

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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: 2007 (Federal Fiscal Year)

PHA Name: West Valley Housing Authority

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 VALLEY HOUSING AUTHORITY **PHA Number:** OR008

PHA Fiscal Year Beginning: (mm/yyyy) 10/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 378 Number of S8 units: Number of public housing units:
Number of S8 units: 699

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: Linda Jennings, Executive Director Phone: (503) 623-8387, X14
TDD: (800)735-2900 Email (if available): ljennings@wvpha.org

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 2008 (Begin 10-1-07)
[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.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies **903.7(b)(2) Policies on Eligibility, Selection, and Admissions (N/A)**
- 2. Capital Improvement Needs **903.7(g) Statement of Capital Improvements Needed (Page 11)**
- 3. Section 8(y) Homeownership **903.7(k)(1)(i) Statement of Homeownership Programs (Page 6)**
- 4. Project-Based Voucher Programs (N/A)
- 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. (N/A)
- 6. Supporting Documents Available for Review (Page 9)
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Reports – **Attachment I, P & E Reports (CF Grant OR16P00850105 and CF Grant OR16P00850106) (Page 24)**
- 8. Capital Fund Program 5-Year Action Plan (Page 17)
- 9. Resident Advisory Board – List of RAB Members and Consultation – **Attachment II (Page 36)**
- 10. Statement of Progress In Meeting Mission and Goals – **Attachment III (Page 37)**

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-LLL a, *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. Yes No:

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? **None**
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

- 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.
- 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.

- 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).
- 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

- 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? 5

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:

- Must be a current Public Housing resident or a participant in WVHA's Housing Choice Voucher Program.
- Must be an active Family Self-Sufficiency participant.
- Must have income greater than 50% but less than 80% of the area median income.
- Must be a first time homebuyer (or have not owned a home in the past three years.)
- Must be able to provide good references from current and prior landlords regarding care of the dwelling unit.
- Must have legal permanent residence in the U.S.
- Must be Mortgage ready: have good credit and no bankruptcies within the past five years.
- Must have successfully completed "Financial Literacy" workshop.
- Must have successfully completed "ABCs of Homebuying" workshop.

- Must have a minimum downpayment of at least 3 percent of the purchase price and at least 1 percent of the purchase price must come from the family's own resources.

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

- Prepare the action plan for HUD review.
- Contact and work with lenders to gain support for the program.

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):
 - WVHA partners with Polk CDC to provide a Housing Resource Center in Polk County to assist with first time homebuyer education and housing information and referral.
 - WVHA partners with Polk CDC for a "Lease-To-Own" program currently.
 - WVHA partners with Polk CDC for "Financial Literacy" and "ABCs of Homebuying" workshops.
 - WVHA participates in a collaborative effort for "Valley Individual Development Accounts" where eligible participants can get matched savings funds for the downpayment on purchase of a home.

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.

No Major Change in Submission from 2006 Annual Plan.

