

1.0	PHA Information PHA Name: <u>The Housing Authority of the City of West Point, West Point, MS</u> PHA Code: <u>MS059</u> PHA Type: <input checked="" 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>07/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>226</u> Number of HCV units: _____																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 9%;">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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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. 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: Attached																										
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. Attached																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. Attached																										
7.0	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> N/A																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Attached																										
8.1	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. Attached																										
8.2	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. Attached																										
8.3	Capital Fund Financing Program (CFFP). <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. N/A																										
9.0	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. Attached																										

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>Attached</p>
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. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Attached</p>
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> <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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT

Mission Statement

- To provide safe, decent, affordable housing that is in good repair for eligible residents of the City of West Point.
- To be stewards of public funds and trust, and to serve all customers with respect.
- To promote personal, economic and social upward mobility to provide families the opportunity to achieve self-sufficiency and to make the transition from subsidized to non-subsidized housing.
- To serve our community's housing needs using all resources available.
- To strive to be a viable business for the public good.

5.2 GOALS AND OBJECTIVES

With a goal to increase the availability of decent, safe and affordable housing, the PHA continues to modernize and renovate our housing stock and property through the use of Capital Funds to improve the livability, security, energy-efficiency and to preserve the physical integrity of the structures and sites. Within the past five (5) years we have improved the quality of assisted housing by making the units more energy efficient. The Asset Management Study was completed and we found that the PHA units were in line with those in the private sector. We will continue to monitor this area to have PHA units compatible with the private market rentals.

Improving the community quality of life and economic vitality by providing an improved living environment for our tenants is another goal of this PHA. To achieve this goal we have implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments. By utilizing our Admissions and Continued Occupancy Policy (ACOP), which include working family preference, flat rents, deconcentration, etc.), we have exceeded our 2005 Plan goal of increasing the overall income by 10% by the end of 2009. At present the income has increased by 42%. Currently the average income is \$11,271 compared to \$8,514 in 2005.

Additionally, the PHA has implemented public housing security improvements. The PHA continues to use the Photo Identification for all household members along with a Vehicle Registration requirement. We work with the West Point Police Department as a means to deter drugs and criminal activity in the sites and provide programs and educational materials as a preventive measure.

In order to promote self-sufficiency and asset development of families and individuals, the PHA has strived to increase the number and percentage of employed persons in assisted families. Currently the PHA has 98 tenants who are working compared to 85 working tenants in 2005. The PHA met its 2005 goal of maintaining the number of working families or maintaining 35% of employed person. The PHA exceeded this goal and presently shows that 43% of its tenants are working families. However, due to the economy and high unemployment rate in our rural community, our objective is to maintain this percentage.

The PHA continues to provide or attract supportive services to improve assistance recipients' employability. The PHA networks with local agencies to assist tenants with employment and educational opportunities. The local community college, East Mississippi Community College (EMCC) provides Adult Basic Education (ABE) classes as well as General Education Development (GED) classes. The PHA works closely with the Workforce Investment Network (WIN) as a one-stop employment and training service to job seekers. The WIN center combines federal, state, and community workforce programs and services into physical locations and electronic sites thereby creating a system that are both convenient and user-friendly for tenants. The goal of the PHA is to continue to provide these services through the year 2014.

The PHA also provides or attracts supportive services to increase independence for the elderly or families with disabilities. The PHA is interested in promoting healthy aging among seniors in our sites by delivering health messages and health promotion activities. We also network with several agencies to provide these services. A Senior Club administered by Community Counseling offers a variety of activities enjoyed by our elderly tenants. The Clay County Extension Service provides ongoing educational materials and workshops under their program, *Smart Aging: Healthy Futures*. The Clay County Medical Center promotes an annual Health Fair that encourages tenants' awareness on health issues and provides free services and tests. Golden Triangle Planning and Development has programs to provide home healthcare services to seniors, home delivered meals and transportation. Clay County TRIAD works together with law enforcement to address crime issues which affect older citizens and to enhance the delivery of law enforcement services to these citizens. Various projects are planned each year focusing on the needs of the elderly such as funeral plans, charity scams, handicapped window decals, personal alert alarms, etc. These programs enhance the capability for elderly tenants to achieve or maintain independence and improve their level of functioning. The goal of the PHA is to continue the elderly services through the year 2014.

6.0 PHA PLAN UPDATE

(a) PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

Revisions in the Admissions and Continued Occupancy Policy (ACOP) that have been addressed since the PHA's prior plan submission included the Violence Against Women Act (VAWA) Policy, notification, documentation; Up-front Income Verification (UIV) and Income Projection; Exclusions from Annual Income; Use of HUD's Enterprise Income Verification (EIV) System; Income Discrepancy Reports (IDRs); and Transfers.

