

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority and Urban Renewal Agency of Polk County dba West Valley Housing Authority</u> PHA Code: <u>OR008</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>378</u> Number of HCV units: <u>699</u>																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <u>N/A – Annual Plan Only</u>																										
<b>5.2</b>	<b>Goals and Objectives.</b> 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. <u>N/A – Annual Plan Only</u>																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>See Attachment 6 (a) &amp; (b)</u> (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.																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <u>N/A – Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, and Project-based Vouchers. See Attachment 7.0 Homeownership Programs</u>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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. <u>See Attachment 8.1 for CFG 2006, CFG 2007 &amp; CFG 2008 Performance and Evaluation Reports as a separate file.</u>																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> 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. <u>See Attachment 8.2 for the CFG 2009 Annual Statement and the Capital Fund Program Five-Year Action Plan as a separate file.</u>																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <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. <u>N/A – At this time.</u>																										
<b>9.0</b>	<b>Housing Needs.</b> 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. <u>N/A – Annual Plan Only &amp; High Performer Agency</u>																										
<b>9.1</b>	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A – Not a 5-Year Plan Submission</b>																										

<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. <b><u>See Attachment 10.0 (a)</u></b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <b><u>See Attachment 10.0 (b)</u></b></p>
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<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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. <b><u>See Attachment 11.0 (f)</u></b></p> <p>(g) Challenged Elements <b><u>N/A</u></b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b><u>Included in Attachment 8.2</u></b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b><u>Included in Attachment 8.2</u></b></p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## Attachment 6 (a) & (b)

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Section 8 Administrative Plan revisions were made and implemented: (1) to address the process used by WVHA for the order of termination of Section 8 participants due to either over-leasing of WVHA baseline number of units and/or funding limitations; (2) to provide for admission local preference with higher weight for those participant families who have been terminated due to either over-leasing of WVHA baseline number of units and/or funding limitations and who have to reapply for assistance during the calendar year. No other revisions – See Section 8 Administrative Plan revisions adopted May 27, 2009.
2. **Financial Resources.** The only significant revision in financial resources is the additional \$778,062 Capital Funds provided through the American Recovery and Reinvestment Act (ARRA) of 2009. These funds are being used for physical improvements previously identified in our Capital Fund Five-Year Plan. See the HUD-approved ARRA Grant Annual Statement available in the back-up documents.
3. **Rent Determination.** No changes made to WVHA policies for rent determination.
4. **Operation and Management.** WVHA anticipates making changes in operation and management of our Public Housing program by planning to implement a “non-smoking” policy for all of our properties. WVHA is completing a survey of our Public Housing residents first, and then we will develop our plan to convert all of our public housing to become “non-smoking”. It is anticipated that we will do this over the next calendar year once we have arranged for certain designated smoking areas to be created and appropriately equipped. It is anticipated that all buildings on all sites will convert to “non-smoking” at the same time period. This change will help WVHA to provide all residents and employees with “smoke free” living/working environments and it will keep our turnover costs down (renovating units after a smoker has generally added \$400-\$1,000 additional expense to eliminate the residual effects of the smoke residue).
5. **Grievance Procedures.** WVHA adopted a new Public Housing Grievance Procedure effective May 1, 2009. Most revisions were to update the procedure to match the organizational changes that have occurred at WVHA over the past couple of years. See the Public Housing Grievance Procedure available in the back-up documents for details and it is available on the WVHA website.
6. **Designated Housing for Elderly and Disabled Families.** No changes.
7. **Community Service and Self-Sufficiency.** No changes.
8. **Safety and Crime Prevention.** No changes.
9. **Pets.** No changes.
10. **Civil Rights Certification.** No changes. However, WVHA did have a Civil Rights and 504 Accessibility Review during 2008 and closed the one item of finding by approving a “504 Grievance Procedure” and that document is available in the back-up documents and is available on the WVHA website.
11. **Fiscal Year Audit.** The fiscal year audit for September 30, 2008 is now complete and there were no findings in that audit. See the audit records in the back-up documents available at the Dallas main office location.
12. **Asset Management.** WVHA submitted a year three “Stop Loss” application in October 2008 demonstrating our conversion to Asset Management. That application determined that WVHA failed to meet the following criteria:
  - Criterion 1 – Project Based Accounting (This was based upon the fact that WVHA did not have a full prior 12 months of project based financials and the financials submitted did not include Per Unit Month [PUM] amounts for additional analysis. Although WVHA had fully implemented Project Based Accounting by the fiscal year end of September 30, 2008, the requirement was to have the prior 12 months financials completed under Project Based Accounting.)
  - Criterion 3 – Central Office Cost Center (COCC) (This was based upon a determination that WVHA had not fully demonstrated that the Central Office Cost Center can operate on the allowable fees and other permitted reimbursements as well as revenue generated from non-public housing programs. WVHA has a very small non-public housing program and it cannot afford to make significant contributions to the Central Office Cost Center. The reviewer determined that one position that had been designated to Section 8 had to be included in the COCC. These additional costs for the COCC would put the COCC into a deficit position. Further reorganization would be more costly to the agency than any savings from meeting Stop-Loss and it is questionable that such reorganization would be beneficial to the agency over the long-term. Additionally, the reviewer questioned the ability of the Section 8 Program to pay the maximum allowable management fees since the Section 8 Program operation is currently running a deficit budget position and this would also put the COCC into a deficit position.)
  - Criterion 4 – Centralized Services (Item b. & d. The fail was based upon a determination that WVHA planned to keep major procurement centralized and charge a fee for service for those services. The reviewer's determination was that WVHA's COCC can only charge a direct reimbursement based upon actual hourly

costs and actual time spent for the Construction Project Coordinator's procurement of maintenance contracts for the AMPs.)