1. Consolidated Plan jurisdiction: (provide name here)
State of Oregon and the City of Salem
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)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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
N/A	<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
✓	<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
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. No Major Changes From 2006 Annual Agency Plan</i>	5 Year and standard Annual Plans
✓	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
✓	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	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
✓	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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
✓	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
✓	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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) Not Applicable – No Follow-up Plan was necessary.	Annual Plan: Operations and Maintenance and Community Service & Self-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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Public housing grievance procedures <input 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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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. N/A	Annual Plan: Capital Needs
✓	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing. N/A	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans). N/A	Annual Plan: Designation of Public Housing
N/A	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. N/A	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
N/A	Approved or submitted public housing homeownership programs/plans. N/A	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan) N/A (In Development)	Annual Plan: Homeownership
✓	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
✓	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
✓	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
✓	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
✓	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
N/A	Other supporting documents (optional) N/A (list individually; use as many lines as necessary)	(specify as needed)
N/A	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. N/A	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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	\$ 20,000	\$ 34,699		
3	1408 Management Improvements	\$ 8,000	\$ 8,000		
4	1410 Administration	\$ 59,937	\$ 58,237		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 35,000	\$ 35,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 17,940	\$ 17,940		
10	1460 Dwelling Structures	\$ 399,500	\$ 375,500		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 40,000	\$ 40,000		
12	1470 Nondwelling Structures	\$ 5,000	\$ 5,000		
13	1475 Nondwelling Equipment	\$ 5,000	\$ 5,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 3,000	\$ 3,000		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$ 6,000	\$0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 599,377	\$582,376		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 10,000	\$ 10,000		
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	\$ 200,000	\$200,000		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: West Valley Housing Authority			Grant Type and Number Capital Fund Program Grant No: OR16P00850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	Operations	1406		\$ 20,000	\$ 34,699			
HA-Wide Management Improvements	1) Computer software	1408		3,000	3,000			
	2) Training	1408		5,000	5,000			
HA-Wide	1) Staff Salaries	1410		57,437	55,737			
Administrative	2) Sundry	1410		5,800	2,500			
HA-Wide	Architect/Engineer Fees & Costs	1430		35,000	35,000			
HA-Wide	Computer Equipment	1475		5,000	5,000			
HA-Wide	Relocation/Meals Allotment	1495	On-demand	3,000	3,000			
HA-Wide	Contingency	1502	On-demand	6,000	0			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: West Valley Housing Authority			Grant Type and Number Capital Fund Program Grant No: OR16P00850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
OR 8-1 Pioneer Village I	Paving, striping & sidewalks	1450	550 sq.ft.	5,000	5,000			
	Refrigerator Replacements	1465.1	50 count	20,000	20,000			
	Cadet heaters (remove Baseboard heaters)	1460	25 units	50,000	50,000			
	Mold remediate/prevent	1460	1 unit	1,000	0			
	Total			\$76,000	\$75,000			
OR 8-3 Pioneer Village II	Paving, striping & sidewalks	1450	550 sq. ft.	5,000	5,000			
	Refrigerator Replacements	1465.1	50 count	20,000	20,000			
	Cadet heaters (remove Baseboard heaters)	1460	25 units	50,000	50,000			
	Mold remediate/prevent	1460	1 unit	1,000	0			
	Total			\$76,000	\$75,000			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: West Valley Housing Authority			Grant Type and Number Capital Fund Program Grant No: OR16P00850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
OR 8-2 Arbor Court	Paving/Sidewalks	1450	350 sq. ft.	3,000	3,000			
	Mold remediate/prevent	1460	1 unit	1,000	0			
	Total			\$4,000	\$3,000			
OR 8-5 LaCreole Manor	New heating/cooling system (remove baseboard units) & install check meters	1460	15 units	60,000	60,000			
	Paving/Sidewalks	1450	275 sq. ft.	2,500	2,500			
	Asbestos Abatement at Turnover	1460	3 units	5,000	5,000			
	Exterior siding/deck renovation	1460	1 building	45,000	45,000			
	Total			\$112,500	\$112,500			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
OR 8-6 Kingwood West	Ramps & foundation repair	1460	1 – 2 buildings	125,500	155,500			
	Install Ceiling Fans	1460	42 units	50,000	0			
	Mold remediation/prevention	1460	1 unit	1,000	0			
	Paving/sidewalks	1450	160 sq. ft.	1,440	1,440			
	Total				\$177,940	\$156,940		
OR 8-7 Scattered Sites	Accessible Bathroom Remodel	1460	1 unit	10,000	10,000			
	Roofing – Storage Bldg.	1470	1 bldg.	5,000	5,000			
	Paving/sidewalks	1450	100 sq. ft.	1,000	1,000			
	Total				\$16,000	\$16,000		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name:		Grant Type and Number Capital Fund Program No: OR16P00850107 Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE	Mar-09	Mar-09		Sep-10	Sep-10			
OR 8-1/8-3 Pioneer Village	Mar-09	Mar-09		Sep-10	Sep-10			
OR 8-2 Arbor Court	Mar-09	Mar-09		Sep-10	Sep-10			
OR8-5 LaCreole Manor	Mar-09	Mar-09		Sep-10	Sep-10			
OR 8-6 Kingwood West	Mar-09	Mar-09		Sep-10	Sep-10			
OR 8-7 Scattered Sites	Mar-09	Mar-09		Sep-10	Sep-10			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<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: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
Operating Budget		\$ 2,100.00	\$ 2,255.00	\$ 2,000.00	\$ 2,000.00
Management Improvements		10,000.00	8,000.00	13,000.00	18,000.00
Administration		59,937.00	59,937.00	59,937.00	59,937.00
Other HA-Wide		73,785.00	55,685.00	76,240.00	66,940.00
OR 8-1 Pioneer Village I		105,000.00	40,000.00	80,000.00	101,000.00
OR 8-3 Pioneer Village II		105,000.00	40,000.00	80,000.00	101,000.00
OR 8-2 Arbor Court		35,255.00	3,000.00	31,300.00	11,000.00
OR 8-5 LaCreole Manor		120,000.00	155,000.00	155,000.00	201,500.00
OR 8-6 Kingwood West		66,800.00	173,000.00	89,200.00	36,000.00
OR 8-7 Scattered Sites		21,500.00	62,500.00	12,700.00	2,000.00
CFP Funds Listed for 5-year planning		\$599,377.00	\$599,377.00	\$599,377.00	\$599,377.00
Replacement Housing Factor Funds		0.00	0.00	0.00	0.00

