppression System	43,868	HA-Wide	Maint. Vehicle	25,000
HA-Wide	Interior Renovations	35,000	HA-Wide	Exterior Doors & Frames	20,000
HA-Wide	Relocation	5,000	HA-Wide	Exterior Renovations	46,539
HA-Wide	Roofing	25,000	HA-Wide	Debt Service	134,332
HA-Wide	Exterior Renovations	46,539			
HA-Wide	Debt Service	134,332			
Total CFP Estimated Cost		\$407,067			\$407,067

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of West Point			Grant Type and Number CAPITAL BOND POOL Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<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					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	79,830			
8	1440 Site Acquisition				
9	1450 Site Improvement	70,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	920,170			
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,070,000			
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				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of West Point		Grant Type and Number: CAPITAL BOND POOL Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	Initial Compliance Fees	1430	1 LS	\$31,680				
	Capitalized Interest	1430	1 LS	\$48,150				
	TOTAL			\$79,830				
HA-Wide	Parking, sidewalks, landscaping	1450	1 LS	\$70,000				
	For new Office/ Human Resource Center							
HA-Wide	New Office	1470	3500 SF	\$510,000				
HA-Wide	Human Resource Center	1470	4000 SF	\$410,170				
	TOTAL			\$920,170				
	GRAND TOTAL			\$1,070,000				

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT A LEVERAGING OF CAPITAL FUNDS

The Housing Authority of the City of West Point has determined that capital projects included in their 5 year plan need to be accelerated. The Authority has elected to join a pool of other Housing Authorities in the State of Mississippi in order to borrow funds to finance the identified projects and be able to accomplish the completion of major capital projects prior to when they are currently scheduled to be performed. Subject to HUD approval, the Authority will undertake the financing, which, subject to appropriations, will be secured and paid from future funds received by Authority under HUD's Capital Fund Program. The estimated amount of the annual interest and principal payments (the mortgage) over the next 10 years is expected to be \$134,332. The financing is solely secured by the pledge of future funds expected to be received by the Authority under HUD's Capital Fund Program. This pledge is subject to appropriations.

All other capital needs during the bond repayment period will be met through the remaining 67% of Capital Fund Program funds and operating budgets.

The amount of funds expected to be received for capital projects and the costs of financing are as follows:

SOURCE OF FUNDS:

Financing proceeds	\$1,070,000
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USE OF FUNDS:

Capital projects	\$855,838
Costs of Financing	\$31,680
1 st years interest expense	\$48,150
Debt Service	\$134,332
Total uses	\$1,070,000

The Capital projects are expected to be completed over a 4 year period and are identified by year and project as follows:

<u>Capital Projects</u>	<u>Project Number</u>	<u>Total Cost</u>	<u>Oct. 2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Office Building And Human Resource Center	HA-WIDE	\$855,838					\$855,838
Total Cost		\$855,838					\$855,838

The Housing Authorities in the Pool have agreed to update the above schedule on an annual basis to reflect actual expenditures, as well as any revisions to the timing of implementation of the approved scope of work.

In addition to separate pages detailing the use of capital fund proceeds, BLI 1501 of the 5 year plan will show the budgeted use of capital funds for the payment of debt service related to funding.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 06/30-2005)

The Housing Authority of the City of West Point	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number MS26P059001	Development Name Jim James Court	DOFA Date or Construction Date 1952
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	26	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 ___ 1 <u>10</u> 2 <u>20</u>	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>18</u> 4 <u>4</u> 5 ___	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ ___	52

General Description of Needed Physical Improvements	Urgency of Need (1-5)	
ADA Compliance (miscellaneous projects)	1	\$684
Install Central Air Conditioning (52 condensers, pads, coils, wiring, piping, and thermostat @ \$2,176.37)	5	\$113,171
Install Electrical Receptacle and Vent for Clothes Dryer (10 @ \$150.20)	5	\$1,502
Install Individual Water Meters (52 @ \$98.42)	5	\$5,118
Install Smoke Detectors with Backup Power (52 @ \$91.33)	1	\$4,749
Playground (regrade site, refresh sand surface, install new equipment)	2	\$3,825
Replace Exterior Lights with Compact Fluorescent Fixtures (104 @ \$102.13)	1	\$10,622
Replace Kitchen Lights with Circline Fluorescent Fixtures (52 @ \$94.10)	1	\$4,893
Replace Sinks and Refinish Tubs (52 sinks, 52 faucets, and 52 tub refinishing @ \$778.35)	4	\$40,474
Roof Drainage (miscellaneous repairs - contract price)	2	\$3,486

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$163,933.21
Per Unit Hard Cost	\$3,152.56

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Date Assessment Prepared	June 25, 2004
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Source(s) of Information
Physical Needs Assessment Report

The Housing Authority of the City of West Point	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number MS26P059002	Development Name Marston Court	DOFA Date or Construction Date 1952
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	24	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 ___ 1 ___ 8 ___ 2 ___ 16 ___	%
Mutual Help <input type="checkbox"/>	Elevator <input type="checkbox"/>		3 ___ 18 ___ 4 ___ 6 ___ 5 ___	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ ___	48

General Description of Needed Physical Improvements	Urgency of Need (1-5)	
Install Central Air Conditioning (48 condensers, pads, coils, wiring, piping, and thermostat @ \$2,185.21)	5	\$104,890
Install Electrical Receptacle and Vent for Clothes Dryer (24 @ \$150.21)	5	\$3,605
Install Individual Water Meters (48 @ \$98.44)	5	\$4,725
Install Smoke Detectors with Backup Power (48 @ \$91.31)	1	\$4,383
Install Tempering Valves for Domestic Hot Water (48 @ \$84.73)	1	\$4,067
Replace Electrical Panel (48 @ \$245.67)	1	\$11,792
Replace Exterior Lights with Compact Fluorescent Fixtures (96 @ \$102.14)	1	\$9,805
Replace Kitchen Lights with Circline Fluorescent Fixtures (48 @ \$94.08)	1	\$4,516
Replace Sinks and Refinish Tubs (48 sinks, 48 faucets, and 48 tub refinishing @ \$780.60)	4	\$37,469
Roof Drainage (miscellaneous repairs - contract price)	2	\$3,486
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$164,119.96
Per Unit Hard Cost		\$3,419.17