WVHA passed the Asset Management evaluation for all other Criteria:

- Criterion 2 – Project-Based Management
- Criterion 4 – Centralized Services (Items a & c: The reviewer did make the determination that WVHA did appropriately designate centralized functions using a fee-for-service approach and that the centralized services were consistent with the needs of, and are in the best interests of, the projects.)
- Criterion 5 – Review of Project Performance
- Criterion 6 – Long-term Capital Planning

Based upon the failure to meet "Stop Loss" for year three, WVHA is evaluating the options of whether further changes in order to meet HUD's prescriptive criterion to be approved as having fully implemented Asset Based Management is in the best interest of WVHA or whether WVHA would be better served by opting out of HUD's Asset Management, provided this option is available on a long-term basis. WVHA currently would only have the option to opt out for Calendar Year 2009 unless Congress passes legislation that would permit agencies with between 250 – 400 units the ability to opt out on an on-going basis.

13. **Violence Against Women Act (VAWA).** No Changes. A description of:

1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking – (SABLE (Safe from Abuse and Battered Living Environments) HOUSE is a local non-profit, community-supported agency whose mission is to eliminate domestic and sexual violence by providing comprehensive services to victims and their children in Polk County, Oregon. Sable House services include safe shelter, 24-hour crisis hotline, in-person sexual assault response, support groups, information and referral, community resource advocacy and community outreach and education. Sable House provides services to women and their children in an effort to increase their safety and to empower them with information, support, and education. Sable House' goal is to offer these services so that victims are fully aware of their options and can make informed choices about their lives. Sable House services empower women to help themselves. Sable also provides outreach and educational services to the Polk County Community about domestic violence and sexual assault and the services that are available to address these serious issues.)

2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing – (West Valley Housing Authority has adopted a local preference for the Section 8 Housing Choice Voucher Program for victims of domestic violence who meet certain criteria, provided the identified abuser is not a member of the applicant family. [See the Section 8 Administrative Plan, Chapter 4, Section C. 2.] This local preference and the criteria for qualifying for the preference were the result of collaboration with SABLE House to assist victims of domestic violence to obtain and maintain housing of their own separate from the abuser.) ; and

3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families - (At the family's request, West Valley Housing Authority will take precautions to ensure that the new location of the family is concealed in cases of domestic abuse. In addition, West Valley Housing Authority designated in the Section 8 Administrative Plan under Chapter 4, Section G, Voucher Issuance Determination for Split Households, that: (a) if only one portion of the family has minor children, then that portion of the family will continue to keep the Voucher for assistance; (b) if both portions of the family have minor children, WVHA will take into consideration whether domestic violence was involved in the breakup and whether there is a recommendation from other social service professions. This can enable victims of domestic violence to maintain housing assistance even if the abuser is still residing in the previously assisted dwelling unit. In early 2007, West Valley Housing Authority provided notification to all our Public Housing residents, all our Section 8 participants, and to all our applicants of the VAWA and their rights under that Act. We are also providing that same notification to all new applicants to make sure that they are aware of the protections provided. WVHA staff are provided information about the services offered by SABLE House and they regularly make referrals when clients might be in need of those services. WVHA maintains a supply of information brochures from SABLE House available in our office lobby for all clients, landlords, and interested persons.

- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan. WVHA's 5-Year and Annual Plan may be obtained by the public at the main office (204 SW Walnut Avenue, Dallas, OR 97338), at the Pioneer Village Office (375 Taybin Road NW, Salem, OR 97304), at the Kingwood West Office (1947 Salem-Dallas Hwy NW, Salem, OR 97304), and on the WVHA website ([www.wvpha.org](http://www.wvpha.org)). The Resident Advisory Board is also provided copies of the 5-Year and Annual Plan.

## ATTACHMENT 7.0 HOMEOWNERSHIP PROGRAMS

### **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 down payment 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.
- Begin the outreach with the participants of the Family Self-Sufficiency Program and to participants with disabilities who might also qualify

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 down payment 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 DOWN PAYMENT ON PURCHASE OF A HOME.**

**Attachment 8.1 for CFG 2006, CFG 2007 & CFG 2008 & ARRA 2009 Performance and Evaluation Reports**

**See the attachment as a separate file.**

**Attachment 8.2 for the CFG 2009 Annual Statement and the Capital Fund Program Five-Year Action Plan**

**See the attachment as a separate file.**

## Attachment 10.0 Additional Information

**(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.**

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

- PHA Goal: Expand the supply of assisted housing
  - Reduced public housing vacancies and maintained below a 3% vacancy rate; last quarterly report for year-to-date vacancy rates were: Pioneer Village AMP (.68%); Kingwood West AMP (.82%) ( both AMPs less than 1% vacancy rate); and, the Dallas/Independence AMP (2.16%), showing all AMPs met the goal!
  - West Valley Housing Authority has continued to partner with Polk CDC to foster development of additional affordable housing and has provided Section 8 local preferences for two new transitional housing developments that house chronically mentally ill persons. Without the Section 8 local preference the developments would not have been financially feasible.
- PHA Goal: Improve the quality of assisted housing
  - WVHA continued as a "High Performer" status rating for the operation of the Public Housing Program. The FY2007 score was 96% and HUD is using the Physical Inspection Component for FY2008, which has been carried over due to our high score status. Many physical improvements were accomplished with the Capital Fund Program and much progress has been made with tenant education related to not blocking fire egress in their own apartments and not tampering with smoke detectors. Those areas helped us improve our Physical Inspection scores as we had no exigent health and safety violations with our HUD-REAC UPCS inspections for FY2007.
  - WVHA maintained our Section Eight Management Assessment Program (SEMAP) "High Performer" status with a score of 100% for FY2008.
  - WVHA has made good progress with renovating public housing units with the Capital Fund Program. We also accomplished getting an updated Energy Audit and a full Physical Needs Assessment (PNA), both meeting investment grade standards. This has given us very comprehensive data for our projections for the next 20 year needs for our Public Housing units.
  - Decisions have been delayed for applying to dispose of any of the agency's single-family houses due to the current housing market conditions. Therefore, no replacement public housing is needed yet.
- PHA Goal: Increase assisted housing choices
  - Voucher mobility counseling has been most successful since we continually have many participant families using portability to move to the more urban neighboring community of Salem, Oregon. Many of the moves are related to employment issues.
  - WVHA continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families. WVHA's Voucher Homeownership Program has been delayed due to our current over-leased situation with our Housing Choice Vouchers.
- PHA Goal: Provide an improved living environment
  - WVHA has ensured the accessibility of our public housing units in accordance with Section 504 requirements and passed a Section 504 HUD review in 2008 with only one finding. The one finding was resolved with the adoption of a 504 Grievance Procedure. There were no findings for the physical accessibility issues and WVHA has met the requirement for 5% of our public housing units to have been remodeled to meet the Uniform Federal Accessibility Standards.
- PHA Goal: Promote self-sufficiency and asset development of assisted households
  - 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 down payment funds. WVHA continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families. WVHA had three families who moved to home ownership during 2008 and early 2009 and all three families participated in the VIDA Program that provided their down payment assistance. One of those families was a Section 8 FSS participant; one family was from the Public Housing Program; and one family was a Section 8 participant that had not been on the FSS program.
- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
  - WVHA continues to undertake affirmative measures to provide assisted housing free from discrimination. WVHA had a HUD Civil Rights Review during 2008 and had no findings! This is a demonstration of the efforts that are made by WVHA on an on-going basis.
- PHA Goal: Improve communications between management and residents
  - Periodic newsletters have continued to provide information to residents on a regular basis.
  - A new Public Housing Survey is going out shortly to assess the desires of the residents in making our properties "smoke free".
  - WVHA has been very diligent in getting written information out to residents before all construction work and the residents have been most appreciative of being kept informed.