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: 2008 PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide	Operations	\$ 2,100.00	HA-Wide	Operations	\$2,255.00
Annual						
Statement		Management Improvements			Management Improvements	
	HA-Wide	Computer Software	5,000.00	HA-Wide	Computer Software	3,000.00
	HA-Wide	Training	5,000.00	HA-Wide	Training	5,000.00
	<i>Subtotal</i>		\$10,000.00	<i>Subtotal</i>		\$8,000.00
		Administration			Administration	
	HA-Wide	Salaries and benefits	\$57,000.00	HA-Wide	Salaries and benefits	\$57,000.00
	HA-Wide	Admin-Sundry	2,937.00	HA-Wide	Admin-Sundry	2,937.00
	<i>Subtotal</i>		\$59,937.00	<i>Subtotal</i>		\$59,937.00
		Other HA-Wide			Other HA-Wide	
	HA-Wide	Architect/Engineer Fees & Costs	\$36,000.00	HA-Wide	Architect/Engineer Fees & Costs	\$36,000.00
	HA-Wide	Accessible Ranges	1,400.00	HA-Wide		
	HA-Wide	Maintenance Van Replace	23,000.00	HA-Wide	Maintenance Equipment	6,000.00
	HA-Wide	Computer Equipment	7,000.00	HA-Wide	Computer Equipment	5,000.00
	HA-Wide	Relocation	3,000.00	HA-Wide	Relocation	3,000.00
	HA-Wide	Contingency	3,385.00	HA-Wide	Contingency	5,685.00
	<i>Subtotal</i>		73,785.00	<i>Subtotal</i>		55,685.00

8. Capital Fund Program Five-Year Action Plan

	OR 8-1	Paving/striping/sidewalks	\$ 5,000.00	OR 8-1	Paving/striping/sidewalks	\$10,000.00
	OR 8-1	Install Cadet heaters (Remove Baseboard heaters)	70,000.00	OR 8-1	Closet Door replacements	10,000.00
	OR 8-1	Fencing replacement	30,000.00	OR 8-1	Fencing replacement	20,000.00
	<i>Subtotal</i>		<u>\$105,000.00</u>	<i>Subtotal</i>		<u>\$40,000.00</u>
	OR 8-3	Paving/striping/sidewalks	\$ 5,000.00	OR 8-3	Paving/striping/sidewalks	\$10,000.00
	OR 8-3	Install Cadet heaters (Remove Baseboard heaters)	70,000.00	OR 8-3	Closet Door replacements	10,000.00
	OR 8-3	Fencing replacement	30,000.00	OR 8-3	Fencing replacement	20,000.00
	<i>Subtotal</i>		<u>\$105,000.00</u>	<i>Subtotal</i>		<u>\$40,000.00</u>
	OR 8-2	Structural repair (dry rot)	\$ 5,255.00	OR 8-2	Paving/sidewalks	\$ 3,000.00
	OR 8-2	Back Door/patio covers	15,000.00			
	OR 8-2	Site Grounds	5,000.00			
	OR 8-2	Flooring/cabinet upgrades	10,000.00			
	<i>Subtotal</i>		<u>\$35,255.00</u>	<i>Subtotal</i>		<u>\$ 3,000.00</u>
	OR 8-5	New heating/cooling system (remove baseboard units) & install check meters	\$ 60,000.00	OR 8-5	Replace Hi-Rise Water Supply Lines	\$50,000.00
	OR 8-5	Asbestos Abatement	5,000.00	OR 8-5	Asbestos Abatement	5,000.00
	OR 8-5	Hi-Rise replace with energy efficient windows	45,000.00	OR 8-5	Hi-Rise Elevator Upgrade/Replacement	100,000.00
	OR 8-5	Security system upgrade	10,000.00			
	<i>Subtotal</i>		<u>\$120,000.00</u>	<i>Subtotal</i>		<u>\$155,000.00</u>

