

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority and Urban Renewal Agency of Polk County dba West Valley Housing Authority</u> PHA Code: <u>OR008</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>378</u> Number of HCV units: <u>699</u>				
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 <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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:				
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: <u>West Valley Housing Authority's mission is to serve Polk County citizens by providing quality housing for those in need and to encourage their progress toward self-sufficiency.</u>				
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. <u>See the Attachment pages for 5.2 Goals and Objectives. See the Attachment pages for 10.0 (a) for the report on the progress WVHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</u>				
6.0	PHA Plan Update For a complete list of PHA Plan elements, see Section 6.0 of the instructions. (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>See the Attachment page for 6.0(a) for the listing of elements that have been revised since the 2009 Agency Plan.</u> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. <u>See the Attachment page for 6.0(b) for the full listing of where the public may obtain copies of this 5-Year and Annual PHA Plan.</u>				
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> See the Attachment pages for 7.0 for statements related to Demolition and Disposition and Homeownership.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
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. See the Attachment pages for 8.1 for the P & E Reports for CF2007, CF2008, ARRA2009, & CF2009.				
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. See the Attachment pages for 8.2 for the FY2010 Annual Statement and for the Five-Year Action Plan.				
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. <u>N/A</u>				
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. See the Attachment pages for 9.0 for the Housing Needs.				

9.1	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. See the Attachment pages for 9.1 for the Strategy for Addressing Housing Needs.
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. See the Attachment pages for 10.0 (a) for the Progress Statement.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See the Attachment pages for 10.0 (b) for WVHA's definition of "significant amendment" and "substantial deviation/modification".</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>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-

year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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

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

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

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

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

Attachment 5.2

5.2 Goals and Objectives (New Five Year Plan)

Increase the availability of decent, safe, and affordable housing.

WVHA's Goal: Expand the supply of assisted housing in Polk County

Objectives:

- Apply for any Fair Share Vouchers that come available
- Maintain an occupancy level of 98% in the Public Housing Program
- Leverage private or other public funds to create additional housing opportunities particularly targeted toward replacement of Public Housing; replacement of five single-family units with multi-family units
- Acquire or build five Public Housing replacement units

WVHA's Goal: Improve the quality of assisted housing

Objectives:

- Maintain our high standards for management of the Public Housing Program: Retain our "High Performer" status and our Asset Management Approval Designation
- Renovate or modernize public housing units: See Five Year Capital Fund Plan and evaluate possibility to leverage private funds to expedite renovation of public housing units
- Demolish or dispose of obsolete public housing: Submit Demolition/Disposition Application to demolish one single-family house and to dispose of the land along with disposing of four other single family houses
- Provide replacement public housing multi-family units for the five units planned for disposition
- Obtain five replacement vouchers to assist the families with relocation from the disposition of Public Housing units
- Maintain our high standards for management of the Housing Choice Voucher Program: Retain our "High Performer" status

WVHA's Goal: Increase assisted housing choices

Objectives:

- Increase voucher payment standards to the 100% - 105% range and to encourage lease-ups without extra burden on families and to encourage families to lease up in lower poverty areas
- Provide voucher mobility counseling: Encourage mobility to lower poverty areas within our funding limitations
- Conduct outreach efforts to potential voucher landlords: Hold at least one landlord outreach event to address program changes, to market the program, etc.
- Continue periodic newsletters to the Section 8 landlords to provide program information and remind them of the different roles of WVHA, the landlord, and the tenant
- Implement voucher homeownership program: Hope to implement voucher homeownership program for a very small number of families due to funding limitations from HUD
- Evaluate the potential conversion of public housing to a project-based rental assistance program if one becomes available with a long term contract arrangement
- Work proactively with local governments, non-profit agencies, private industry and the local community development corporation (CDC) to help them understand the role of the Housing Authority and our programs, to encourage support for the Housing Authority's programs and services, and to implement and to continue to press for the development of affordable housing and homeownership opportunities for low-income residents

Improve community quality of life and economic vitality

WVHA's Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Evaluate the distribution of incomes in public housing and implement measures if a family housing site becomes concentrated with lower income households. Currently no action needed.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Evaluate the distribution of incomes in public housing and implement measures if a family housing site becomes concentrated with higher income households. Currently no action needed.

- Ensure the accessibility of public housing units and facilities in accordance with Section 504 requirements: Re-evaluate the needs of the residents for accessibility and include any identified needs in the Five Year Capital Fund Plan
- Work proactively with the public transportation systems to maintain current public transportation options for our residents.

Promote self-sufficiency and asset development of families and individuals

WVHA's Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: Continue to work with the Polk Job & Career Center to provide tools and training to eligible clients.
- Provide or attract supportive services to improve assistance recipients' employability: Encourage services that promote education and job training.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Encourage participation in programs through Northwest Senior & Disability Services agency to help families increase their independence.
- Market and encourage families to participate in the Valley Individual Development Accounts available to help leverage more asset building for our eligible clients.

Ensure Equal Opportunity in Housing for all Americans

WVHA's Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Review all marketing materials and wait list procedures to ensure no adverse impact on any particular protected groups.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: Develop plans to address any problems/issues uncovered in the review of marketing materials and assist clients in addressing discrimination complaints by assisting them with completion of HUD's housing discrimination complaint form and through referrals to fair housing organizations.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Consider increasing the number of accessible units above the 5% regulatory requirement should residents and applicants demonstrate and increased need.