**(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" - West Valley Housing Authority's definitions are listed below:**

- Substantial Deviation from the 5-Year Plan:
  - Any change to the stated Mission of the agency
  - Any revisions to the HUD Strategic Goals that relate to Demolition, Disposal, or Conversion of Public Housing Units.

- Significant Amendment or Modification to the Annual Plan:
  - Changes of a significant nature to the rent or admissions policies, including any revision to local preferences on the waiting lists.
  - Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.
  - The addition of non-emergency work items (items not included in the current Annual Statement or Five Year Capital Fund Plan) or change in the use of replacement reserve funds under the Capital Fund.
  
- Revisions that **will not be** considered a “substantial deviation” or a “significant amendment or modification” are:
  - Changes to any of the items listed above that are being adopted to reflect changes in HUD regulatory requirements.
  - Changes to any category not included above.
  - Revisions to any attachments to the Agency Plan that would not be a change to any items included above.

**Attachment 11.0 (f) Resident Advisory Board (RAB) comments**

The Resident Advisory Board met on April 9, 2009 to review the draft Five-Year 2009-2013 Capital Fund Plan. The only comments received from the RAB were that they felt the Housing Authority had addressed the priorities appropriately and that they were impressed with the Housing Authority's foresight in getting a full Physical Needs Assessment completed to help us plan for the capital improvement needs. The Resident Advisory Board met a second time on May 26, 2009 to review the full draft 2009 Annual Agency Plan, including the final draft Five-Year 2009-2013 Capital Fund Plan. It was explained to the RAB that the only revision to the Capital Fund Plan was to include construction of some weather shelters at the various apartment sites as part of the preparation for making our properties "non-smoking" in the future. This will assist in providing the designated smoking areas for each site. The RAB members felt this was a good addition to the plan and most of the RAB members were looking forward to the Housing Authority moving toward making our properties all "non-smoking".

West Valley Housing Authority determined that no changes or revisions to the Agency Plan were necessary based upon the comments received from the RAB.

Attachment 8.1

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:  
 WEST VALLEY HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No: OR16P00850106

Replacement Housing Factor Grant  
 No:

FFY of Grant:  
 2006  
 FFY of Grant Approval:  
 2006

Date of CFFP: N/A

Original Annual Statement  Reserve for Disasters/ Emergencies  
 Performance and Evaluation Report for Period Ending: March 31, 2009

Revised Annual Statement (revision no: 3 )  
 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	114,694.56	116,626.66	114,799.08	113,917.08
3	1408 Management Improvements Soft	7,000.00	2,000.00	1,339.07	1,339.07
4	1410 Administration	59,937.00	59,937.00	59,937.00	59,937.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	25,201.50	16,721.20	16,721.20
8	1440 Site Acquisition				
9	1450 Site Improvement	79,507.62	83,006.52	82,049.34	82,049.34
10	1460 Dwelling Structures	130,724.04	135,522.54	133,890.49	133,890.49
11	1465.1 Dwelling Equipment-None expendable	39,675.00	33,795.00	33,795.00	33,795.00
12	1470 Nondwelling Structures	131,838.78	138,287.78	138,287.78	131,838.78
13	1475 Nondwelling Equipment	5,000.00	5,000.00	499.98	499.98
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000.00	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)	\$599,377.00	\$599,377.00	\$581,318.94	\$573,987.94
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	111,838.78	111,838.78	111,838.78	111,838.78
24	Amount of line 21 Related to Security -Soft Costs				

Attachment 8.1

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	
PHA Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No.: OR16P00850106		2006	
		Date of CFFP: N/A		FFY of Grant Approval: 2006	
<b>Type of Grant</b>		<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2009		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 )		<input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
Signature of Executive Director <i>Spidee Blanning</i>		Original Date: 9-4-09		Revised	
		Signature of Public Housing Director		Obligated	
				Date Expended	