8. Capital Fund Program Five-Year Action Plan

	OR 8-6	Reface Cabinets – Social Hall	\$ 5,000.00	OR 8-6	Flooring	\$ 50,000.00
	OR 8-6	Ramps & foundation repair	56,800.00	OR 8-6	Ramps & foundation repair	55,000.00
	OR 8-6	Paving/sidewalks	5,000.00	OR 8-6	Laundry room expansion	65,000.00
	OR 8-6			OR 8-6	Paving/sidewalks	3,000.00
	<i>Subtotal</i>		<u>\$66,800.00</u>	<i>Subtotal</i>		<u>\$173,000.00</u>
	OR 8-7	Replace/repair septic system	\$ 8,200.00	OR 8-7	Install gutter helmets	\$ 5,000.00
	OR 8-7	Install gutter helmets	5,000.00	OR 8-7	Flooring, cabinet upgrades	7,500.00
	OR 8-7	Paving/sidewalks	2,500.00	OR 8-7	Roofing replacement	25,000.00
	OR 8-7	HVAC replacement	5,800.00	OR 8-7	Windows replacement	5,000.00
	OR 8-7			OR 8-7	Paving/sidewalks	2,500.00
	OR 8-7			OR 8-7	HVAC replacement	6,000.00
	OR 8-7			OR 8-7	Mold Remediation/prevention	3,000.00
	OR 8-7			OR 8-7	Foundation repairs/upgrade	8,500.00
	<i>Subtotal</i>		<u>\$21,500.00</u>	<i>Subtotal</i>		<u>\$62,500.00</u>
	Total CFP Estimated Cost		<u>\$599,377.00</u>			<u>\$599,377.00</u>

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations	\$ 2,000.00	HA-Wide	Operations	\$ 2,000.00
	Management Improvements			Management Improvements	
HA-Wide	Energy Audit	\$ 5,000.00	HA-Wide	Service Coordinator	\$ 5,000.00
HA-Wide	Computer Software	3,000.00	HA-Wide	Resident Services Coordinator	5,000.00
HA-Wide	Training	5,000.00	HA-Wide	Computer Software	3,000.00
HA-Wide			HA-Wide	Training	5,000.00
<i>Subtotal</i>		\$ 13,000.00	<i>Subtotal</i>		\$ 18,000.00
	Administration			Administration	
HA-Wide	Salaries and benefits	\$57,000.00	HA-Wide	Salaries and benefits	\$57,000.00
HA-Wide	Admin-Sundry	2,937.00	HA-Wide	Admin-Sundry	2,937.00
<i>Subtotal</i>		\$59,937.00	<i>Subtotal</i>		\$59,937.00
	Other HA-Wide			Other HA-Wide	
HA-Wide	Architect/Engineer Fees & Costs	\$36,000.00	HA-Wide	Architect/Engineer Fees & Costs	\$36,000.00
HA-Wide	Network Server Upgrades	20,000.00	HA-Wide	Communication System Upgrade	5,000.00
HA-Wide	Computer Equipment	5,000.00	HA-Wide	Computer Equipment	9,000.00
HA-Wide	Relocation	3,000.00	HA-Wide	Relocation	3,000.00
HA-Wide	Contingency	12,240.00	HA-Wide	Contingency	13,940.00
<i>Subtotal</i>		\$76,240.00	<i>Subtotal</i>		\$66,940.00