Improve Communications between Management and Residents

WHVA's Goal: Improve communications between management and residents.

- Continue periodic newsletters to tenants to keep them abreast of happenings in their apartment community.
- Continue frequent notifications to residents during construction projects of progress, preparations needed, and any special conditions
- Continue WVHA Survey of Residents to assess resident satisfaction
- Promote development of resident participation in tenant associations and provide option of staff presence at tenant meetings if desired and requested.
- Continue periodic newsletters to Section 8 participants to make them aware of opportunities for family self-sufficiency and other opportunities such as mobility options to move closer to economic opportunities.

Attachment 6.0

6.0 PHA Plan Update

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

PHA Plan Elements. (24 CFR 903.7)

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

The only revisions since the 2009 Agency Plan was to bring the Section 8 Administrative Plan into compliance with the federal regulations that require verification of social security numbers for all household members regardless of age and to make a procedural change reducing the frequency from monthly to quarterly for WVHA initiating sending out Survival Statement forms to be completed and returned by the zero income clients.

2. Financial Resources. No significant differences.

3. Rent Determination. No differences.

4. Operation and Management.

WVHA anticipated making changes in operation and management of our Public Housing program to implement a "non-smoking" policy for all of our properties. This information was included in the 2009 Agency Plan. WVHA completed a survey of our Public Housing residents during 2009 and there was overwhelming support for a change to "non-smoking". We have now developed our plan to convert all of our public housing to become "non-smoking" effective August 1, 2010. We plan to have certain designated smoking areas to be created and appropriately equipped by that date. This change will help WVHA to provide all residents and employees with "smoke free" living/working environments and it will help keep our turnover costs down (renovating units after a smoker has generally added \$400-\$1,000 additional expense to eliminate the residual effects of the smoke residue). No other operation changes anticipated.

5. Grievance Procedure. No changes.

6. Designated Housing for Elderly and Disabled Families. No changes.

7. Community Service and Self-Sufficiency. No changes.

8. Safety and Crime Prevention. No changes.

9. Pets. No changes.

10. Civil Rights Certification. No changes and WVHA is in compliance.

11. Fiscal Year Audit. No findings in the fiscal year audit for fiscal year ending 09/30/09. Currently WVHA is waiting for the final printed bound copies from the Auditor.

12. Asset Management. WVHA has met the requirements for Asset Management and we were approved for the fourth year "Stop Loss", which was effective for October 1, 2009. A copy of the "Stop Loss" application and the HUD approval of our "Stop Loss" application are available at the WVHA Main Office in Dallas.

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

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

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

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

Attachment 6.0 (Continued)

6.0 PHA Plan Update

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

WVHA's 5-Year and Annual Agency Plan may be obtained by the public at the main office (204 SW Walnut Avenue, Dallas, OR 97338), at the Pioneer Village Office (375 Taybin Road NW, Salem, OR 97304), at the Kingwood West Office (1947 Salem-Dallas Hwy NW, Salem, OR 97304), and on the WVHA website (www.wvpha.org). The Resident Advisory Board is also provided copies of the 5-Year and Annual Agency Plan in its draft form and once HUD approval is made, a final approved copy.

Attachment 7.0

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

- a. **Hope VI or Mixed Finance Modernization or Development.** WVHA has no plans to apply for Hope VI or to do Mixed Finance Modernization or Development within the next year.
- b. **Demolition and/or Disposition.** WVHA is planning to submit an application to HUD's Special Application Center for demolition of one single-family house located at 150 Hawthorne, Dallas, Oregon (3BR unit, not accessible) and for a Section 18 disposition of the land for the same property location along with disposition four other single-family houses, all under Section 18. All of the properties are part of the Dallas/Independence AMP#OR008890001 (old project #8-007). Those houses are located at: 710 N. Orchard; 15028 Oakdale Road; 1275 E. Ellendale; and 1825 E. Ellendale, all Dallas area scattered site properties. Several of the properties have large parcels of land but they are all zoned for single-family residential/agriculture. WVHA needs to streamline its management and maintenance needs and can improve this by disposing of some of the single-family houses, particularly those with large parcels of land and heavier maintenance needs, and then replacing those five units in a multi-family housing situation. WVHA will be planning to use the proceeds from the sale of those properties to either acquire or build the replacement units. In addition, WVHA will be applying for Housing Choice Vouchers for the current residents to assist in their relocation. It is anticipated that it will take approximately 12 months in which to prepare the application, submit it and gain HUD approval. Then, it is anticipated to take approximately another 12 months in which to relocate the current residents, demo the one house and sell the properties.
- c. **Conversion of Public Housing.** WVHA has no plans to convert the Public Housing at this time.
- d. **Homeownership.** WVHA intends to apply for HUD approval to begin a Voucher Homeownership program within the next year. Our plans were delayed in 2009 due to being over-leased and the drop in attrition made it impossible to make 5 Vouchers available for homeownership. WVHA intends to limit the Homeownership Vouchers to 5 at this time. The criteria planned for the eligibility to qualify for the Voucher Homeownership program in addition to the HUD requirements includes:
 - Must be a current Public Housing resident or a participant in WVHA's Housing Choice Voucher Program.
 - Must be an active Family Self-Sufficiency participant.
 - Must have income greater than 50% but less than 80% of the area median income.
 - Must be a first time homebuyer (or have not owned a home in the past three years.)
 - Must be able to provide good references from current and prior landlords regarding care of the dwelling unit.
 - Must have legal permanent residence in the U.S.
 - Must be Mortgage ready: have good credit and no bankruptcies within the past five years.
 - Must have successfully completed "Financial Literacy" workshop.
 - Must have successfully completed "ABCs of Homebuying" workshop.
 - Must have a minimum down payment of at least 3 percent of the purchase price and at least 1 percent of the purchase price must come from the family's own resources.