Part II: Supporting Pages		Grant Type and Number	Capital Fund Program Grant No:	CFPP (Yes/No):	Federal FY of Grant:	Total Actual Cost		Status of Work
PHA Name: WEST VALLEY HOUSING AUTHORITY		Dev. Acct No.	OR16P00850106	NO	2006	Obligated Funds	Expended Funds	
Development Number	General Description of Major Work Categories	Quantity	Total Estimated Cost	Revised				
HA-Wide	Operations	1406	114,694.56	116,626.66	114,799.08	113,917.08	revised estimate; in progress	
HA-Wide	1) Training	1408	4,000.00	2,000.00	1,339.07	1,339.07	revised estimate; in progress	
Management Improvements	2) Computer Software	1408	3,000.00	0.00	0.00	0.00	Postponed later date	
	TOTALS	1408	\$7,000.00	\$2,000.00	\$1,339.07	\$1,339.07		
HA-Wide	Staff Salaries	1410	57,937.00	59,614.42	59,614.42	59,614.42	complete	
HA-Wide	Sundry Items	1410	2,000.00	322.58	322.58	322.58	complete	
	TOTALS	1410	\$59,937.00	\$59,937.00	\$59,937.00	\$59,937.00		
HA-Wide	Architect/Engineer fees and costs	1430	30,000.00	25,201.50	16,721.20	16,721.20	revised estimate; in progress	
	TOTALS	1430	30,000.00	25,201.50	16,721.20	16,721.20		
HA-Wide	Computer equipment	1475	5,000.00	5,000.00	499.98	499.98	In progress	
	TOTALS	1475	5,000.00	5,000.00	499.98	499.98		
HA-Wide	Replacement Reserves	1490	0.00	0.00	0.00	0.00		
HA-Wide	Relocation	1495	1,000.00	0.00	0.00	0.00	no longer needed	
HA-Wide	Contingency	1502	0.00	0.00	0.00	0.00		
	TOTAL HA Wide		217,631.56	208,765.16	193,296.33	192,414.33		

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:				
Project Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No.	ORI#P00850106	CFPP (Yes/No)	2006			
Development Number		Replacement Housing Factor Grant No.	NO					
Name/TA-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 & OR 8-3 OR008810001 (AM/P#) Pioneer Village I & II	Paving, Sidewalks	1450	3,000 sq. ft.	60,000.00	64,317.90	64,317.90	64,317.90	increased & complete
	Refrigerator Replacement	1465.1	50 count	39,675.00	33,795.00	33,795.00	33,795.00	decreased & complete
	<b>TOTALS</b>			<b>\$99,675.00</b>	<b>\$98,112.90</b>	<b>\$98,112.90</b>	<b>\$98,112.90</b>	
OR 8-6 OR008860001 (AM/P#) Kingwood West	Reface social hall cabinets	1470	Social hall kitchen cabinets	0.00	6,449.00	6,449.00	0.00	moved forward from CPG 2008 Yr 1 & increased scope
	Add gutter topers	1460	700 linear ft.	34,673.00	34,673.00	34,673.00	34,673.00	complete
	Paving, Sidewalks & Ramps	1450	400 sq. ft.	19,507.62	18,688.62	17,731.44	17,731.44	in progress
	<b>TOTALS</b>			<b>\$54,180.62</b>	<b>\$59,810.62</b>	<b>\$58,853.44</b>	<b>\$52,404.44</b>	
OR 8-2 OR008890001 (AM/P#) Arbor Court	Roofs & gutter topers	1460	400 linear ft.	33,581.04	33,581.04	33,581.04	33,581.04	complete
	Maintenance Shop Addition	1470	400 sq. ft.	20,000.00	20,000.00	20,000.00	20,000.00	complete
	<b>TOTALS</b>			<b>\$53,581.04</b>	<b>\$53,581.04</b>	<b>\$53,581.04</b>	<b>\$53,581.04</b>	
OR 8-5 OR008890001 (AM/P#) LaCreole Manor	Asbestos abatement - units	1460	5 units	7,000.00	11,798.50	10,166.45	10,166.45	in progress
	Office (Accessibility/Reconfigure)	1470	1 Bldg	111,838.78	111,838.78	111,838.78	111,838.78	complete
	Roof Hatch/Cap Flashing R&R	1460	1 Bldg	49,675.00	49,675.00	49,675.00	49,675.00	complete
<b>TOTALS</b>				<b>\$168,513.78</b>	<b>\$173,312.28</b>	<b>\$171,680.23</b>	<b>\$171,680.23</b>	
OR 8-7 OR008890001 (AM/P#) Scattered Sites	HVAC Replacement	1460	2 Houses	5,795.00	5,795.00	5,795.00	5,795.00	complete
	<b>TOTALS</b>			<b>\$5,795.00</b>	<b>\$5,795.00</b>	<b>\$5,795.00</b>	<b>\$5,795.00</b>	
<b>Overall Total</b>				<b>\$599,377.00</b>	<b>\$599,377.00</b>	<b>\$581,318.94</b>	<b>\$573,987.94</b>	



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

Attachment 8.1

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No.: OR16P00850107		2007	
Date of CEPP: N/A		Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2009 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	80,636.75		45,532.33	45,532.33
3	1408 Management Improvements Soft	3,000.00		0.00	0.00
4	1410 Administration	58,237.00		58,237.00	58,237.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,500.00		11,499.44	11,499.44
8	1440 Site Acquisition				
9	1450 Site Improvement	225,752.25		201,364.75	190,895.32
10	1460 Dwelling Structures	182,250.00		26,551.50	26,551.50
11	1465.1 Dwelling Structures--Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	1,000.00		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
18	1499 Development Activities				
18a	1501 Collateralization of Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 20)	\$582,376.00		\$343,185.02	\$332,715.59
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance	23,750.00		23,750.00	23,750.00
23	Amount of line 21 Related to Security--Soft Costs				
24	Amount of line 21 Related to Security--Hard Costs	0.00		0.00	0.00
25	Amount of line 21 Related to Energy Conservation Measures				

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	
PHA Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No: OR16P0850107		2007	
		Date of CFPP: N/A		FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2009 <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line Summary by Development Account		Original		Obligated	
Signature of Executive Director		Date		Date	

