

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Reduce public housing vacancies:
The Housing Authority began the Fiscal Year with a 99% occupancy rate and ended the year with a 98% occupancy rate.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 78
Since this is a transition year, the Housing Authority firmly believes that if we were scored our PHAS score would have improved.
 - Increase customer satisfaction: 5% increase
The Housing Authority has conducted monthly meetings with residents and one of the questions is always "How are we doing". We have received a 98% approval rating. We are currently changing customer satisfaction strategy from verbal to written where a survey will be sent randomly to residents asking for feed back regarding customer satisfaction.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Maintenance
Maintenance functions and procedures have improved 1) Maintenance staff has been given additional training. 2) Specific duties have been outline through the prevention maintenance plan. 3) Staff will conduct HQS inspections.
 - Renovate or modernize public housing units:
The Housing Authority has modernized 50 of the units in OJ Cook Development which is 065-3. We completely remodeled the kitchen to include new appliances. Our plan is to finish the additional 60 units in 065-3. This will complete the remodeling of all the kitchens in that development.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement public housing security improvements:
The Management Staff of WPHA has completed the assessment of security needs for all of its developments. The assessment concluded that no changes are necessary to address the security issues on the WPHA properties.
 1. The West Point Police Department is providing daily patrols on WPHA property.
 2. The West Point Police Department is providing police reports to WPHA on a regular basis.
 3. The West Point Police Department meets monthly with residents and staff to discuss any security issues.
 4. The WPHA has site improvement items in the five year plan. Therefore, Management feels no changes are necessary to change the current five year assessment.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Provide or attract supportive services to improve assistance recipients' employability:
WPHA has applied for a ROSS Grant and currently is looking for resources in the community to assist with this.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status and disability:
The Housing Authority does not discriminate and its goal is to ensure all access regardless of race, color, religion, national origin, sex, familial status and disability. We will market our properties to all individuals.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
The Housing Authority does not discriminate and its goal is to ensure all access regardless of race, color, religion, national origin, sex, familial status and disability. We will market our properties to all individuals.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
The Housing Authority does not discriminate and its goal is to ensure all access regardless of race, color, religion, national origin, sex, familial status and disability. We will market our properties to all individuals.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PHA's Main Administration Office Main Administrative Office of Local Government</p>										
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a) Mixed Finance Development – May 2010 tentative</p> <p>c) The Public Housing needs assessment was conducted in 2005. The management team has looked at the needs assessment and it has been determined that the following developments are all viable for continued use as Public Housing:</p> <ol style="list-style-type: none"> 1. 065-1 – Pine Ridge Apartments 2. 065-2 – Grant Apartments 3. 065-3 – OJ Cook Apartments 4. 065-4 – OJ Cook Apartments 5. 065-7 – WP Highlands (AMP Group – GA-065000001) 										
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>										
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attachment</p>										
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachment</p>										
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>										
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>										
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>West Point Waiting List</p> <table border="0"> <tr> <td>1 Bedroom</td> <td>31</td> </tr> <tr> <td>2 Bedroom</td> <td>28</td> </tr> <tr> <td>3 Bedroom</td> <td>12</td> </tr> <tr> <td>4 Bedroom</td> <td>1</td> </tr> <tr> <td>Total</td> <td>72</td> </tr> </table>	1 Bedroom	31	2 Bedroom	28	3 Bedroom	12	4 Bedroom	1	Total	72
1 Bedroom	31										
2 Bedroom	28										
3 Bedroom	12										
4 Bedroom	1										
Total	72										
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in meeting Mission and Goals The Management Staff of West Point Housing Authority (WPHA) has completed the assessment of security needs for all of its developments.</p> <ol style="list-style-type: none"> 1. The West Point Police Department is providing daily patrols on WPHA property 2. The West Point Police Department is providing police reports to WPHA on a regular basis 3. The West Point Police Department meets monthly with residents and staff to discuss any security issues. <p>(b) Significant Amendment and Substantial Deviation/Modification</p> <ol style="list-style-type: none"> 1. The PHA defines substantial deviation from the 5-Year Plan as the replacement or deletion of exiting goals, or the creation of new goals. 2. The PHA defines significant amendment or modification to the Annual Plan as the creation, replacement, or modification of the Annual Plan provisions which prevent accomplishment of 5-Year Plan goals, or; the creation, replacement, or deletion of line items for the Capital Fund Program or Operating Fund Program which either individually or collectively change planned expenditures by an amount equal to 30% or more of the total amount of each respective grant. When a significant amendment or modification to the Annual Plan has occurred as defined above, due to, or in response to changes mandated by HUD, or has occurred in response to changes that are otherwise beyond the control of the PHA, the PHA shall deem that no significant amendment or modification to the Annual Plan has occurred. 										