The actions that WVHA plans to take toward establishing the Voucher Homeownership program over the next 12 months includes:

- Prepare the action plan for HUD review.
- Contact and work with lenders to gain support for the program.
- Begin the outreach with the participants of the Family Self-Sufficiency Program and to participants with disabilities who might also qualify

WVHA has demonstrated its capacity to administer a Voucher Homeownership Program by the following:

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Demonstrating that it has other relevant experience as shown below:
 - WVHA partners with Polk CDC to provide a Housing Resource Center in Polk County to assist with first time homebuyer education and housing information and referral.
 - WVHA partners with Polk CDC for a "Lease-To-Own" program currently.
 - WVHA partners with Polk CDC for "Financial Literacy" and "ABCs of Homebuying" workshops.
 - WVHA participates in a collaborative effort for "Valley Individual Development Accounts" where eligible participants can get matched savings funds for the down payment on purchase of a home.

- e. **Project-based Vouchers.** WVHA has no plans to project-base any Vouchers in the next 12 months.

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

See the attachment as a separate file.

Attachment 8.2 for the CFG 2010 Annual Statement and the Capital Fund Program Five-Year Action Plan

See the attachment as a separate file.

Attachment 9.0

9.0 Statement of Housing Needs

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists As of 5/9/2010			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	75	100%	
Extremely low income <=30% AMI	56	75.0%	
Very low income (>30% but <=50% AMI)	5	7.0%	
Low income (>50% but <80% AMI)	14	18.0%	
Families with children	32	43.0%	
Elderly families	8	11.0%	
Families with Disabilities	14	19.0%	
Single Non-Disabled/Non-Elderly	21	27.0%	
White/Non-Hispanic	69	92.0%	
White/Hispanic	5	7.0%	
White	66	88.0%	
Native American/Non-Hispanic	5	7.0%	
Black/Non-Hispanic	3	4.0%	
Multiple	1	1.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	20		
2 BR	25		
3 BR	5		
4 BR	4		
5 BR	0		
10 BR (Single Non-Disabled/Non-Elderly only)	21		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Attachment 9.0 (Continued)

9.0 Statement of Housing Needs (Continued)

Housing Needs of Families on the PHA's Waiting Lists As of 5/9/2010			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	458	100%	50%
Extremely low income <=30% AMI	386	84.0%	
Very low income (>30% but <=50% AMI)	72	16.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	206	46.0%	
Elderly families	21	4.0%	
Families with Disabilities	52	11.0%	
Single Non-Disabled/Non-Elderly	179	39.0%	
White/Non-Hispanic	385	84.0%	
White/Hispanic	73	16.0%	
White	417	91.0%	
Native American/Non-Hispanic	17	4.0%	
Black/Non-Hispanic	7	2.0%	
Multiple	17	3.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

The housing assistance needs in Polk County have practically doubled over the past year due to the economy as is demonstrated by the increased waiting lists for both the Section 8 and Public Housing programs. Polk County has experienced closings and/or downsizing of several manufacturing/assembling/processing plants over the past few years. The economy is the main driving force behind the increased housing assistance needs in Polk County.

Attachment 9.1

9.1 Strategy for Addressing Housing Needs.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units planned for demolition/disposition through either Section 8 replacement housing resources and by use of the proceeds from the disposition to either acquire or develop multi-family replacement units
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction and in keeping up with the regular program turnover
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional regular Section 8 Vouchers should they become available
- The Housing Authority will work proactively with local governments, non-profit agencies, private industry and the local community development corporation (CDC) to help them understand the role of the Housing Authority and our programs, to encourage support for the Housing Authority's programs and services, and to implement and continue to press for the development of affordable housing and homeownership opportunities for low-income residents.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Meet or exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing and in tenant-based Section 8 assistance
- Maintain rent policies to support and encourage work: Minimum Rent of \$25.00; required reporting of income changes when on zero income; and, No interim changes for increased income.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Maintain Section 8 Admission income limit at 50% of AMI
- Maintain rent policies to support and encourage work: Minimum Rent of \$25.00; required reporting of income changes when on zero income.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Maintain having bilingual staff available to assist the Spanish-speaking families

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reasons for Selecting Strategies

- Funding constraints and Staffing constraints
- 5%+ of Current Public Housing units have already been modified for accessibility needs
- Extent to which particular housing needs are met by other organizations in the community
- Community priorities regarding housing assistance
- Results of consultation with advocacy groups

Attachment 10.0

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

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

- PHA Goal: Expand the supply of assisted housing
 - Reduced public housing vacancies and maintained below a 3% vacancy rate; last quarterly report for year-to-date vacancy rates were: Pioneer Village AMP (1.3%); Kingwood West AMP (.9%); and, the Dallas/Independence AMP (1.4%), showing all AMPs met the goal!
 - West Valley Housing Authority has continued to partner with Polk CDC to foster development of additional affordable housing and has provided Section 8 local preferences for transitional housing developments that have extensive service components. Without the Section 8 local preference the developments would not have been financially feasible and they are housing high needs populations.