2. Financial Resources

Attached is the breakdown of the Financial Resources.

4. Operation and Management

The PHA has updated its Comprehensive Maintenance Plan, Preventive Maintenance Plan, Emergency Maintenance Plan and Emergency Disaster Plan, as well as, its Pest Infestation Policy for the day-to-day operation and as a method to measure the management of the PHA's programs.

11. Fiscal Year Audit

Based on the most recent fiscal year audit, the PHA received "No Findings".

12. Asset Management

The PHA met the criteria required for stop-loss. We monitor our progress monthly and will continue to do so. Capital funds are used to rehabilitate our housing stock and we will continue to utilize these funds for modernization.

13. Violence Against Women Act (VAWA)

Attached is the Violence Against Women Act (VAWA) which was adopted by the Board of Commissioners on June 19, 2008. In addition, the PHA networks with other agencies such as Safe Haven, Inc. (a local shelter for women and children who are victims of domestic violence)

and Sally Kate Winter's Children's Home to provide programs to address awareness (workshops on domestic violence, dating violence, sexual assault and stalking), to provide counseling for tenants, and to provide shelter when needed. The PHA has 192 female head of households and 278 children. According to statistics provided by Safe Haven, Inc., there were sixty-eight (68) cases of domestic violence reported in West Point and Clay County in 2009. The PHA has set a goal to reach 5% of the adult population (male and female), 5% of the teen population, and through a summer day camp to 10% of parents and young children.

(b)

The PHA 5-Year and Annual Plan is available for review at the Administrative Office located at 805 Ivy Lane, West Point, Mississippi.

6.0 PHA PLAN UPDATE

2. Statement of Financial Resources

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

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20 grants)		
a) Public Housing Operating Fund	634,926	
a) Public Housing Capital Fund	375,421	
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
a) Annual Contributions for Section 8 Tenant-Based Assistance		
a) Resident Opportunity and Self-Sufficiency Grants		
b) Community Development Block Grant		
c) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 (50109) CFP	266,448	
3. Public Housing Dwelling Rental Income	316,044	
4. Other income (list below)		
Interest on General Fund Investments	22,157	
Income, sales & services, vacate notices, court costs and other	18,821	
4. Non-federal sources (list below)		
Total resources	1,633,817	

6.0 PHA PLAN UPDATE

13. Violence Against Women Act (VAWA)

Violence Against Women Act (VAWA) Policy

I. Purpose and Applicability

The purpose of this policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth The Housing Authority of the City of West Point's, hereinafter called the Authority, policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the Authority of all federally subsidized public housing under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the Authority;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the Authority, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the Authority; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Authority.

III. Other Authority Policies and Procedures

This Policy shall be referenced in and attached to the Authority's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the Authority's Admissions and Continued Occupancy Policy. The Authority's annual public housing agency plan shall also contain information concerning the Authority's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the Authority, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. **Domestic Violence** - The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- B. **Dating Violence** - means: violence committed by a person:
- a. who is or has been in a social relationship of a romantic or intimate nature with the victim; and
 - b. where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - i. The length of the relationship.
 - ii. The type of relationship.
 - iii. The frequency of interaction between the persons involved in the relationship.
- C. **Stalking** - means:
- a. to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
 - b. in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
 - i. that person;
 - ii. a member of the immediate family of that person; or the spouse or intimate partner of that person;
- D. **Immediate Family Member** - means, with respect to a person:

- a. a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- b. any other person living in the household of that person and related to that person by blood or marriage.

E. Perpetrator - means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

- A. Non-Denial of Assistance. The Authority will not deny admission to public housing to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. Mitigation of Disqualifying Information. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, the Authority may, but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, the Authority shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. The Authority will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

- A. VAWA Protections. Under VAWA, public housing tenants have the following specific protections, which will be observed by the Authority:
 - a. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 - b. In addition to the foregoing, tenancy will not be terminated by the Authority as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy described in this paragraph is subject to the following limitations:
 - i. Nothing contained in this paragraph shall limit any otherwise available authority of the Authority to terminate tenancy or evict as the case may be, for any violation of a lease or program requirement not premised on the act or acts

of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, the Authority may not apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.