*Spina Planning*      9-4-09

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  
 Expires 4/30/2011

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:			CFPP (Yes/No): NO		Federal FFY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	1406		80,636.75		45,532.33	45,532.33	in progress
HA-Wide	1) Training	1408		3,000.00		0.00		0.00 begin utilizing Apr '09
HA-Wide	2) Computer Software	1408		0.00		0.00		0.00 eliminated
	<b>TOTALS</b>			<b>\$3,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
HA-Wide	Staff Salaries	1410		58,237.00		58,237.00	58,237.00	complete
	<b>TOTALS</b>			<b>\$58,237.00</b>		<b>\$58,237.00</b>	<b>\$58,237.00</b>	
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00		11,117.48	11,117.48	in progress
HA-Wide	Advertising/Bid Docs/ Printing	1430		1,500.00		381.96	381.96	in progress
HA-Wide	Computer equipment	1475		1,000.00		0.00	0.00	planned for later
	<b>TOTALS</b>			<b>\$32,500.00</b>		<b>\$11,499.44</b>	<b>\$11,499.44</b>	
HA-Wide	Replacement Reserves	1490	On-Demand	0.00		0.00	0.00	eliminated - no need
HA-Wide	Relocation	1495	On-Demand	0.00		0.00	0.00	
HA-Wide	Contingency	1502	On-Demand	0.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$32,500.00</b>		<b>\$11,499.44</b>	<b>\$11,499.44</b>	
	<b>TOTAL HA Wide</b>			<b>174,373.75</b>		<b>115,268.77</b>	<b>115,268.77</b>	

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY				Grant Type and Number Capital Fund Program Grant No: OR16P00860107 Replacement Housing Factor Grant No:		CFPP (Yes/No) 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 Original	Revised Cost	Total Actual Cost Funds Obligated	Funds Expended	Status of Work	
OR 8-1 & OR 8-3 OR008810001 (AMP#) Pioneer Village I & II	Cadet Heaters (remove baseboard heaters)	1460	25 units	0.00		0.00	0.00	postponed to later yr.	
	Paving Sidewalks	1450	550 s/f	10,000.00		0.00	0.00	begin Summer '09	
	Refrigerator Replacement	1465.1	50 count	0.00		0.00	0.00	Moved forward to 2006 grant	
	Fencing Replacement (unit back yards)	1450	5400 ft./80 units	208,000.00		196,112.50	185,643.07	in progress	
	<b>TOTALS</b>				\$218,000.00		\$196,112.50	\$185,643.07	
OR 8-6 OR008860001 (AMP#) Kingwood West	Ramps & Foundation Repair	1460	1 - 2 Bldg	0.00		0.00	0.00	Determined not urgent, postponed indefinitely	
	Paving/Sidewalks	1450	160 s/f	0.00		0.00	0.00	Moved forward to 2006 grant	
<b>TOTALS</b>				\$0.00		\$0.00	\$0.00		
OR 8-2 OR008890001 (AMP#) Arbor Court	Paving Sidewalks	1450	350 s/f	5,252.25		5,252.25	5,252.25	increased scope - done	
	<b>TOTALS</b>			\$5,252.25		\$5,252.25	\$5,252.25		
OR 8-5 OR008890001 (AMP#) La Creole Manor	New heating/cooling system (remove baseboard units; install check meters; install heat pumps)	1460	35 units	0.00		0.00	0.00	postponed to 2008, year 2 & 3 due to higher priority	
	Paving Sidewalks	1450	275 s/f	2,500.00		0.00	0.00	planned Summer '09	
	Asbestos Abatement at Turnover	1460	3 units	8,500.00		2,551.50	2,551.50	increased need - in progress	
	Exterior Siding/Deck Renovations	1460	1 Bldg	0.00		0.00	0.00	delayed to 2008 grant & revised scope	
	Repair/replace retaining wall (hazardous)	1450	Part in '07 & Part in '08	10,000.00		0.00	0.00	planned for summer '09	
	Exterior Seal Building & Paint	1460	1 four-story building	100,000.00		250.00	250.00	planned for summer '09	
	Awnings Replacement	1460	1 four-story building/'07 & '08 grants)	40,000.00		0.00	0.00	planned for late summer '09	
	<b>TOTALS</b>			\$161,000.00		\$2,801.50	\$2,801.50		
	OR 8-7 OR008890001 (AMP#) Scattered Sites	Accessible Bathroom Remodel	1460	1 Unit	23,750.00		23,750.00	23,750.00	completed
		Roofing - Storage Bldg	1470	1 Bldg	0.00		0.00	0.00	used Operating \$
Paving/Sidewalks		1450	100 s/f	0.00		0.00	0.00	postponed indefinitely	
<b>TOTALS</b>			\$23,750.00		\$23,750.00	\$23,750.00			
<b>Overall Total</b>				\$882,376.00		\$343,185.02	\$332,715.59		



Attachment 8.1

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:  
 WEST VALLEY HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No: OR16P00850108

Replacement Housing Factor Grant  
 No:

FY of Grant:  
 2008  
 FFY of Grant Approval:  
 2008

Date of CFP: N/A

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

Line No.	Original	Revised	Obligated	Expended	Total Estimated Cost		Total Actual Cost	
					Total Estimated Cost	Final Performance and Evaluation Report	Total Actual Cost	
1	Total non-CFP Funds							
2	1406 Operations	30,712.00	30,712.00	0.00				0.00
3	1408 Management Improvements Soft	8,000.00	8,000.00	0.00				0.00
4	1410 Administration	73,467.00	73,467.00	61,467.00				25,611.25
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs	49,500.00	49,500.00	4,548.00				3,897.57
8	1440 Site Acquisition							
9	1450 Site Improvement	100,000.00	100,000.00	0.00				0.00
10	1460 Dwelling Structures	152,000.00	322,000.00	0.00				0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00				0.00
12	1470 Nondwelling Structures	170,000.00	0.00	0.00				0.00
13	1475 Nondwelling Equipment	28,000.00	28,000.00	22,300.00				22,300.00
14	1485 Demolition							
15	1490 Replacement Reserve							
16	1492 Moving to Work Demonstration							
17	1495.1 Relocation Costs	3,000.00	3,000.00	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)	\$614,679.00	\$614,679.00	\$88,315.00				51,808.82
22	Amount of line 21 Related to LBP Activities							
23	Amount of line 21 Related to Section 504 compliance	173,000.00	3,000.00	0.00				0.00
24	Amount of line 21 Related to Security—Soft Costs							



Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PIA Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No: OR16P00850108		2008			
Development Number		Replacement Housing Factor Grant No:		CFPP (Yes/No): NO			
Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revised	Total Actual Cost	Status of Work
				Original		Funds Obligated	Funds Expended
HA-Wide	Operations	1406		30,712.00	30,712.00	0.00	0.00
HA-Wide	1) Training	1408		3,000.00	3,000.00	0.00	0.00
Management Improvements	2) Computer Software	1408		0.00	0.00	0.00	0.00
Management Improvements	3) D/I AMP Resident Services	1408		5,000.00	5,000.00	0.00	0.00
	TOTALS	1408		\$8,000.00	\$8,000.00	\$0.00	\$0.00
HA-Wide	10% to COCC for Planning & Adm'n.	1410		61,467.00	61,467.00	61,467.00	25,611.25
HA-Wide	Const. Project Coordinator In-house Design & Specifications	1410		12,000.00	12,000.00	0.00	0.00
	TOTALS	1410		\$73,467.00	\$73,467.00	\$61,467.00	\$25,611.25
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00	30,000.00	4,548.00	3,897.57
HA-Wide	Advertising/Bid Desc/ Printing	1430		1,500.00	1,500.00	0.00	0.00
HA-Wide	Const. Project Coordinator - CFP Inspections & Supervision	1430		18,000.00	18,000.00	0.00	0.00
	TOTALS	1430		49,500.00	49,500.00	4,548.00	3,897.57
HA-Wide	Computer equipment/Handheld Units for UPCCS Inspections - All AMPs	1475		5,000.00	5,000.00	0.00	0.00
	TOTALS	1475		5,000.00	5,000.00	0.00	0.00
HA-Wide	Replacement Reserves	1490		0.00	0.00	0.00	0.00
HA-Wide	Relocation	1495	On-Demand	3,000.00	3,000.00	0.00	0.00
HA-Wide	Contingency	1502	On-Demand	0.00	0.00	0.00	0.00
	TOTAL HA Wide			169,679.00	169,679.00	66,015.00	29,508.82

Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No:		CFPP (Yes/No):		Federal FY of Grant:		Status of Work	
WEST VALLEY HOUSING AUTHORITY		OR16900850108		NO		2008					
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revised	Total Actual Cost	Funds Obligated	Funds Expended			
OR 8-4 & OR 8-3	Sidewalk Replacements	1450	1,500 s/f.	15,000.00	15,000.00	0.00	0.00	0.00	Planned for summer '09		
OR008810001 (AM/P#)											
Pioneer Village I & II											
	<b>TOTALS</b>			<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
OR 8-6											
OR008860001 (AM/P#)	Replace Maintenance Van	1475	1	23,000.00	23,000.00	22,300.00	22,300.00	0.00	Came in below budget		
Kingwood West	Reface Social Hall Cabinets	1470		0.00	0.00	0.00	0.00	0.00	Moved to 2006 grant		
	Add/build new accessible laundry room	1470	1 new bldg.	170,000.00	0.00	0.00	0.00	0.00	Moved to ARRA grant		
	Repace East Side Parking Lot	1450	Approx. 1800 s/f.	60,000.00	60,000.00	0.00	0.00	0.00	Planned for summer '09		
	Replace Deteriorated Patio Dividers	1460	42 dividers	12,000.00	12,000.00	0.00	0.00	0.00	Planned for summer '09		
	<b>TOTALS</b>			<b>\$265,000.00</b>	<b>\$95,000.00</b>	<b>\$22,300.00</b>	<b>\$22,300.00</b>				
OR 8-2	Roof Beams - structural repair (dry rot)	1460		10,000.00	0.00	0.00	0.00	0.00	Reduced to Operating		
OR008890001 (AM/P#)											
Ardor Court											
	<b>TOTALS</b>			<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
OR 8-5	R & R Hi-rise Water Supply Lines for building	1460	60 units	0.00	180,000.00	0.00	0.00	0.00	Moved forward from 2008 grant, year 2		
	Deck renovation/planter boxes	1460	45 units	90,000.00	90,000.00	0.00	0.00	0.00	Planned for fall '09		
OR008890001 (AM/P#)	Asbestos abatement at turnover (ceilings)	1460	Est. 2 units	5,000.00	5,000.00	0.00	0.00	0.00	At turnover		
La Crede Manor	Repair/replace retaining wall on the site	1450	Partial in 2007 & 2008 grants	25,000.00	25,000.00	0.00	0.00	0.00	Planned for summer '09		
	Awnings Replacement	1460	1 four-story building/'07 & '08 grants)	20,000.00	20,000.00	0.00	0.00	0.00	Planned for fall '09		
	<b>TOTALS</b>			<b>\$140,000.00</b>	<b>\$320,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
OR 8-7	Gutter Protection System (956 Memmouth)	1460	3 two-story bldgs.	15,000.00	15,000.00	0.00	0.00	0.00	Planned for summer '09		
OR008890001 (AM/P#)											
Scattered Sites											
	<b>TOTALS</b>			<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>Overall Total</b>				<b>\$614,679.00</b>	<b>\$614,679.00</b>	<b>\$88,315.00</b>	<b>\$51,808.82</b>				



Attachment 8.1

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

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: West Valley Housing Authority		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: <b>OR16S00850109</b>			
Replacement Housing Factor Grant No: N/A			
Date of CFPP: N/A			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2009	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
				Revised <sup>2</sup>	Final Performance and Evaluation Report		Expended	
1		Total non-CFP Funds						
2		1406 Operations (may not exceed 20% of line 21) <sup>3</sup>						
3		1408 Management Improvements						
4		1410 Administration (may not exceed 10% of line 21)	\$ 77,800			\$0.00	\$0.00	\$0.00
5		1411 Audit						
6		1415 Liquidated Damages						
7		1430 Fees and Costs	\$ 89,700			\$0.00	\$0.00	\$0.00
8		1440 Site Acquisition						
9		1450 Site Improvement	\$ 20,562			\$0.00	\$0.00	\$0.00
10		1460 Dwelling Structures	\$410,000			\$0.00	\$0.00	\$0.00
11		1465.1 Dwelling Equipment—Nonexpendable						
12		1470 Non-dwelling Structures	\$180,000			\$0.00	\$0.00	\$0.00
13		1475 Non-dwelling Equipment						
14		1485 Demolition						
15		1492 Moving to Work Demonstration						
16		1495.1 Relocation Costs						
17		1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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