- PHA Goal: Improve the quality of assisted housing
 - WVHA continued as a “High Performer” status rating for the operation of the Public Housing Program. Many physical improvements were accomplished with the Capital Fund Program and much progress has been made with tenant education related to not blocking fire egress in their own apartments and not tampering with smoke detectors. We scored the highest we have ever scored on the Physical Assessment Sub-System (PASS) for FYE09/30/09; which was 30 out of 30 points.
 - WVHA maintained our Section Eight Management Assessment Program (SEMAP) “High Performer” status with a score of 100% for FY2009.
 - WVHA has made good progress with renovating public housing units with the Capital Fund Program. We also accomplished getting an updated Energy Audit and a full Physical Needs Assessment (PNA), both meeting investment grade standards. This has given us very comprehensive data for our projections for the next 20 year needs for our Public Housing units.
 - WVHA will be applying to dispose of five of the agency’s single-family houses with a demolition of one house before disposing of the land. An application to HUD’s Special Applications Center (SAC) will be prepared in the next couple of months. No replacement public housing is needed yet.

- PHA Goal: Increase assisted housing choices
 - Voucher mobility counseling has been most successful since we continually have many participant families using portability to move to the more urban neighboring community of Salem, Oregon. Many of the moves are related to employment issues.
 - WVHA continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families. WVHA’s Voucher Homeownership Program has been delayed due to the 2009 over-leased situation with our Housing Choice Vouchers. We will be looking at developing a Voucher Homeownership Program later this year.

- PHA Goal: Provide an improved living environment
 - WVHA has ensured the accessibility of our public housing units in accordance with Section 504 requirements and passed a Section 504 HUD review in 2008 with only one finding. The one finding was resolved with the adoption of a 504 Grievance Procedure. There were no findings for the physical accessibility issues and WVHA has met the requirement for 5% of our public housing units to have been remodeled to meet the Uniform Federal Accessibility Standards.

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - WVHA continues to meet the established Family Self-Sufficiency goals and continues to assist families in becoming self-sufficient by encouraging the use of the “Valley Individual Development Accounts” (VIDA) for matched savings to assist with home purchase down payment funds. WVHA continues the collaborative effort with Polk CDC for a Housing Resource Center for Polk County to promote and foster homeownership for lower income families. WVHA had two families who moved to home ownership during 2009 and early

2010. One of those families was a VIDA participant and one family was an FSS graduate from Public Housing.

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - WVHA continues to undertake affirmative measures to provide assisted housing free from discrimination. WVHA had a HUD Civil Rights Review during 2008 and had no findings! This is a demonstration of the efforts that are made by WVHA on an on-going basis.
- PHA Goal: Improve communications between management and residents
 - Periodic newsletters have continued to provide information to residents on a regular basis.
 - A Public Housing Survey was completed in 2009 to assess the desires of the residents in making our properties “non-smoking” and a larger majority of residents were eager to see this change move forward. WVHA now has a plan in place to make all of our properties “non-smoking” as of August 1, 2010.
 - WVHA has been very diligent in getting written information out to residents before all construction work and the residents have been most appreciative of being kept informed.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

West Valley Housing Authority’s definitions are listed below:

- Substantial Deviation from the 5-Year Plan:
 - Any change to the stated Mission of the agency
 - Any revisions to the HUD Strategic Goals that relate to Demolition, Disposal, or Conversion of Public Housing Units
- Significant Amendment or Modification to the Annual Plan:
 - Changes of a significant nature to the rent or admissions policies, including any revision to local preferences on the waiting lists.
 - Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.
 - The addition of non-emergency work items (items not included in the current Annual Statement or Five Year Capital Fund Plan) or change in the use of replacement reserve funds under the Capital Fund.
- Revisions that **will not be** considered a “substantial deviation” or a “significant amendment or modification” are:
 - Changes to any of the items listed above that are being adopted to reflect changes in HUD regulatory requirements.
 - Changes to any category not included above.
 - Revisions to any attachments to the Agency Plan that would not be a change to any items included above.

Attachment 11.0

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
Attached electronically with scanned signatures. See Attachment
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
Attached electronically with scanned signatures. See Attachment
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
Attached electronically with scanned signatures. See Attachment
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
Attached electronically with scanned signatures. See Attachment
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
N/A
- (f) Resident Advisory Board (RAB) comments.
The RAB met on March 23, 2010 to review the draft Five Year Capital Fund Program Plan. The RAB members had no comments except that they thought our priorities identified seemed appropriate. At the same meeting, the plans to demolish one single family house and to sell the land along with selling four other single family houses were presented. The reasons for this was discussed and the RAB members felt it was reasonable. It was explained that all families would be eligible for relocation assistance and that the Housing Authority was also notifying and meeting with those families now so they would have lots of advance notice that this would be happening. It was also explained that HUD approval had to be obtained and it would take time to prepare the application for demolition/disposition. It was estimated that it would probably take about one year before we would actually begin to relocate the families. The RAB met again on June 22, 2010 to fully review the draft Five Year and Annual Agency Plan. There were no comments from the RAB members present at the meeting.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
No Challenged Elements.
- (h) Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)***. See instructions in 8.1.
Attached as a separate file as noted in 8.1.
- (i) Form HUD-50075.2, ***Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)***. See instructions in 8.2.
Attached as a separate file as noted in 8.2.