8. Capital Fund Program Five-Year Action Plan

OR 8-1	Paving, striping & sidewalks	\$5,000.00	OR 8-1	Paving, striping & sidewalks	\$5,000.00
OR 8-1	Roofs	20,000.00	OR 8-1	Roofs	20,000.00
OR 8-1	Window replacements	55,000.00	OR 8-1	Window replacements	55,000.00
OR 8-1			OR 8-1	Mold remediation/prevention	1,000.00
OR 8-1			OR 8-1	Fencing replacement	20,000.00
<i>Subtotal</i>		\$80,000.00	<i>Subtotal</i>		\$101,000.00
OR 8-3	Paving, striping & sidewalks	\$5,000.00	OR 8-3	Paving, striping & sidewalks	\$5,000.00
OR 8-3	Roofs	20,000.00	OR 8-3	Roofs	20,000.00
OR 8-3	Window replacements	55,000.00	OR 8-3	Window replacements	55,000.00
OR 8-3			OR 8-3	Mold remediation/prevention	1,000.00
OR 8-3			OR 8-3	Fencing replacement	20,000.00
<i>Subtotal</i>		\$80,000.00	<i>Subtotal</i>		\$101,000.00
OR 8-2	Paving/sidewalks	\$ 1,300.00	OR 8-2	Windows Replacements	\$10,000.00
OR 8-2	Unit roofs & gutters w/toppers	30,000.00	OR 8-2	Mold remediation/prevention	1,000.00
<i>Subtotal</i>		\$31,300.00	<i>Subtotal</i>		\$11,000.00
OR 8-5	Replace Hi-Rise Water Supply Lines	\$30,000.00	OR 8-5	Paving/sidewalks	\$ 5,000.00
OR 8-5	Asbestos Abatement	5,000.00	OR 8-5	Site Grounds	5,500.00
OR 8-5	Dwelling Unit Reconfiguration	100,000.00	OR 8-5	Replace Hi-Rise Roof	100,000.00
OR 8-5	Awnings replacement (North)	20,000.00	OR 8-5	Remodel Accessible Unit	45,000.00
OR 8-5			OR 8-5	Asbestos Abatement	5,000.00
OR 8-5			OR 8-5	Hi-rise energy efficient windows	40,000.00
OR 8-5			OR 8-5	Mold remediation/prevention	2,000.00
<i>Subtotal</i>		\$155,000.00	<i>Subtotal</i>		\$201,500.00

Or008a02

Attachment I

Annual Statement/Performance and Evaluation Reports

(CF Grant OR16P00850105 and

CF Grant OR16P00850106)