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	June 25, 2004
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Source(s) of Information	Physical Needs Assessment Report
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The Housing Authority of the City of West Point	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number MS26P059003	Development Name Ivy Lane/Orr Courts	DOFA Date or Construction Date 1965
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	22	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	%
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>2</u> 1 <u>8</u> 2 <u>12</u>	Total Current Units
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>14</u> 4 <u>4</u> 5 <u> </u>	40
Section 23, Bond Financed <input type="checkbox"/>			5+ <u> </u>	

General Description of Needed Physical Improvements	Urgency of Need (1-5)	
Install Central Air Conditioning (40 condensers, pads, coils, wiring, piping, and thermostat @ \$2,179.45)		\$87,178 5
Install Individual Water Meters (40 @ \$98.43)		\$3,937 5
Install Smoke Detectors with Backup Power (40 @ \$91.33)		\$3,653 1
Install Tub Surrounds (10 @ \$398.70)		\$3,987 3
Replace Exterior Lights with Compact Fluorescent Fixtures (80 @ \$86.31)		\$6,905 1
Replace Kitchen Lights with Circline Fluorescent Fixtures (40 @ \$94.08)		\$3,763 1
Replace Sinks and Refinish Tubs (40 sinks, 40 faucets, and 40 tub refinishing @ \$780.60)		\$31,224 4
Main Office		
Handicap Ramp Entry (miscellaneous repairs - contract price)		\$121 1
Install Smoke Detectors with Backup Power (2 @ \$127.50)		\$255 1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$122,557.94
Per Unit Hard Cost	\$3,064.45

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes No

Development Has Long-Term Physical and Social Viability Yes No

Date Assessment Prepared June 25, 2004

Source(s) of Information Physical Needs Assessment Report

The Housing Authority of the City of West Point	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number MS26P059004	Development Name Darley Courts/Ivy Extended	DOFA Date or Construction Date 1971
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	26	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>6</u> 1 <u>8</u> 2 <u>6</u>	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>6</u> 4 <u> </u> 5 <u> </u>	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ <u> </u>	26

General Description of Needed Physical Improvements	Urgency of Need (1-5)	
Install Central Air Conditioning (26 condensers, pads, coils, wiring, piping, and thermostat @ \$2,154.23)	5	\$56,010
Install Electrical Receptacle and Vent for Clothes Dryer (6 @ \$150.17)	5	\$901
Install Individual Water Meters (26 @ \$98.42)	5	\$2,559
Install Smoke Detectors with Backup Power (32 @ \$91.31)	1	\$2,922
Replace Exterior Lights with Compact Fluorescent Fixtures (52 @ \$102.13)	1	\$5,311
Replace Kitchen Lights with Circline Fluorescent Fixtures (26 @ \$94.08)	1	\$2,446
Replace Sinks and Refinish Tubs (26 sinks, 26 faucets, and 26 tubs refinishing @ \$789.58)	4	\$20,529
Site Drainage (miscellaneous repairs - contract price)	4	\$5,750
Stair Handrails (120 L.F. @ \$9.60)	1	\$1,152
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$84,853.67
Per Unit Hard Cost		\$3,263.60

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	June 25, 2004
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Source(s) of Information: Physical Needs Assessment Report

The Housing Authority of the City of West Point	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number MS26P059005	Development Name Norris Court	DOFA Date or Construction Date 1971
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	30	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u> </u> 12 <u> </u> 1 <u> </u> 12 <u> </u> 2 <u> </u> 14 <u> </u>	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u> </u> 14 <u> </u> 4 <u> </u> 8 <u> </u> 5 <u> </u>	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ <u> </u>	60

General Description of Needed Physical Improvements	Urgency of Need (1-5)	
Community Center		
Fire Exit Path (2 @ \$36)		\$72 1
Install Smoke Detectors (2 @ \$127.50)		\$255 1
Replace Condensing Unit (1 2-ton condensing unit)		\$1,405 1
Norris Court		
ADA Compliance (miscellaneous projects)		\$1,156 1
Cover Bare Lamps (10 @ \$49.09)		\$491 1
Install Central Air Conditioning (60 condensers, pads, coils, wiring, piping, and thermostat @ \$2,179)		\$130,192 5
Install Dryer Venting through Exterior Wall (48 @ \$42.77)		\$2,053 1
Install Electrical Receptacle and Vent for Clothes Dryer (12 @ \$150.25)		\$1,803 5
Install Individual Water Meters (60 @ \$98.43)		\$5,906 5
Replace Exterior Lights with Compact Fluorescent Fixtures (120 @ \$102.13)		\$12,256 1
Replace Kitchen Lights with Circline Fluorescent Fixtures (60 @ \$94.08)		\$5,645 1
Replace Sinks and Refinish Tubs (60 sinks, 60 faucets, and 60 tub refinishing @ \$780.60)		\$46,836 4
Roof Replacement (200 squares @ \$135.50)		\$27,100 5
Site Drainage (miscellaneous repairs - contract price)		\$17,250 4
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$219,496.50
Per Unit Hard Cost		\$3,658.28

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	June 25, 2004
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Source(s) of Information	Physical Needs Assessment Report
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