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

Acting
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 10/1/10, 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.

Housing Authority and Urban Renewal Agency of Polk County
 dba West Valley Housing Authority

OR008

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 C. Ralph Blanchard	Title Commissioner & Acting Chair
Signature 	Date June 30, 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.

Housing Authority and Urban Renewal Agency of Polk County

dba West Valley Housing Authority

PHA Name

OR008

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	C. Ralph Blanchard	Signature	Title
		Acting Chair, Board of Commissioners	
		Date 06/30/2010	

**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, Rick Scott the Director, Urban Renewal Department certify that the Five Year and
Annual PHA Plan of the West Valley Housing Authority is consistent with the Consolidated Plan of
the City of Salem prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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, Victor Merced the Director, Housing & Community Services certify that the Five Year and
Annual PHA Plan of the West Valley Housing Authority is consistent with the Consolidated Plan of
the State of Oregon prepared pursuant to 24 CFR Part 91.

 5/25/2010

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority & Urban Renewal Agency of Polk County dba West Valley Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Subsidy, Capital Fund Program, Section 8 Housing Choice Voucher Program, PH-FSS, HCV-FSS

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.)

See the attached listing.

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

Linda Jennings

Title

Executive Director

Signature

X 

Date

06/30/2010

Housing Authority and Urban Renewal Agency of Polk County, Oregon dba
West Valley Housing Authority

Public Housing Operating Subsidy, Capital Fund Program,
And the Section 8 Housing Choice Voucher Program

Sites for Work Performance

Page 1 of 2

1. **AMP#OR008810001**
OR008001 & OR008003 (HUD Project #s)
Pioneer Village
375 Taybin Rd. NW (Office Location)
Salem, OR 97304 (160 units - all individual addresses on Taybin Rd.
NW, Cameo Street NW, and Calico Street NW)

2. **AMP#OR008890001**
OR008002 (HUD Project #)
Arbor Court
South Seventh Street & Arbor Court
(Various individual addresses from 783 – 865 South Seventh and 610 –
645 Arbor Court)
Independence, OR 97351 (20 units)

3. **AMP#OR008890001**
OR008005 (HUD Project #)
LaCreole Manor (80 units total)
345 SW Donald Street #101 - #415
Dallas, OR 97338 (60 units)

228 SW Walnut # 1 - # 8
Dallas, OR 97338 (8 units)

238 SW Walnut # 1 - # 6
Dallas, OR 97338 (6 units)

245 SW Walnut # 1 - # 6
Dallas, OR 97338 (6 units)

WVHA Main Office
204 SW Walnut Avenue
Dallas, OR 97338

Housing Authority and Urban Renewal Agency of Polk County, Oregon dba
West Valley Housing Authority

Public Housing Operating Subsidy, Capital Fund Program,
And the Section 8 Housing Choice Voucher Program

Sites for Work Performance

Page 2 of 2

4. **AMP#OR008860001**
OR008006(HUD Project #)
Kingwood West (100 units)
1947 Salem-Dallas Hwy. NW (Office location)
1923 Salem-Dallas Hwy. NW # 1 - # 12
1925 Salem-Dallas Hwy. NW # 1 - # 12
1927 Salem-Dallas Hwy. NW # 1 - # 12
1933 Salem-Dallas Hwy. NW # 1 - # 12
1935 Salem-Dallas Hwy. NW # 1 - # 12
1937 Salem-Dallas Hwy. NW # 1 - # 16
1943 Salem-Dallas Hwy. NW # 1 - # 12
1945 Salem-Dallas Hwy. NW # 1 - # 12
Salem, OR 97304
5. **AMP#OR008890001**
OR008007 (HUD Project #)
Scattered Sites (16 units)
956 Monmouth Street # 1 - # 9
Independence, OR 97351
- | | |
|--|--|
| 1275 E. Ellendale
Dallas, OR 97338 | 710 N. Orchard
Dallas, OR 97338 |
| 1825 E. Ellendale
Dallas, OR 97338 | 15028 Oakdale Road
Dallas, OR 97338 |
| 150 Hawthorne
Dallas, OR 97338 | 2250 SE Laura Lane
Dallas, OR 97338 |
| 2122 SE Laura Lane
Dallas, OR 97338 | |
6. **AMP#OR008890001**
OR008008(HUD Project #)
Scattered Sites (2 units)
Added back effective July 1, 2005
- | | |
|---|---|
| 395 SE Fir Villa Road
Dallas, OR 97338 | 405 SE Fir Villa Road
Dallas, OR 97338 |
|---|---|

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority & Urban Renewal Agency of Polk County
dba West Valley Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Subsidy, Capital Fund, Section 8 Housing Choice Vouchers, Ross Public Housing Family
Self-Sufficiency, HCV Family Self-Sufficiency

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

Linda Jennings

Title

Executive Director

Signature



Date (mm/dd/yyyy)

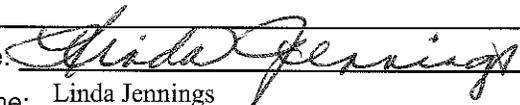
06/30/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