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Supporting Document
FY 2009 Annual Plan
The Housing Authority of the City of West Point, Georgia

Violence Against Women Act

On January 5, 2006, President Bush signed the Violence Against Women Act into law as Public Law 109-162. Section 603 of the law amends Section 5 A of the U.S. Housing Act (42 U.S.C. 1437c-1) to require five year and annual Agency Plans contain information regarding any goals, activities, objectives, policies or programs intended to support or assist victims of domestic violence, dating violence, sexual assault or stalking.

Sections 606 and 607 amend the Section 8 and public housing sections of the U.S. Housing Act (42 U.S.C. 1437f and 1437d) to protect certain victim of criminal domestic violence, dating violence, sexual assault or stalking – as well as members of the victims' immediate families – from losing HUD – assisted housing as a consequence of the abuse of which they were the victim.

Based on the statutory requirements, the PHA provides each public housing participant with information advising what to do should they become victims of the Violence Against Women Act. This information is also provided to new admissions to the public housing program. The PHA will comply with the requirements of the Violence Against Women Act by assisting such applicants and/or participants who also meet the definition of a "family", are income eligible, have at least one family member who is a U.S. Citizen or has eligible immigration status, pass criminal background screening, have no outstanding debt to the PHA and meet all other local PHA screening criteria

In addition, the Management of the Housing Authority of the City of West Point, Georgia, will respond immediately to any reports of domestic violence from their residents. Law enforcement will be called. Our staff will work closely with the resident and their family to find suitable alternative shelter or other safe house and secure follow-up counseling as needed. Our main objective is to prevent the family from experiencing any further harm. We also work closely with the Battered Women of Hope Harbour who assists persons of domestic violence.

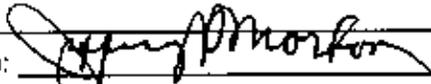
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> C a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> A a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity In No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority of the City of West Point, Georgia P.O. Box 603 Columbus, GA 31902-0630 Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known: UNK	9. Award Amount, if known: \$ UNK	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the fter above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Jeffrey P. Morton Title: Director of Finance Telephone No.: 706-571-2884 Date: 3/19/2009	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Mike Beatty the Commissioner certify that the Five Year and
Annual PHA Plan of the West Point Housing Authority is consistent with the Consolidated Plan of
State Of Georgia prepared pursuant to 24 CFR Part 91.

Mike Beatty 4-6-09
Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

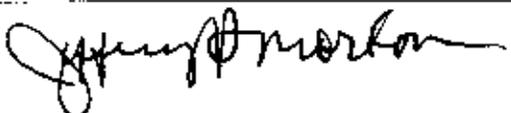
Housing Authority of the City of West Point, Georgia

GA065

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Jeffrey P. Morton	Title Director of Finance
Signature 	Date 3/19/2007

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of West Point, Georgia

Program/Activity Receiving Federal Grant Funding

Capital Fund Grant Program/Operating Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

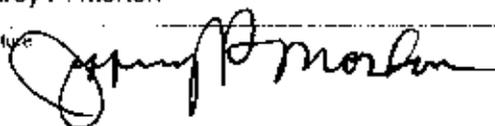
Name of Authorized Official

Jeffrey P. Morton

Title

Director of Finance

Signature



Date (mm/dd/yyyy)

3/19/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of West Point, Georgia

Program/Activity Receiving Federal Grant Funding

Capital Fund Grant Program/Operating Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended, or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jeffrey P. Morton

Title

Director of Finance

Signature

Date

3/19/2009

X

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of West Point, Georgia

GA065

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20⁰⁹ - 20⁰⁹

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)**

Name of Authorized Official	Title
LuAnne Berlin	Chairperson
Signature	Date
	3-19-09