- ii. Nothing contained in this paragraph shall be construed to limit the authority of the Authority to evict or terminate from assistance any tenant or lawful applicant if the Authority can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. **Removal of Perpetrator.** Further, notwithstanding anything in paragraph VI.A, Federal, State or local law to the contrary, the Authority may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, or terminate occupancy rights, to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, or termination of occupancy rights shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the Authority. Leases used for all public housing operated by the Authority shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

- A. **Requirement for Verification.** The law allows, but does not require, the Authority to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Authority. Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:
- a. HUD-approved form - by providing to the Authority a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
 - b. Other documentation - by providing to the Authority documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic

violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

- c. Police or court record - by providing to the Authority a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. Time allowed to provide verification/ failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the Authority to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. Waiver of verification requirement. The Executive Director of the Authority may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. Right of confidentiality. All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the Authority in connection with verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
- a. requested or consented to by the individual in writing, or
 - b. required for use in a public housing eviction proceeding, as permitted in VAWA, or
 - c. otherwise required by applicable law.
- B. Notification of rights. All tenants of public housing administered by the Authority shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Court Orders/Family Breakup

- A. Court orders. It is the Authority's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the Authority and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

- B. Family break-up. Other Authority policies regarding family break-up are contained in the Authority's Public Housing Admissions and Continuing Occupancy Plan (ACOP).

X. Relationships with Service Providers

It is the policy of the Authority to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If the Authority staff becomes aware that an individual assisted by the Authority is a victim of domestic violence, dating violence or stalking, the Authority will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the Authority either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make referral in any particular case. The Authority's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the Authority has referral or other cooperative relationships.

XI. Notification

The Authority shall provide written notification to applicants and/or tenants concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

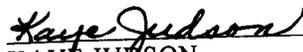
XII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIII. Amendment

This policy may be amended from time to time by the Authority as approved by the Authority Board of Commissioners.

ADOPTED BY THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF WEST POINT
ON JUNE 19, 2008 BY RESOLUTION NO. 1343


KAYE JUDSON
SECRETARY

List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

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: The Housing Authority of the City of West Point, West Point, MS	Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	627.00			
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	21,600.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000.00			
10	1460 Dwelling Structures	323,014.00			
11	1465.1 Dwelling Equipment—Nonexpendable	15,180.00			
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 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 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: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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)	375,421.00			
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 <i>Sage Johnson</i>		Date 03/11/2010		Signature of Public Housing Director 	
				Date	

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.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of West Point, West Point, MS			Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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 ¹	Funds Obligated ²	Funds Expended ²	
MS059	Operations	1406	LS	627.00				
MS059	Fees & Cost	1430						
PHA Wide	A/E Services		LS	21,600.00				
	Total	1430		21,600.00				
MS059	Site Improvements	1450						
PHA Wide	Landscape 3 sites @ \$5,000		3 ea	15,000.00				
	Total	1450		15,000.00				
MS059	Dwelling Structures	1460						
PHA Wide	Install keying system 116 Buildings @ \$344		116 ea	39,904.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant: 2010			
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Capital Fund Program Grant No: MS26P059-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
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 ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Replace Windows 491 @ \$200		491 ea	98,200.00				
PHA Wide	Install steel storm doors 432 @ \$255		432 ea	110,160.00				
PHA Wide	Replace roof shingles 25 buildings @ \$2,990		25 ea	74,750.00				
	Total	1460		323,014.00				
MS059	Dwelling Equipment	1465.1						
PHA Wide	Ranges 20 @ \$319		20 ea	6,380.00				
PHA Wide	Refrigerators 20 @ \$440		20 ea	8,880.00				
	Total	1465.1		15,180.00				
	Grand Total			375,421.00				

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name/Number The Housing Authority of the City of West Point, West Point, Mississippi / MS059		Locality (City/County & State) West Point/Clay/Mississippi			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	374,750	375,025	372,517	373,335
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		671	396	2,904	2,086
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		375,421	375,421	375,421	375,421
L.	Total Non-CFP Funds					
M.	Grand Total		375,421	375,421	375,421	375,421

Part I: Summary (Continuation)

PHA Name/Number The Housing Authority of the City of West Point, West Point, Mississippi / MS059		Locality (City/county & State) West Point/Clay/Mississippi			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY_2010__	Work Statement for Year 2 FFY_2011_____	Work Statement for Year 3 FFY_2012_____	Work Statement for Year 4 FFY_2013_____	Work Statement for Year 5 FFY_2014_____
		Annual Statement				
	PHA-Wide		375,421	375,421	375,421	375,421
	CFP Funds Listed for 5-year planning		375,421	375,421	375,421	375,421