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

(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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 5th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority & Urban Renewal Agency of Polk County dba West Valley Housing Authority 204 SW Walnut Avenue P. O. Box 467 Dallas, OR 97338 Congressional District, if known: 5th	
6. Federal Department/Agency: Department of Housing & Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: 14.872	
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): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
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 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></u> Print Name: <u>Linda Jennings</u> Title: <u>Executive Director</u> Telephone No.: <u>503-623-8387 Ext.14</u> Date: <u>06/30/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Attachment 8.1

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

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

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No.	FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:	OR16P00850107	2007	
WEST VALLEY HOUSING AUTHORITY		Date of CFFP: N/A		FFY of Grant Approval: 2007	
Type of Grant		Revised Annual Statement (revision no: 4)			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Reserve for Disasters/ Emergencies			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line Summary by Development Account		Total Estimated Cost			
No.		Original	Revised	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations	80,636.75	60,183.51	60,183.51	60,183.51
3	1408 Management Improvements Soft	3,000.00	0.00	0.00	0.00
4	1410 Administration	58,237.00	58,237.00	58,237.00	58,237.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,500.00	30,499.84	30,499.84	30,499.84
8	1440 Site Acquisition				
9	1450 Site Improvement	225,752.25	231,352.33	231,352.33	231,352.33
10	1460 Dwelling Structures	182,250.00	197,111.70	197,111.70	197,111.70
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	1,000.00	4,991.62	4,991.62	4,991.62
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities				
18a	1501 Collateralization of Debt Service paid by the PHA				
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment				
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 - 20)	\$582,376.00	\$582,376.00	\$582,376.00	\$582,376.00
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance	23,750.00	23,750.00	23,750.00	23,750.00
23	Amount of line 21 Related to Security--Soft Costs				
24	Amount of Line 21 related to Security-- Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary	
PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: OR16P00850107 Date of CFFP: N/A
FFY of Grant: 2007 FFY of Grant Approval: 2007	Replacement Housing Factor Grant No: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	
Total Estimated Cost	Total Actual Cost
Original Date: 9-22-10	Revised Date:
Obligated	Expended
Signature of Executive Director: <i>Gunda J. Fleming</i>	
Signature of Public Housing Director:	

Part II: Supporting Pages									
PEHA Name: WEST VALLEY HOUSING AUTHORITY									
Grant Type and Number Capital Fund Program Grant No: OR:16P00850107 CFFP (Yes/No): Replacement Housing Factor Grant No: NO									
Federal FFY of Grant: 2007									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide	Operations	1406		80,636.75	60,183.51	60,183.51	60,183.51	complete	
HA-Wide	1) Training	1408		3,000.00	0.00	0.00	0.00	eliminated	
HA-Wide	2) Computer Software Improvements	1408		0.00	0.00	0.00	0.00	eliminated	
	TOTALS			\$3,000.00	\$0.00	\$0.00	\$0.00		
HA-Wide	Staff Salaries	1410		58,237.00	58,237.00	58,237.00	58,237.00	complete	
	TOTALS			\$58,237.00	\$58,237.00	\$58,237.00	\$58,237.00		
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00	30,000.00	30,000.00	30,000.00	complete	
HA-Wide	Advertising/Bid Docs/ Printing	1430		1,500.00	499.84	499.84	499.84	complete	
HA-Wide	Computer equipment	1475	6 desktop replacements	1,000.00	4,991.62	4,991.62	4,991.62	increased need - complete	
HA-Wide	Replacement Reserves	1490							
HA-Wide	Relocation	1495	On-Demand	0.00	0.00	0.00	0.00	eliminated - no need	
HA-Wide	Contingency	1502	On-Demand	0.00	0.00	0.00	0.00		
	TOTALS			\$32,500.00	\$35,491.46	\$35,491.46	\$35,491.46		
	TOTAL HA Wide			174,373.75	153,911.97	153,911.97	153,911.97		

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name: WEST VALLEY HOUSING AUTHORITY		Capital Fund Program Grant No:	OR16P00850107	CEFP (Yrs/No):	2007		
Development Number		Replacement Housing Factor Grant No:		NO			
Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised		
				Funds Obligated	Funds Expended		
					Status of Work		
OR 8-1 & OR 8-3							
OR008810001 (AMP#)	Cadet Heaters (remove baseboard heaters)	1460	25 units	0.00	0.00	0.00	postponed to later yr.
	Paving, Sidewalks	1450	550 s/f.	10,000.00	10,000.00	10,000.00	complete
	Refrigerator Replacement	1465.1	50 count	0.00	0.00	0.00	Moved forward to 2006 grant
	Fencing Replacement (unit back yards)	1450	5400 ft./80 units	206,100.00	206,100.00	206,100.00	complete
	TOTALS			\$218,000.00	\$216,100.08	\$216,100.08	
OR 8-6							
OR008860001 (AMP#)	Ramps & Foundation Repair	1460	1 - 2 Bldg	0.00	0.00	0.00	Determined not urgent; postponed indefinitely
	Paving/Sidewalks	1450	160 s/f	0.00	0.00	0.00	Moved forward to 2006 grant
	TOTALS			\$0.00	\$0.00	\$0.00	
OR 8-2							
OR008890001 (AMP#)	Paving, Sidewalks	1450	350 s/f	5,252.25	5,252.25	5,252.25	complete
	TOTALS			\$5,252.25	\$5,252.25	\$5,252.25	
OR 8-5							
OR008890001 (AMP#)	New heating/cooling system (remove baseboard units; install check meters; install heat pumps)	1460	35 units	0.00	0.00	0.00	postponed to 2008, year 2 & 3 due to higher priority
	Paving Sidewalks	1450	275 s/f.	2,500.00	0.00	0.00	postponed indefinitely
	Asbestos Abatement at Turnover	1460	3 units	8,500.00	6,276.70	6,276.70	complete
	Exterior Siding/Deck Renovations (now under Exterior Seal Building & Paint)	1460	1 Bldg	0.00	0.00	0.00	revised scope and combined with Exterior Seal & Paint
	Repair/replace retaining wall (hazardous)	1450	Part m '07 & part in '08	10,000.00	10,000.00	10,000.00	complete
	Exterior Seal Building & Paint	1460	1 four-story building	100,000.00	167,085.00	167,085.00	complete
	Awnings Replacement (now included under Exterior Seal Building & Paint)	1460	1 four-story building/'07 & '08 grants)	40,000.00	0.00	0.00	revised job and combined with Exterior Seal & Paint
	TOTALS			\$161,000.00	\$183,361.70	\$183,361.70	
OR 8-7							
OR008890001 (AMP#)	Accessible Bathroom Remodel	1460	1 Unit	23,750.00	23,750.00	23,750.00	completed
	Roofing - Storage Bldg	1470	1 Bldg	0.00	0.00	0.00	completed with Operating budget
	Paving/Sidewalks	1450	100 s/f	0.00	0.00	0.00	postponed indefinitely
	TOTALS			\$23,750.00	\$23,750.00	\$23,750.00	
Overall Total				\$582,376.00	\$582,376.00	\$582,376.00	