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part B: Summary
 PHA Name: Housing Authority of the
 City of West Point, Georgia

Grant Type and Number
 Capital Fund Program Grant No. G4061P0651108
 Replacement Housing Factor Grant No.
 Date of C.F.F.:

FY of Grant: 2008
 FY of Grant Approval:

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-08

Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost	
		Original	Revised ¹		Expended	
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ²	68,202	68,202	68,202	68,202	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	34,000	34,000	34,000	34,000	
5	1411 Audit					
6	1415 Liable/Unlied Damages					
7	1430 Fees and Costs	31,000	31,000	16,000	9,238	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	194,400	194,400	183,149	2,849	
11	1465.1 Dwelling Equipment Non-expendable	27,200	27,200	5,211	5,211	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Jurisdiction					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 10% of CFF Grants for operations.
⁴ RIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part B: Summary

PIHA Name: Housing Authority of the City of West Point, Georgia	Grant Type and Number: Capital Fund Program Grant No. GA06P166501108 Replacement Housing Factor Grant No. Date of CFFP:	FY of Grant: 2008	FY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disaster/Emergencies

Performance and Evaluation Report for Period Ending: 12-31-08

Revised Annual Statement (revision no. 2)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PIHA					
18ba	40090 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Limit - (sum of lines 7 - 19)	354,802	354,802	306,562	119,500	
21	Amount of line 20 Related to LDP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		5/7/06				

To be completed for the Performance and Evaluation Report.
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 CFFP As with under 250 units in organization may use 100% of CFFP Grants for operations.
 PIHA funds shall be included here.

Part II: Supporting Pages
 PHA Name: Housing Authority of The City of West Point, Georgia
 Grant Type and Number: Capital Fund Program Grant No: GA06FR6550108
 CFEF (Yes/No):
 Replacement Housing Factor Grant No: Federal FY of Grant: 2008

Development Number Name:PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ²	Funds Expended ³	
	Operations	1406		68,202	68,202	68,202	68,202	
	Administration fee	1410		34,000	34,000	34,000	34,000	
	MOD Admin Fee			34,000	34,000	34,000	34,000	
	Total 1410							
	Fees & Cost	1430		15,000	15,000	0	0	Contract April 2009
	Architect fees			15,000	15,000	0	0	
GA065000003 OJ Cook	Clerk of Works			16,000	16,000	16,000	9,238	
	Total 1430			31,000	31,000	16,000	9,238	
	Dwelling Structures	1460						
GA065000003 OJ Cook	New kitchen cabinets, vent hoods, countertops, sinks, backsplashes, water heaters, lighting, paint, new VCT			194,400	194,400	183,149	2,849	Out for bid June 2009
	Total 1460			194,400	194,400	183,149	2,849	
	Dwelling Equipment Non-Expendable	1465 1						
GA065000003 OJ Cook	New gas ranges, Refrigerators			27,200	27,200	5,211	5,211	Bid April 2009
	Total 1465			27,200	27,200	5,211	5,211	

¹To be completed for the Performance and Evaluation Report of a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part I: Summary		PLA Name: Housing Authority of the City of West Point, Georgia		Grant Type and Number: Capital Fund Program Grant No. CA-MH-0015540107 Replacement Housing Factor Grant No. _____ Date of CFIP: _____		FY of Grant: 2007 FY of Grant Approval: _____	
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Line	Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/08	Total Estimated Cost		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFIP Funds		68,202	68,202	68,202
2	1406 Operations (may not exceed 30% of line 21) ³		68,202	68,202	68,202
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	35,153	35,153	35,153	35,153
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,879	15,879	15,879
8	1440 Site Acquisition				
9	1440 Site Improvement				
10	1460 Dwelling Structures	201,329	197,222	158,793	151,329
11	1465 1 Dwelling Equipment Nonexpendable	31,847	31,847	31,847	31,847
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	0	3,228	0	0
14	1485 Renovation				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report to be completed for the Performance and Evaluation Report or a Revised Annual Statement
² PAs with under 250 units in management may use 100% of CFIP Grants for operations
³ RII funds shall be included here

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of West Point, Georgia	Grant Type and Number: Capital Fund Program Grant No. G-A06100550107 Replacement Housing Factor Grant No. Date of CFPP:	FY of Grant: 2007 FY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disaster/Emergencies