PHA Name: <b>West Valley Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16S00850109</b> Replacement Housing Factor Grant No: N/A Date of CRFP: N/A	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant  Original Annual Statement  Reserve for Disasters/Emergencies  
 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	\$778,062		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$170,000		\$0.00	\$0.00
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	\$250,000		\$0.00	\$0.00
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		9-4-09	<i>[Signature]</i>		

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



Attachment 8.1

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 FFY of Grant: 2009				
PHA Name: West Valley Housing Authority		Capital Fund Program Grant No: <b>OR16S00850109</b> CFPP (Yes/ No): No Replacement Housing Factor Grant No: N/A						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP# OR008810001 (OR 8-1 & OR 8-3) Pioneer Village	Sidewalk Replacement	1450	3,000 sq. ft.	\$ 20,562		\$0.00	\$0.00	From 2008 Grant Yr. 2
	Redesign & Replace Unit Roots	1460	4 bldgs	\$110,000		\$0.00	\$0.00	From 2008 Grant Yr. 2
	Re-roof Maintenance Shop	1470	1 bldg	\$ 10,000		\$0.00	\$0.00	From 2008 Grant Yr. 2
AMP# OR008860001 (OR 8-6) Kingwood West	Accessible Laundry Room – New	1470	1	\$170,000		\$0.00	\$0.00	From 2008 Grant Yr. 1
AMP# OR008890001 (OR 8-2) Arbor Court	Roof Replacement & New Gutters with Protection	1460	6 bldgs	\$ 50,000		\$0.00	\$0.00	From 2008 Grant Yr. 3
AMP# OR008890001 (OR 8-5) LaCreole Manor	Remove Baseboard Heaters/Install Heat Pumps & Check Meters	1460	60 Units	\$250,000		\$0.00	\$0.00	From 2008 Grant Yr. 2

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Attachment 8.1

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: <b>West Valley Housing Authority</b>		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide Administrative	Mar-2010		Mar-2012		
HA-Wide Fees & Costs	Mar-2010		Mar-2012		
AMP# OR008810001 (OR 8-1 & OR 8-3) Pioneer Village	Mar-2010		Mar-2012		
AMP# OR008860001 (OR 8-6) Kingwood West	Mar-2010		Mar-2012		
AMP# OR008890001 (OR 8-2) Arbor Court	Mar-2010		Mar-2012		
AMP# OR008890001 (OR 8-5) LaCreole Manor	Mar-2010		Mar-2012		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment 8.2

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

<b>Part I: Summary</b>		<b>FFY of Grant: 2009</b>	
PHA Name: West Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850109 Replacement Housing Factor Grant No: N/A Date of CFFP:	FFY of Grant Approval: 2009	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 1 )		Total Actual Cost <sup>1</sup>
			Original	Revised <sup>2</sup>	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$35,712	\$35,930	
3	1408 Management Improvements		\$6,000	\$6,000	
4	1410 Administration (may not exceed 10% of line 21)		\$73,467	\$73,270	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$49,500	\$49,500	
8	1440 Site Acquisition				
9	1450 Site Improvement		\$47,500	\$47,500	
10	1460 Dwelling Structures		\$290,800	\$290,800	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		\$80,200	\$80,200	
13	1475 Non-dwelling Equipment		\$24,500	\$24,500	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs <sup>4</sup>		\$3,000	\$3,000	
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

PHA Name: West Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850109 Replacement Housing Factor Grant No: N/A Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:       Revised Annual Statement (revision no: 1 )

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	\$4,000	\$2,000		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$614,679	\$612,700		
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	\$15,000	\$15,000		
25	Amount of line 20 Related to Energy Conservation Measures	\$80,000	\$80,000		
Signatures of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		9-4-09	<i>[Signature]</i>		

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



Attachment 8.2

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

PHA Name:  
 West Valley Housing Authority

Grant Type and Number  
 Capital Fund Program Grant No: OR16P00850109  
 CFPP (Yes/No):  
 Replacement Housing Factor Grant No: N/A

Federal FFY of Grant: 2009

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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
AMP# OR008810001 (OR 8-1 & OR 8-3) Pioneer Village	Paving, Striping and Sidewalks	1450	12,000 sq. ft.	\$100,000	\$100,000		
	Replace Riding Lawn Mower	1475	1	\$13,500	\$13,500		
	Replace Deadbolts and Rekey Units	1460	100 Units	\$15,000	\$15,000		
AMP# OR008860001 (OR 8-6) Kingwood West	Paint Exteriors	1460	9 Bldg.	\$63,100	\$63,100		
	Replace Refrigerators with Energy Star Models	1460	100 Units	\$50,000	\$50,000		
	Construct Weather Shelters	1470	4 Shelters	\$30,000	\$30,000		
AMP# OR008890001 (OR 8-5) LaCreole Manor	Replace Toilets with Water Saver Accessible Model	1460	60 Units	\$30,000	\$30,000		
	Asbestos Abatement at Turnovers – Ceilings	1460	Est. 2 Units	\$5,000	\$5,000		
	Purchase Small Tractor/snow blower	1475	1	\$6,000	\$6,000		
	Replace Elevator Interior	1460	1	\$15,000	\$15,000		
	Replace Social Hall/Office Bldg. Heat Pump Units	1470	3	\$22,500	\$22,500		
	Paint Exterior of Social Hall/Office Building	1470	1 Bldg.	\$5,200	\$5,200		
	Repair Exterior Siding and Paint of Family Units	1460	3 Bldg.	\$112,700	\$112,700		
	Construct Weather Shelters	1470	2 Shelters	\$15,000	\$15,000		

Attachment 8.2

AMP # OR008890001 (OR 8-2) Arbor Court	Construct Weather Shelter	1470	1 Shelter	\$7,500	\$7,500				
AMP # OR008890001 OR 9-7 Scattered Sites	Construct Weather Shelter	1470	1 Shelter	\$7,500	\$7,500				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report