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		Replacement Housing Factor Grant	
WEST VALLEY HOUSING AUTHORITY		OR16P00850108		2008	
Date of CFFP: N/A		Revised Annual Statement (revision no: 3)		FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010		Final Performance and Evaluation Report		2008	
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,712.00	43,773.00	0.00	0.00
3	1408 Management Improvements Soft	8,000.00	0.00	0.00	0.00
4	1410 Administration	73,467.00	72,067.00	68,252.10	68,252.10
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	49,500.00	69,500.00	41,264.56	41,264.56
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00	41,139.00	41,139.00	41,139.00
10	1460 Dwelling Structures	322,000.00	360,900.00	275,901.08	136,345.08
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	28,000.00	27,300.00	22,300.00	22,300.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,000.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$614,679.00	\$614,679.00	\$448,856.74	\$309,300.74
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	3,000.00	0.00	0.00	0.00
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	180,000.00	160,000.00	139,986.00	430.00

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary	
PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850108 Date of CFFP: N/A
FFY of Grant: 2008	Replacement Housing Factor Grant No: FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost Revised Obligated Expended
Signature of Executive Director 	Signature of Public Housing Director Date 9-22-10

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY					Federal FY of Grant: 2008				
Grant Type and Number Capital Fund Program Grant No: OR16P00850108 CFFP (Yes/No): NO Replacement Housing Factor Grant No:					Total Actual Cost				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	1406		30,712.00		43,773.00	0.00	0.00	Increased need
HA-Wide	1) Training	1408		3,000.00		0.00	0.00	0.00	eliminated
HA-Wide	2) Computer Software	1408		0.00		0.00	0.00	0.00	eliminated
HA-Wide	3) D/I AMP Resident Services	1408		5,000.00		0.00	0.00	0.00	eliminated
	Improvements								
	TOTALS	1408		\$8,000.00		\$0.00	\$0.00	\$0.00	
HA-Wide	10% to COCC for Planning & Admin.	1410		61,467.00		61,467.00	61,467.00	61,467.00	completed
HA-Wide	Const. Project Coordinator In-house	1410		12,000.00		10,600.00	6,785.10	6,785.10	Reduced need - in progress
	Design & Specifications								
	TOTALS	1410		\$73,467.00		\$72,067.00	\$68,252.10	\$68,252.10	
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00		40,000.00	32,279.13	32,279.13	Increased need - in progress
HA-Wide	Advertising/Bid Docs/ Printing	1430		1,500.00		1,500.00	46.13	46.13	in progress
HA-Wide	Const. Project Coordinator - CFP	1430		18,000.00		28,000.00	8,939.30	8,939.30	Increased need - in progress
	Inspections & Supervision								
	TOTALS	1430		49,500.00		69,500.00	41,264.56	41,264.56	
HA-Wide	Computer equipment/Handheld Units-for-UPCS Inspectors-Printers	1475		5,000.00		5,000.00	0.00	0.00	Delaying to late spring '10
	TOTALS	1475		5,000.00		5,000.00	0.00	0.00	
HA-Wide	Replacement Reserves	1490		0.00		0.00	0.00	0.00	
HA-Wide	Relocation	1495	On-Demand	3,000.00		0.00	0.00	0.00	Not needed
HA-Wide	Contingency	1502	On-Demand	0.00		0.00	0.00	0.00	eliminated
	TOTAL HA Wide			169,679.00		190,340.00	109,516.66	109,516.66	