Kuqe Judson, Executive Director 03/11/2010

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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	HA-Wide/Operations	LS	671	HA-Wide/Operations	LS	396
	HA-Wide/Audit	LS	3,000	HA-Wide/Audit	LS	3,000
	HA-Wide/A/E Fees	LS	18,000	HA-Wide/A/E Fees	LS	18,000
	HA-Wide/Coordinator	LS	25,000			
	PHA Wide/Replace Electrical Disconnects	25 Buildings	29,400	HA-Wide/Ranges	20	6,380
	PHA Wide/ Renovate porches	10 Buildings	150,000	HA-Wide/Refrigerators	20	8,800
	PHA Wide/Replace electrical receptacles & switches	126 Units	28,240	HA-Wide/Roofing	18 Buildings	45,900
	PHA Wide/Light Fixtures	113 Units	101,900	HA-Wide/Interior Renovations	4 Units	80,000
	PHA Wide/Replace Fire Extinguishers & Smoke Alarms	226 Units	19,210	HA-Wide/Exterior Doors & Frames	37 Doors	15,000
				HA-Wide Elec Security	6 Sites	45,000
				HA-Exterior Renov	20 Units	30,102
				HA-Wide/Plumbing	50 Units	25,000
				HA- Replace Windows	7 Buildings	22,843
				HA-Wide/Fence	1,200 LF	50,000
				HA-Wide/Site Improvement	2 Sites	25,000
	Subtotal of Estimated Cost		\$375,421	Subtotal of Estimated Cost		\$375,421

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year <u>4</u> FFY 2013			Work Statement for Year: <u>5</u> FFY 2014		
	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	HA-Wide/Operations	LS	2,904	HA-Wide/Operations	LS	2,086
	HA-Wide/Audit	LS	3,000	HA-Wide/Audit	LS	3,000
	HA-Wide/A/E Fees	LS	18,000	HA-Wide/A/E Fees	LS	18,000
	HA-Wide/Mod Coordinator	LS	25,000			
	HA-Wide/Electrical Replace receptacle & switches	100 Units	22,260	HA-Wide/Ranges	20	6,380
	HA-Wide/Non-dwelling Building Improvements	LS	50,000	HA-Wide/Refrigerators	20	8,800
	HA-Wide/Roofing	40 Buildings	102,000	HA-Wide/Interior Doors and Hardware	20 Units	24,955
	HA-Wide/Gutters and Siding	2 Sites	54,120	HA-Wide/Site Improvements	1 Site	30,000
	HA-Wide/Paint Exterior Metal	7 Sites	28,137			
	HA-Wide/Site Improvements	1 Site	23,000			
	HA-Wide/Parking Pads	7 Parking Pads	35,000	HA-Wide/Light Fixtures	113 Units	101,900
				HA-Wide/Kitchen Vent-a-Hood	113 Units	33,900
	HA-Wide/Range Hood Fire Suppression System	10	7,000			
				HA-Wide/Ext. Post & Handrails	7 Sites	66,400
	HA-Wide Resident Relocation	10	5,000	HA-Wide/Interior Renovations	4 Units	80,000
	Subtotal of Estimated Cost		\$375,421	Subtotal of Estimated Cost		\$375,421

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

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

Grant Type and Number
Capital Fund Program Grant No: MS26P059-501-07
Replacement Housing Factor Grant No:

Federal FY
of Grant:
2007

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	3,444.27	4,375.00	4,375.00	
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit	3,000.00	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,545.00	33,165.00	33,165.00	23,798.75
8	1440 Site Acquisition				
9	1450 Site Improvement	235,000.00	238,509.27	238,509.27	222,496.65
10	1460 Dwelling Structures	52,153.73	52,153.73	52,153.73	52,153.73
11	1465.1 Dwelling Equipment--Nonexpendable	10,610.00	10,550.00	10,550.00	10,550.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	338,753.00	338,753.00	338,753.00	308,999.13
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard				

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

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

Grant Type and Number
Capital Fund Program Grant No: MS26P059-501-07
Replacement Housing Factor Grant No:

Federal FY
of Grant:
2007

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signed: Kaye Johnson Title: Executive Director Date: 03/11/2010 Approved: _____ Date: _____

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406						
HA – Wide	Operations		LS	3,444.27	4,375.00	4,375.00		
	Total	1406		3,444.27	4,375.00	4,375.00		
	Audit	1411						
HA – Wide	Audit		LS	3,000.00	0			
	Total	1411		3,000.00	0			
	Fees and Cost	1430						
HA-Wide	A/E Services		LS	30,545.00	29,230.00	29,230.00	23,798.75	Under Contract
HA-Wide	Mod Coordinator		LS	4,000.00	3,935.00	3,935.00	0	Under Contract

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total	1430		34,545.00	33,165.00	33,165.00	23,798.75	Under Contract
	Site Improvement	1450						
MS26P059001	Install Water Meters		52 ea	46,800.00	60,796.32	60,796.32	56,713.85	Under Contract
Jim James Court	52 @ \$ 1,169.16							
MS26P059002	Install Water Meters		50 ea	45,000.00	58,458.00	58,458.00	54,532.55	Under Contract
Marston Court	50 @ \$ 1,169.16							
MS26P059003	Install Water Meters		41 ea	36,900.00	47,935.56	47,935.56	44,716.69	Under Contract
Ivy/Orr Court	41 @ \$ 1,169.16							
MS26P059004	Install Water Meters		26 ea	23,400.00	0	0		
Darley/Ivy Ext	26 @ \$ 900.00							
MS26P059005	Install Water Meters		61 ea	54,900.00	71,319.39	71,319.39	66,533.56	Under Contract
Norris Court	61 @ \$ 1,169.16							