Attachment 8.2

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: West Valley Housing Authority		Federal FFY of Grant: 2009			Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original Obligation End Date	Original Expenditure End Date	
HA-Wide Operations					
HA-Wide Mgmt. Imp					
HA-Wide Administrative	Mar-2011		Mar-2013		
HA-Wide Fees & Costs	Mar-2011		Mar-2013		
HA-Wide Non-Dwelling Equipment	Mar-2011		Mar-2013		
HA-Wide Relocation	Mar-2011		Mar-2013		
Contingency	Mar-2011		Mar-2013		
OR008810001 (AMMP#) OR 8-1&8-3 Pioneer Village I & II	Mar-2011		Mar-2013		
OR008860001 (AMMP#) OR 8-6 Kingwood West	Mar-2011		Mar-2013		
OR008890001 (AMMP#) OR 8-2 Arbor Court	Mar-2011		Mar-2013		
OR008890001 (AMMP#) OR 8-5 LaCreole Manor	Mar-2011		Mar-2013		
OR008890001 (AMMP#) OR 9-7 Scattered Sites	Mar-2011		Mar-2013		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

Attachment 8.2 Continued

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

**Part I: Summary**

PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2009	Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:	
			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	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II		\$438,000	\$254,000	\$236,500	\$339,500			
	OR008860001 (AMP#) OR 8-6 Kingwood West		0	\$87,600	0	0			
	OR008890001 (AMP#) OR 8-2 Arbor Court		0	\$77,400	0	0			
	OR008890001 (AMP#) OR 8-5 LaCreole Manor		\$5,000	\$8000	\$140,000	\$105,000			
	OR008890001 (AMP#) OR 9-7 Scattered Sites		0	0	\$68,000	0			
B.	Physical Improvements Subtotal	Approved Statement	\$443,000	\$427,000	\$444,500	\$444,500	\$444,500		
C.	Management Improvements		\$10,000	\$2,000	\$7,000	\$7,000	\$7,000		
D.	PHA-Wide Non-dwelling Structures and Equipment		0	\$24,000	0	0	0		
E.	Administration		\$73,467	\$73,467	\$73,467	\$73,467	\$73,467		
F.	Other		\$56,500	\$62,500	\$62,000	\$62,000	\$62,000		
G.	Operations		\$31,712	\$25,712	\$27,712	\$27,712	\$27,712		
H.	Demolition		0	0	0	0	0		
I.	Development		0	0	0	0	0		
J.	Capital Fund Financing – Debt Service		0	0	0	0	0		
K.	Total CFP Funds		\$614,679	\$614,679	\$614,679	\$614,679	\$614,679		
L.	Total Non-CFP Funds		0	0	0	0	0		
M.	Grand Total		\$614,679	\$614,679	\$614,679	\$614,679	\$614,679		

Capital Fund Program—Five-Year Action Plan

Attachment 8.2 Continued

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

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2		Work Statement for Year: 3		
Work Statement for Year 1 FFY 2009	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	<b>OR008810001 (AMP#) OR 8-1 &amp; 8-3 Pioneer Village I &amp; II</b>			<b>OR008810001 (AMP#) OR 8-1 &amp; 8-3 Pioneer Village I &amp; II</b>		
	Paving, Striping & Sidewalks	9,600 sq. ft.	\$80,000	Paving, Striping & Sidewalks	3,600 sq. ft.	\$30,000
	Replace Baseboard Heaters with Cadet Heaters	160 Units	\$228,000	Maintenance Van Replacement	1	\$24,000
	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 1	40 Bldg.	\$130,000	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 2	40 Bldg.	\$200,000
Approved	<b>OR008860001 (AMP#) OR 8-6 Kingwood West</b>	0		<b>OR008860001 (AMP#) OR 8-6 Kingwood West</b>		
				Water Heater Replacement	3 Ea.	\$12,600
				Window Replacement	9 Bldg.	\$75,000
Statement	<b>OR008890001 (AMP#) OR 8-2 Arbor Court</b>	0		<b>OR008890001 (AMP#) OR 8-2 Arbor Court</b>		
				Repair & Paint Exteriors of Family Units	6 Bldg.	\$77,400
	<b>OR008890001 (AMP#) OR 8-5 LaCreole Manor</b>			<b>OR008890001 (AMP#) OR 8-5 LaCreole Manor</b>		
	Asbestos Abatement	Est. 2 Units	\$5,000	Asbestos Abatement	Est. 2 Units	\$5,000

Capital Fund Program—Five-Year Action Plan

Attachment 8.2 Continued

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

			Paving & Sidewalk Repairs	360 sq. ft.	\$3,000
	OR008890001 (AMPP#) OR 9-7 Scattered Sites	0	OR008890001 (AMPP#) OR 9-7 Scattered Sites		0
	Subtotal of Estimated Cost	\$443,000	Subtotal of Estimated Cost		\$427,000

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 4 FFY 2012		Work Statement for Year 5 FFY 2013		
Work Statement for Year 1 FFY _____	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	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II			OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II		
Annual	Paving, Striping & Sidewalks	3,600 sq. ft.	\$30,000	Paving, Striping & Sidewalks	10,560 sq. ft.	\$88,000
Statement	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 3	42 Bldg.	\$180,000	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 4	40 Bldg.	\$225,000
	Closet Door Replacement	80 Ea.	\$26,500	Closet Door Replacement	80 Ea.	\$26,500
	OR008860001 (AMP#) OR 8-6 Kingwood West		0	OR008860001 (AMP#) OR 8-6 Kingwood West		0
	OR008890001 (AMP#) OR 8-2 Arbor Court		0	OR008890001 (AMP#) OR 8-2 Arbor Court		0
	OR008890001 (AMP#) OR 8-5 LaCreole Manor			OR008890001 (AMP#) OR 8-5 LaCreole Manor		
	Asbestos Abatement	Est. 2 Units	\$5,000	Asbestos Abatement	Est. 2 Units	\$5,000
	Sealcoat Parking Lot	26,470 sq. ft.	\$9,000			
	Replace Hi-Rise Kitchen Cabinets & Appliances Phase 1	60 Units	\$126,000	Replace Hi-Rise Kitchen Cabinets & Appliances Phase 2	60 Units	\$100,000