Performance and Evaluation Report for Period Ending 12-31-08 Revised Annual Statement (revision no: 27)

Annual Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised?	Obligated	Total Actual Cost	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant (sum of lines 2 - 19)	351,531		351,531	309,874	302,410
21	Amount of line 20 Related to LRP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director:  Date: 5/7/09

Signature of Public Housing Director: _____ Date: _____

To be completed for the Performance and Evaluation Report
 1. To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 2. PHAs with under 250 units in management may use 100% of CTF Grants for operations.
 3. RHF funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part E: Summary

PIHA Name: Housing Authority of the City of West Point, Georgia

Grant Type and Number: Capital Fund Program Grant No. GA16906550106
 Replacement Housing Factor Grant No. _____

FY of Grant: 2006
 FY of Grant Approval: _____

Date of CIP: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 12/31/08

Revised Annual Statement (revision no.3)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CIP Funds				
2	1406 Operations (may not exceed 20% of line 213) ²	68,202	68,202	68,202	68,202
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 211)	50,000	44,422	44,422	44,422
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000	23,950	23,950	23,950
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	192,740	194,368	194,368	194,368
11	1465 Dwelling Equipment Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIAs with under 250 units in management may use 100% of CIP Grants for operations.
⁴ KIPF funds shall be included here

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2006	
PHA Name: Housing Authority of The City of West Point, Georgia	Grant Type and Number: Capital Fund Program Grant No. (CAOM) 06550140 Replacement Housing Factor Grant No. Date of CFFP:	FFY of Grant Approval:	

Type of Grant: Original Annual Statement Reserve for Disaster/ Emergencies

Performance and Evaluation Report for Period Ending: 12-31-08 Revised Annual Statement (revision no. 3) Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost			
		Original	Revised	Obligated	Expended		
18a	501 Collateralization or Debt Service paid by the PHA						
18b	9090 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant. (sum of lines 2 - 19)	330,942	330,942	330,942	330,942		
21	Amount of line 20 Related to I BP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>[Signature]</i>		5/27/09		<i>[Signature]</i>			

* To be completed for the Performance and Evaluation Report
 To be completed for the Performance and Evaluation Report on a Keised Annual Statement.
 PHAs with under 250 units in management may use 100% of CFF Grants for operations
 RHP funds shall be included here

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages	Grant Type and Number	Federal FY of Grant: 2006
PIA Name: Housing Authority of the City of West Point, Georgia	Capital Fund Program (Grant No: GA06106550106) (FIP/Yes/No): Replacement Housing Factor Grant No:	

Development Number Name/PIA-Wide Activities	General Description of Major Work (Categories)	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
	Operations	1406		68,202	68,202	68,202	68,202	
	Administration Fee	1410						
	Clerk of Works			16,000	11,328	11,328	11,328	
	MOD Admin Fee			34,000	33,094	33,094	33,094	
	Total 1410			50,000	44,422	44,422	44,422	
	Fees & Cost	1430						
	Architect fees			20,000	23,950	23,950	23,950	Complete
	TOTAL 1430			\$20,000	23,950	23,950	23,950	
	Dwelling Structures	1460						
	New HVAC System		7 units	60,000	98,846	98,846	98,846	Complete
	Kitchen upgrades, cabinets, countertops, venthoods, etc.		23 units	132,740	95,522	95,522	95,522	Complete
	Total 1460			192,740	194,368	194,368	194,368	
	Total			330,942	330,942	330,942	330,942	

¹To be completed for the Performance and Evaluation Report of a Revised Annual Statement
²To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary PHIA Name: Housing Authority of The City of West Point, Ga		Grant Type and Number Capital Fund Program Grant No: GA06SS06550109 (ARRA) Replacement Housing Factor Grant No: Date of CFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disaster/Emergencies <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no:)		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		\$449,109			
11	1465 J Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 J Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009			
PHA Name: Housing Authority of The City of West Point, Ga		FFY of Grant Approval:			
Grant Type and Number: Capital Fund Program Grant No: GA06S06550109 (ARRA) Replacement Housing Factor Grant No: Date of CFP:					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised ¹	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$449,109			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		4/17/09			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary

PIHA Name: Housing Authority of the City of West Point, Georgia

Grant Type and Number: Capital Fund Program Grant No. CA06P66550109
 Replacement Housing Factor Grant No. _____
 Date of CFPP: _____

FY of Grant: 2009
 FY of Grant Approval: _____

Type of Grant:

Original Annual Statement
 Performance and Evaluation Report for Period Ending: _____

Revised Annual Statement (revision number: _____)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Total Actual Cost ¹	
				Obligated	Expended
1	Total non-CFPP funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$25,000			
4	1410 Administration (may not exceed 10% of line 21)	\$35,480			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000			
10	1460 Dwelling Structures	\$143,122			
11	1465 Dwelling Equipment - Nonexpendable	\$27,200			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$4,000			
14	1485 Depreciation				
15	1492 Moving to Work Demonstration				
16	1495 Relocation Costs				
17	1499 Development Activities				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIHAs with under 250 units in management may use 10% of CFPP Grants for operations.
⁴ RIIH funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PIA Name: Housing Authority of the City of West Point, Georgia	Grant Type and Number Capital Fund Program Grant No. GA06PL0450109 Replacement Housing Factor Grant No. Date of CFP:	FFY of Grant Approval:	

Type of Grant: Original Annual Statement Reserve for Disaster/Emergency

Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1500 Collateralization or Debt Service paid by the PIA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1500 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$354,802			
21	Amount of line 20 Related to LHP Activities				
22	Amount of line 20 Related to Section 514 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: _____ Date: 5/7/09

Signature of Public Housing Director: _____ Date: _____

To be completed for the Performance and Evaluation Report.
 * To be completed for the Performance and Evaluation Report on a Revised Annual Statement.
 * PIAs with under 250 units in management may use 100% of CFP awards for operations.
 * KIPF funds shall be included here.

Part II: Supporting Pages		Federal FY of Grant: 2009	
PIHA Name: Housing Authority of the City of West Point, Georgia		Grant Type and Number Capital Fund Program Grant No: G306PK6550109 CFEP (Yes/No): Replacement Housing Factor Grant No:	

Development Number Name: PIHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
	Operations	1406		0				
	Management Improvements	1408		\$25,000				
	Personnel training							
	Administration Fee	1410		\$35,480				
	Fees & Cost	1430						
	Architect fees	1430		\$12,000				
	Clerk of Works	1430		\$8,000				
	TOTAL	1430		\$20,000				
GA065000001 AMP	Site Improvements	1450						
Wide								
GA065000001 AMP	Dumpster Screens, fencing	1450		\$100,000				
Wide								
GA065000003 OJ	Dwelling Structures New kitchen cabinets, vent hoods, countertops, sinks and hardware, backsplashes, new lighting, new VCL, paint and hot water heaters	1460	17 units	\$143,122				
Cook		1460						
GA065000003 OJ	Dwelling Equipment Non-Expendable	1465						
Cook								
GA065000003 OJ	New gas ranges, refrigerators		34 units	\$27,200				
Cook								

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Housing Authority of The City of West Point, Georgia GA065000001		Locality (West Point/Troup County/Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
B.	Physical Improvements Subtotal (1450/1460)	Annual Statement	\$264,322	\$264,322	\$264,322	\$264,322
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration 1410		\$35,480	\$35,480	\$35,480	\$35,480
F.	Other Cost & Fees 1430		\$20,000	\$20,000	\$20,000	\$20,000
G.	Operations 1406		\$35,000	\$35,000	\$35,000	\$35,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$354,802	\$354,802	\$354,802	\$354,802
L.	Total Non-CFP Funds					
M.	Grand Total		\$354,802	\$354,802	\$354,802	\$354,802

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY : 2009	Work Statement for Year : 4 FFY : 2012			Work Statement for Year: 5 FFY : 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement						
	GA065000001 AMP Wide (1450) <i>Retaining walls, dumpster enclosures, steps, sidewalks, water drainage control, sod installation</i>		\$264,322	GA065000001 AMP Wide (1450) <i>Retaining walls, dumpster enclosures, steps, sidewalks, water drainage control, sod installation</i>		\$264,322
	Subtotal of Estimated Cost		\$264,322	Subtotal of Estimated Cost		\$264,322