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS26P059001	Install Project Sign		1 ea	4,000.00	0			
Jim James Court	1 @ \$ 4,000.00							
MS26P059002	Install Project Sign		1 ea	4,000.00	0			
Marston Court	1 @ \$ 4,000.00							
MS26P059003	Install Project Sign		2 ea	8,000.00	0			
Ivy/Orr Court	2 @ \$ 4,000.00							
MS26P059004	Install Project Sign		1 ea	4,000.00	0			
Darley/Ivy Ext	1 @ \$ 4,000.00							
MS26P059005	Install Project Sign		2 ea	8,000.00	0			
Norris Court	2 @ \$ 4,000.00							
	Total	1450		235,000.00	238,509.27	238,509.27	222,496.65	Under Contract

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						
MS26P059005 Norris Court	Install Central Air 13 units @ \$ 3,500 ea		13 ea	48,528.73	48,528.73	48,528.73	48,528.73	Completed
MS26P059001 Jim James Court	Change Order Number One (1)		1	3,625.00	3,625.00	3,625.00	3,625.00	Completed
	Total	1460		52,153.73	52,153.73	52,153.73	52,153.73	Completed
	Dwelling Equipment	1465.1						
	Ranges 20 @ \$ 312.00 ea		20 ea	5,960.00	6,240.00	6,240.00	6,240.00	Completed
	Refrigerators 10 @ \$ 431.00		10 ea	4,650.00	4,310.00	4,310.00	4,310.00	Completed
	Total	1465.1		10,610.00	10,550.00	10,550.00	10,550.00	Completed
	Grand Total			338,753.00	338,753.00	338,753.00	308,999.13	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	22,907.00	1,386.27	1,386.27	
3	1408 Management Improvements	10,000.00	6,750.00	6,750.00	
4	1410 Administration				
5	1411 Audit	3,000.00	0	0	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	66,500.00	47,621.00	47,621.00	37,933.00
8	1440 Site Acquisition				
9	1450 Site Improvement	77,650.00	165,012.71	165,012.71	57,619.40
10	1460 Dwelling Structures	186,120.00	145,407.02	145,407.02	152,773.72
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	366,177.00	366,177.00	366,177.00	248,326.12
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Kaye Hudson, Executive Director 03/11/2010

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

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Fees and Costs	1430						
HA – Wide	A/E Services		LS	36,000.00	14,151.00	14,151.00	13,304.00	
HA – Wide	Energy Audit		LS	3,500.00	9,000.00	9,000.00	6,750.00	
HA – Wide	Utility Allowance		LS	2,500.00	1,250.00	1,250.00	1,250.00	
HA – Wide	Flat Rent		LS	2,500.00	1,250.00	1,250.00	1,250.00	
HA – Wide	Mod Coordinator		LS	22,000.00	21,970.00	21,970.00	15,379.00	
	Total	1430		66,500.00	47,621.00	47,621.00	37,933.00	
	Site Improvement	1450						
MS26P059004 Darley Court	Install Water Meters 26 @ \$ 980.4125		26 ea	0	25,490.73	25,490.73		
MS26P059002 Marston Court	Fencing W/3 gates 500 LF \$ 89.79652 LF		500 LF	31,500.00	44,898.26	44,898.26	40,049.80	

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

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H A – Wide	Change order one (2007) CFP			0	49,065.00	49,065.00		
MS26P059004 Darley Court	Paint Fence 20 LF @ \$ 110.2245 LF		20 LF	250.00	2,204.49	2,204.49	1,966.43	
MS26P059005 Norris Court	Paint Fence 1020 LF @ \$ 1.393627 LF		1020 LF	12,750.00	1,421.50	1,421.50	1,267.99	
MS26P059001 Jim James Court	Replace clothes line 26 Buildings @ \$ 279.465 ea		26 ea	7,800.00	7,266.09	7,266.09	6,481.42	
MS26P059002 Marston Court	Replace clothes line 24 Buildings @ \$ 294.6663 ea		24 ea	7,200.00	7,071.99	7,071.99	6,308.29	
MS26P059003 Ivy Lane/Orr Court	Repair clothes line 22 Buildings @ \$ 92.9914 ea		22 ea	3,300.00	2,045.81	2,045.81	1,824.88	
MS26P059004 Darley/Ivy Ext	Repair clothes line 9 Buildings @ \$ 179.3033 ea		9 ea	1,350.00	1,613.73	1,613.73	1,439.46	
MS26P059005 Norris Court	Replace clothes line 30 Buildings @ \$ 431.946 ea		30 ea	13,500.00	12,958.38	12,958.38	11,559.00	
MS26P059001 Jim James Court	Project Sign		1	0	1,240.89	1,240.89	1,106.89	