Annual Statement/Performance and Evaluation Report

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

PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: March 31, 2007
 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	3,202.00	48,980.31	2,680.49	2,680.49
3	1408 Management Improvements Soft	102,000.00	79,650.00	0.00	0.00
4	1410 Administration	61,995.00	61,995.00	60,702.23	56,602.23
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00	35,000.00	20,457.85	20,457.85
8	1440 Site Acquisition				
9	1450 Site Improvement	15,453.00	12,521.92	12,521.92	12,521.92
10	1460 Dwelling Structures	311,579.00	282,069.63	279,620.13	279,620.13
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	55,000.00	52,633.14	52,633.14	52,633.14
13	1475 Nondwelling Equipment	16,547.00	47,000.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,000.00	100.00	100.00	100.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	16,174.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$619,950.00	\$619,950.00	\$428,715.76	\$424,615.76
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850105 Replacement Housing Factor Grant No:			2005	Federal FY of Grant: 2005		
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	Operations	1406		3,202.00	48,980.31	2,680.49	2,680.49	revised estimate
HA-Wide Management Improvements	Training	1408		10,000.00	10,000.00	0.00	0.00	begin utilizing July '07
	Energy Conservation Audits	1408		0.00	5,000.00	0.00	0.00	Moved from 2006, Yr 4
HA-Wide	Upgrade LRPH Computer Software	1408		90,000.00	50,000.00	0.00	0.00	Revised estimate, proposals under review, scheduled for Summer '07
HA-Wide	Computer Software	1408		2,000.00	14,650.00	0.00	0.00	Revised estimate, scheduled for Summer '07
	TOTALS			\$102,000.00	\$79,650.00	\$0.00	\$0.00	
HA-Wide	Staff Salaries	1410		55,395.00	59,495.00	59,495.00	55,395.00	revised estimate
HA-Wide	Sundry Items	1410		6,600.00	2,500.00	1,207.23	1,207.23	revised estimate
	TOTALS			\$61,995.00	\$61,995.00	\$60,702.23	\$56,602.23	
HA-Wide	Architect/Engineer fees and costs	1430		35,000.00	35,000.00	20,457.85	20,457.85	No change; in process
HA-Wide	Computer equipment	1475		16,547.00	22,000.00	0.00	0.00	Revised estimate, scheduled for Summer '07
HA-Wide	Network Server Upgrade	1475		0.00	25,000.00	0.00	0.00	Moved from 2006, Yr 4 & Revised estimate
HA-Wide	Relocation	1495	On-Demand	3,000.00	100.00	100.00	100.00	revised estimate
HA-Wide	Contingency	1502	On-Demand	16,174.00	0.00	0.00	0.00	revised to other items
	TOTALS			\$237,918.00	\$272,725.31	\$83,940.57	\$79,840.57	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850105 Replacement Housing Factor Grant No:				2005	Federal FY of Grant: 2005		
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		
OR 8-1 Pioneer Village Improvements	Paving, Sidewalks	1450	500 sq. ft.	5,000.00	5,000.00	5,000.00	5,000.00	complete	
	Roofs	1460	8 buildings	148,999.00	148,999.00	148,999.00	148,999.00	complete	
	TOTALS				\$153,999.00	153,999.00	\$153,999.00	\$153,999.00	
OR 8-3 Pioneer Village Improvements	Roofs	1460	8 Bldgs	144,000.00	120,973.63	120,973.63	120,973.63	revised & complete	
	Paving, Sidewalks	1450	650 sq. ft.	5,000.00	5,155.06	5,155.06	5,155.06	increased need; complete	
	TOTALS				\$149,000.00	126,128.69	126,128.69	\$126,128.69	
OR 8-2 Arbor Court Improvements	Paving, Sidewalks	1450	200 Sq. Ft.	2,000.00	0.00	0.00	0.00	postponed	
	TOTALS				\$2,000.00	0.00	\$0.00	\$0.00	
OR 8-5 La Creole Manor Improvements	Security System Upgrade	1460	1 Bldg	8,580.00	2,097.00	2,097.00	2,097.00	revised scope; complete	
	Asbestos abatement - units	1460	5 Units	10,000.00	10,000.00	7,550.50	7,550.50	in progress at turnover	
	Paving, Sidewalks	1450	350 sq. ft	3,453.00	0.00	0.00	0.00	postponed	
	TOTALS				\$22,033.00	12,097.00	\$9,647.50	\$9,647.50	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850105 Replacement Housing Factor Grant No:			2005	Federal FY of Grant: 2005		
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	
OR 8-6				0.00	0.00	0.00	0.00	
Kingwood West Improvements	Paving, Sidewalks	1450	250 sq.ft.	0.00	2,366.86	2,366.86	2,366.86	moved from 2006, Yr 3
	Accessible Lobby Entry	1470	1 Bldg	55,000.00	52,633.14	52,633.14	52,633.14	revised & complete
	TOTALS			\$55,000.00	55,000.00	\$55,000.00	\$55,000.00	
OR 8-7	Relocation	1495	2 Families	0.00	0.00	0.00	0.00	no change
Scattered Site Improvements	Septic System	1460	1 Bldg	0.00	0.00	0.00	0.00	no change
	Water Well Repair	1460	1 Bldg	0.00	0.00	0.00	0.00	no change
	HVAC Replacement	1460	1Bldg	0.00	0.00	0.00	0.00	no change
	Roofing	1460	1 Bldg	0.00	0.00	0.00	0.00	no change
	TOTALS			\$0.00	0.00	0.00	0.00	
	Overall Total			\$619,950.00	\$619,950.00	\$428,715.76	\$424,615.76	