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

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS26P059002 Marston Court	Project Sign		1	0	1,080.30	1,080.30	963.64	
MS26P059003 Ivy Lane/Orr Court	Project Sign 2 @ \$ 1,420.27 ea		2	0	2,840.54	2,840.54	2,533.79	
MS26P059004 Darley/Ivy Ext	Project Sign 2 @ \$ 1,460.07 ea		2	0	2,920.14	2,920.14	2,604.79	
MS26P059005 Norris Court	Project Sign 2 @ \$ 1,447.43 ea		2	0	2,894.86	2,894.86	2,582.24	
	Dwelling Structures	1460						
MS26P059001 Jim James Court	Modify kitchen cabinets For 30" range 10 @ 842.419 ea		10 ea	6,000.00	8,424.19	8,424.19	7,514.46	
MS26P059001 Jim James Court	Install 240 volt dryer receptacle 26 units @ \$ 129.5075 ea		26 ea	11,700.00	3,367.20	3,367.20	3,003.58	
MS26P059001 Jim James Court	Install dryer vent covers 52 units @ \$ 129.5075		52 ea	5,200.00	6,734.39	6,734.39	6,007.14	
MS26P059002 Marston Court	Install 240 volt dryer receptacle 20 units @ \$ 116.845 ea		20 ea	9,000.00	2,336.90	2,336.90	2,084.54	

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

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

PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS26P059001	Replace window latches & Sash mechanisms 26 buildings @ \$ 586.1069 ea		26 ea	24,960.00	15,238.78	15,238.78	13,593.14	
Jim James Court								
MS26P059002	Replace window latches & Sash mechanisms 24 buildings @ \$ 534.6288 ea		24 ea	23,040.00	12,831.09	12,831.09	11,445.46	
Marston Court								
MS26P059003	Replace window latches & Sash mechanisms 23 buildings @ \$ 808.5722 ea		23 ea	22,080.00	18,597.16	18,597.16	16,588.85	
Ivy Lane/Orr Court								
MS26P059004	Replace window latches & Sash mechanisms 9 buildings @ \$ 1,409.1589 ea		9 ea	9,000.00	12,682.43	12,682.43	11,312.85	
Darley/Ivy Ext								
MS26P059005	Replace window latches & Sash mechanisms 31 buildings @ \$ 612.5281 ea		31 ea	29,760.00	18,988.37	18,988.37	16,937.82	
Norris Court								
MS26P059005	Replace window sash 38 @ \$ 193.726 ea		38 ea	11,780.00	7,361.59	7,361.59	6,566.61	
Norris Court								
	Total	1460		186,120.00	145,407.02	145,407.02	129,704.50	
	Grand Total			366,177.00	366,177.00	366,177.00	248,326.12	

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: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
		Total Estimated Cost		Total Actual Cost ¹		
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	20,259	5,913			
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit	6,000	0			
6	1415 Liquidated Damages					
7	1430 Fees and Costs	43,000	24,970			
8	1440 Site Acquisition					
9	1450 Site Improvement	198,974	92,500			
10	1460 Dwelling Structures	107,188	252,038	108,973		
11	1465.1 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 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 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
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Part I: Summary		FFY of Grant: 2009		FFY of Grant Approval: 2009	
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26P059-501-09 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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)	375,421	375,421	108,973	
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	
<i>Kaye Judson</i>		03/11/2010			

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⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Capital Fund Program Grant No: MS26P059-501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
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 ¹	Funds Obligated ²	Funds Expended ²	
				20,259	5,913			
HA Wide	Operations	1406	LS	20,259	5,913			
HA Wide	Audit	1411	LS	6,000	0			
HA Wide	Fees & Cost	1430						
	A/E Services		LS	18,000	0			
	Mod-Coordinator		LS	25,000	24,970			
	Total	1430		43,000	24,970			
	Site Improvement	1450						
MS26P059001	Video Sewer System		LS	12,000	12,000			
Jim James Court								
MS26P059002	Video Sewer System		LS	12,000	12,000			
Marston Court								
MS26P059003	Video Sewer System		LS	12,000	12,000			
Ivy Lane/Orr Court								
MS26P059004	Video Sewer System		LS	12,000	12,000			
Darley/Ivy Ext								
MS26P059005	Video Sewer System		LS	12,000	12,000			
Norris Court								
MS26P059002	Fencing		1,569 LF	65,894	0			
Marston Court	1,569 LF @ \$42.00 LF							

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Capital Fund Program Grant No: MS26P059-501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
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 ¹	Funds Obligated ²	Funds Expended ²	
MS26P059005	Fencing		1,740 LF	73,080	0			
Norris Court	1,740 LF @ \$42.00 LF							
MS26P059005	Paint & Repair Fence		LF	0	32,500			
Norris Court	650 LF @ \$50.00							
	Total	1450		198,974	92,500			
	Dwelling Structures	1460						
MS26P059005	Furnace & Water Heaters							
Norris Court	36 Units @ \$2,685.69 ea.		ea	107,188	96,685	96,685		
MS26P059005	Repair Roof Decking & Replace Roof Shingles							
Norris Court	31 Buildings @ \$4,615.00		ea	0	143,065			
MS26P059004	Furnace & Water Heaters							
Darley/Ivy Ext	3 units @ \$3,021.00 ea		ea	0	9,063	9,063		
MS26P059001	Change order #1 2008 CFP		LS	0	3,225	3,225		
Jim James Court								
	Total	1460		107,188	252,038	108,973		
	Grand Total			375,421	375,421	108,973		

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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 FFY of Grant Approval: 2009	
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26S05950109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		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)	21,000.00	16,560.00	16,560.00	9,936.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,507.00	24,000.00	24,000.00	20,520.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	414,000.00	422,947.00	422,947.00	222,482.40
11	1465.1 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 ⁴				

¹ To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Grant Type and Number Capital Fund Program Grant No: MS26S05950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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)	463,507.00	463,507.00	463,507.00	252,938.40
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	
<i>Kayle Johnson</i>		03/11/2010			

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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.

Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant: 2009			
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Capital Fund Program Grant No: MS26S05950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
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 ¹	Funds Obligated ²	Funds Expended ²	
	Administration	1410						
PHA Wide	Clerk of the Works		1	21,000.00	16,560.00	16,560.00	9,936.00	
	Total	1410		21,000.00	16,560.00	16,560.00	9,936.00	
	Fees & Cost	1430						
PHA Wide	A/E Services		1	28,507.00	24,000.00	24,000.00	20,520.00	
	Total	1430		28,507.00	24,000.00	24,000.00	20,520.00	
	Dwelling Structures	1460						
Jim James Court	Replace Water Heater		52	31,000.00	57,980.00	57,980.00	12,711.00	
Marston Court	Replace HVAC & Water Heater		48	209,000.00	178,424.00	178,424.00	118,658.80	

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant: 2009			
PHA Name: The Housing Authority of the City of West Point, West Point, MS		Capital Fund Program Grant No: MS26S05950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
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 ¹	Funds Obligated ²	Funds Expended ²	
Ivy Lane	Replace Water Heater		16	17,000.00	17,840.00	17,840.00	16,948.00	
Ivy Lane	Replace Furnace		8	4,000.00	12,456.00	12,456.00	11,833.20	
Orr Court	Replace Water Heater		24	14,000.00	26,760.00	26,760.00		
Orr Court	Replace Furnace		2	3,000.00	3,114.00	3,114.00		
Darley Court	Replace Furnace & Water Heater		16	29,000.00	34,001.00	34,001.00		
Ivy Extended	Replace Furnace & Water Heater		10	21,000.00	27,710.00	27,710.00	26,324.50	
Norris Court Forerst	Replace Furnace & Water Heater		36	59,000.00	0.00			
Norris Court Bugg	Replace Furnace & Water Heater		24	27,000.00	64,662.00	64,662.00	36,006.90	
	Total	1460		414,000.00	422,947.00	422,947.00	222,482.40	
	Grand Total			463,507.00	463,507.00	463,507.00	252,938.40	

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

² To be completed for the Performance and Evaluation Report.

9.0 HOUSING NEEDS

Housing Needs of Families on the PHA's Waiting List

Waiting list Type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Based on December 2009	# of families	% of total families	Annual Turnover
Waiting list total	6	100%	6
Extremely low income <=30% AMI	0	0%	
Very low income (>30%but <=50% AMI)	5	83%	
Low income (>50% but <80% AMI)	1	17%	
Families with children	4	67%	
Elderly families	0	0%	
Families with Disabilities	2	33%	
White	0	0%	
Black	6	100%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	2	33%	1
2 BR	2	33%	
3 BR	0	0%	
4 BR	2	33%	
5 BR	0	0%	
5+ BR	0	0%	

9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

The PHA waiting list remains open. The PHA will continue to employ effective maintenance and management policies and procedures to minimize the number of units off-line. The average unit turnaround days reported as of 06/30/2009 were 5.9. The PHA will continue to strive in addressing the housing needs accordingly as they arise throughout the year.