Annual Statement/Performance and Evaluation Report

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

PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: March 31, 2007
 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	2,278.00	36,577.96	0.00	0.00
3	1408 Management Improvements Soft	10,000.00	15,000.00	0.00	0.00
4	1410 Administration	55,262.00	51,962.00	49,462.00	1,749.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00	35,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00	17,500.00	0.00	0.00
10	1460 Dwelling Structures	240,081.00	243,581.04	80,581.04	33,581.04
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	184,000.00	140,000.00	117,060.00	96,380.07
13	1475 Nondwelling Equipment	16,000.00	13,000.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$552,621.00	\$552,621.00	\$247,103.04	\$131,710.31
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	164,000.00	120,000.00	97,060.00	76,380.07
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	Operations	1406		2,278.00	36,577.96	0.00	0.00	revised scope
HA-Wide Management Improvements	1) Training	1408		0.00	0.00	0.00	0.00	
	2) Computer Software	1408		0.00	0.00	0.00	0.00	
	3) Salary Comparability Study	1408		10,000.00	15,000.00	0.00	0.00	revised estimate
	TOTALS			\$10,000.00	\$15,000.00	\$0.00	\$0.00	
HA-Wide	Staff Salaries	1410		49,462.00	49,462.00	49,462.00	1,749.20	
HA-Wide	Sundry Items	1410		5,800.00	2,500.00	0.00	0.00	revised estimate
	TOTALS			\$55,262.00	\$51,962.00	\$49,462.00	\$1,749.20	
HA-Wide	Architect/Engineer fees and costs	1430		35,000.00	35,000.00	0.00	0.00	
HA-Wide	Maintenance equipment	1475		8,000.00	8,000.00	0.00	0.00	
HA-Wide	Computer equipment	1475		8,000.00	5,000.00	0.00	0.00	revised estimate
HA-Wide	Relocation	1495	On-Demand	0.00	0.00	0.00	0.00	
HA-Wide	Contingency	1502	On-Demand	0.00	0.00	0.00	0.00	revised estimate
	TOTAL HA Wide			118,540.00	151,539.96	49,462.00	1,749.20	
OR 8-1 Pioneer Village Improvements	Fencing Replacement for trash, recycle & yard debris container areas	1450		5,000.00	5,000.00	0.00	0.00	
	Paving, Sidewalks	1450		0.00	5,000.00	0.00	0.00	revised estimate
	TOTALS			\$5,000.00	\$10,000.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	
	TOTALS			\$0.00		\$0.00	\$0.00	
Overall Total				\$552,621.00	\$552,621.00	\$247,103.04	\$131,710.31	

Or008b02

Attachment II

Resident Advisory Board Members and Consultation Statement

Resident Advisory Board Members

Jim Dougherty, Resident Commissioner
Elaine Gersch, Pioneer Village
Mary Rogers, Pioneer Village
Robert Van Lueven, Kingwood West
Lawrence Chedester, Kingwood West
Brent Ferris, LaCreole Manor

Carolyn Cameron, Dallas Townhouses
Diana Altamirano, Arbor Court
Rhonda Hurley, 956 Monmouth
Nettie Shuler, Section 8
Margaret (Peggy) Bayne, Section 8

RAB Consultation

The Resident Advisory Board met on April 27, 2007 to review and provide input to the draft Annual Agency Plan and draft Capital Fund Five Year Plan. All the RAB members who were present for the meeting commented that they felt the priorities as identified by the West Valley Housing Authority were appropriate and correct with the funding limitations. The representatives from Pioneer Village especially endorsed the plan to replace the remaining refrigerators that are now about seventeen years old. One representative from Kingwood West just gave the comment that he wanted us to make sure that we have the contractor clean the gutters and seal all the joints before they put the helmets or toppers on. West Valley Housing Authority considered the comments and determined that no changes to the PHA Plan were necessary.

Or008c02

Attachment III

West Valley Housing Authority (WVHA)
Progress in Meeting the Mission and Goals

- WVHA continues to make significant improvements in the quality of assisted housing as evidenced by the continued “High Performer” status rating for the operation of the Public Housing Program. The FY2005 and FY2006 Public Housing Assessment System (PHAS) scores for WVHA were 95% for each year. The FY2005 score was delayed due to HUD’s delay in the physical inspection component and was not known at the time of the last Annual Agency Plan. Many physical improvements, particularly roofing replacements were accomplished with the Capital Fund Program.
- WVHA did slip on the Section Eight Management Assessment Program (SEMAP) for FY2006 from a “High Performer” to a “Standard Performer”. This was due to a lower than 95% lease-up for the year. WVHA’s lease-up was 93%. The agency struggled with getting back leased up following the funding reductions from 2004 and 2005. Most all of the housing authorities in the Pacific Northwest experienced the same difficulties. Currently the Section 8 year-to-date lease-up rate is at 98% for FY2007. This should return WVHA to the “High Performer” status for FY2007.
- WVHA continues to meet the established Family Self-Sufficiency goals and continues to assist families in becoming self-sufficient by encouraging the use of the “Valley Individual Development Accounts” (VIDA) for matched savings to assist with home purchase downpayment funds. WVHA also continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families.