10.0 ADDITIONAL INFORMATION

(a) Progress in meeting Mission and Goals

As discussed under 5.2 Goals and Objectives, the PHA exceeded its goals and objectives as stated in the 2005 PHA 5-Year and Annual Plan. Because of the economy and high unemployment rate in our rural community, our objective is to maintain this level.

(b)

The PHA does recognize the need for public notification for items contained with the 5-Year and Annual plans. The PHA will continue to make proper notification for any substantial deviations from these plans as required by law.

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) Comments

On October 20, 2009, a Survey of Physical Improvements Desired by Residents was hand-delivered to all residents by the Resident Advisory Council. The survey was compiled for each site as well as PHA wide with a 13% response from residents. The results of the survey were discussed by the Resident Advisory Council along with the PHA staff on November 8, 2009. Based on the comments from the survey, the Resident Advisory Council concurred that the following items as shown on the attachment should be addressed in the PHA 5-Year and Annual Plan.

The Housing Authority's analysis concluded that these recommendations would be included in the 5-Year Plan.

At the Regular Meeting of The Housing Authority of the City of West Point Resident Advisory Council on November 24, 2009, the proposed PHA 5-Year and Annual Plan was presented and approved by the Resident Advisory Council.

WEST POINT HOUSING AUTHORITY

SURVEY OF PHYSICAL IMPROVEMENTS DESIRED BY RESIDENTS

The Housing Authority is in the process of compiling information for the Agency/Five-Year Plan. This plan guides the way that the Housing Authority uses Capital Funds to improve its facilities.

We would appreciate your taking a few minutes to give us your opinion of what items you prefer in the development. This is general information, not specific repairs in your apartment unit.

Please indicate your most important selections by placing an "X" in the blank. If you think of other items which are not on this list, write them beside "Other". **Please complete this form and return it no later than November 6, 2009.**

YOUR CHOICE

- ___ 6 ___ improve landscaping
- ___ 1 ___ improve curb appeal
- ___ 9 ___ improve street, sidewalk, parking
- ___ 7 ___ improve security lighting
- ___ 4 ___ improve/install security fence
- ___ ___ install central air
- ___ 4 ___ replace/ install gutters and downspouts
- ___ 2 ___ replace roof shingles
- ___ 7 ___ repair/replace screen doors
- ___ 2 ___ repair/ replace windows
- ___ ___ replace siding
- ___ 3 ___ replace light fixtures
- ___ 5 ___ replace kitchen range hoods
- ___ 17 ___ renovate bathrooms
- ___ 12 ___ renovate kitchen (cabinets, sink, etc)
- ___ 7 ___ renovate interior of unit
- ___ ___ other _____
- ___ ___ other _____
- ___ ___ other _____

Development: _____

Apartment No. _____

Signature of Resident: _____

REQUIRED SUBMISSION FOR HUD FIELD OFFICE REVIEW

Form HUD – 50077	PHA Certification of Compliance
Form HUD – 50077 – CR	Certification Civil Rights
Form HUD – 50077 – SL	Certification State Consistency with the Consolidated Plan
Form HUD – 50070	Certification for a Drug Free Workplace
Form HUD – 50071	Certification of Payments to Influence Federal Transactions
Form HUD – SF – LLL	Disclosure of Lobbying Activities

**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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/10, 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.

The Housing Authority of the City
of West Point, West Point, Mississippi MS059

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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
Walter H. Newell, Jr	Chairperson
Signature	Date
<i>Walter H. Newell Jr</i>	3-11-2010

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.

The Housing Authority of the City
 of West Point, West Point, Mississippi

MS059

 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

Kaye Judson

Title

Executive Director

Signature

Kaye Judson

Date

03/11/2010

**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, Gloria Adams the Manager certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of West Point is consistent with the Consolidated Plan of
State of Mississippi prepared pursuant to 24 CFR Part 91.

Gloria E. Adams, P.E.

Signed / Dated by Appropriate State or Local Official 3-3-10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of West Point, West Point, Mississippi

Program/Activity Receiving Federal Grant Funding

Fiscal Years 2010-2014 5-Year/Annual Plan

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

Kaye Judson

Signature

X *Kaye Judson*

Title

Executive Director

Date

03/11/2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

The Housing Authority of the City of West Point, West Point, Mississippi

Program/Activity Receiving Federal Grant Funding

Fiscal Years 2010-2014 5-Year/Annual Plan

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

Kaye Judson

Title

Executive Director

Signature

Date (mm/dd/yyyy)

Kaye Judson

03/11/2010

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 type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: The Housing Authority of the City of West Point West Point, MS Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
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 tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and 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: <u>Kaye Judson</u> Print Name: <u>Kaye Judson</u> Title: <u>Executive Director</u> Telephone No.: <u>662-495-2004</u> Date: <u>03/11/2010</u>	
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