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OR16P00850108 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 Original	CFPP (Yes/No): NO	Total Actual Cost Funds Obligated	Funds Expended	Status of Work	
OR 8-1 & OR 8-3 OR008810001 (AMP#) Pioneer Village I & II	Sidewalk Replacements	1450	1,500 s/ft.	15,000.00	15,000.00	15,000.00	15,000.00	Complete	
	TOTALS			\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00		
OR 8-6 OR008860001 (AMP#) Kingwood West	Replace Maintenance Van Reface Social Hall Cabinets Add/build new accessible laundry room	1475 1470 1470	1 1 new bldg.	23,000.00 0.00 0.00	22,300.00 0.00 0.00	22,300.00 0.00 0.00	22,300.00 0.00 0.00	Complete Moved to 2006 grant Moved to ARRA grant	
	Repave East Side Parking Lot	1450	Approx. 1800 s/ft.	60,000.00	0.00	0.00	0.00	Postponed to 2009 grant	
	Paint Exteriors	1460	9 bldgs	0.00	63,100.00	0.00	0.00	Moved forward from 2009 grant	
	Replace Deteriorated Patio Dividers	1450	42 dividers	12,000.00	17,000.00	17,000.00	17,000.00	Increased scope - complete	
	TOTALS			\$95,000.00	\$102,400.00	\$39,300.00	\$39,300.00		
OR 8-2 OR008890001 (AMP#) Arbor Court	Roof Beams - structural repair (dry rot)	1460		0.00	0.00	0.00	0.00	Reduced to Operating	
	TOTALS			\$0.00	\$0.00	\$0.00	\$0.00		
OR 8-5 OR008890001 (AMP#) La Creole Manor	R & R Hi-rise Water Supply Lines for building Deck renovation/planter boxes (See Exterior Rehab) Asbestos abatement at turnover (ceilings)	1460 1460 1460	60 units 45 units Est. 2 units	180,000.00 90,000.00 5,000.00	160,000.00 0.00 0.00	139,986.00 0.00 0.00	430.00 0.00 0.00	Moved forward from 2008 grant, year 2 Reconfigured Project to combine w/Exterior Rehab eliminated for this grant year	
	Exterior Rehab (Exterior Seal & Paint; decks & Planter boxes; awnings)	1460	4-story bldg.	0.00	117,000.00	115,115.08	115,115.08	Combined job with 2007 Grant - Exterior Rehab	
	Repair/replace retaining wall on the site	1450	Partial in 2007 & 2008 grants	25,000.00	26,139.00	26,139.00	26,139.00	Complete	
	Awnings Replacement (See Exterior Rehab)	1460	1 four-story building (07 & '08 grants)	20,000.00	0.00	0.00	0.00	Reconfigured Project to combine w/Exterior Rehab	
	TOTALS			\$320,000.00	\$303,139.00	\$281,240.08	\$141,684.08		
OR 8-7 OR008890001 (AMP#) Scattered Sites	Gutter Protection System (956 Monmouth)	1460	3 two-story bldgs.	15,000.00	3,800.00	3,800.00	3,800.00	Reduced scope - complete	
	TOTALS			\$15,000.00	\$3,800.00	\$3,800.00	\$3,800.00		

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P00850108 CFFP (Yes/No): NO			Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Dev. Acct No:		Quantity		Replacement Housing Factor Grant No:	
				Total Estimated Cost		Total Actual Cost		Status of Work	
				Original Revised		Funds Obligated Funds Expended			
				\$614,679.00		\$614,679.00		\$448,856.74 \$309,300.74	
Overall Total									

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant	FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:	No:	2009	
WEST VALLEY HOUSING AUTHORITY		OR16P00850109		FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Date of CFFP: N/A		Total Estimated Cost			
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	35,930.00	36,294.00	0.00	0.00
3	1408 Management Improvements Soft	6,000.00	6,000.00	0.00	0.00
4	1410 Administration	73,270.00	73,270.00	940.10	940.10
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	49,500.00	52,000.00	2,155.53	2,155.53
8	1440 Site Acquisition				
9	1450 Site Improvement	47,500.00	107,500.00	0.00	0.00
10	1460 Dwelling Structures	290,800.00	165,800.00	0.00	0.00
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	33,387.00	4,308.00	4,308.00
12	1470 Nondwelling Structures	80,200.00	101,000.00	0.00	0.00
13	1475 Nondwelling Equipment	24,500.00	34,949.00	2,698.00	2,698.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,000.00	2,500.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	2,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$612,700.00	\$612,700.00	\$10,101.63	10,101.63
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	15,000.00	15,000.00	0.00	0.00
25	Amount of Line 21 related to Security-- Hard Costs	102,500.00	81,487.00	4,308.00	4,308.00
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary	
PHA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P00850108 Date of CFFP: N/A
FFY of Grant: 2008	Replacement Housing Factor Grant No:
FFY of Grant Approval: 2008	
Type of Grant	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	
Total Estimated Cost	Total Actual Cost
Original	Revised
Obligated	Expended
Signature of Executive Director: <i>Shida Jennings</i> Date: 9-27-10 Signature of Public Housing Director: _____ Date: _____	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY					Federal FY of Grant: 2009				
Grant Type and Number Capital Fund Program Grant No: OR10P00850109 CFFP (Yes/No): NO									
Replacement Housing Factor Grant No:									
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Activities								
HA-Wide	Operations	1406		35,930.00	35,930.00	36,294.00	0.00	0.00	To begin October '10
HA-Wide	1) Training	1408		3,000.00	3,000.00	3,000.00	0.00	0.00	To begin Summer '10
Management Improvements	2) Computer Software	1408		3,000.00	3,000.00	3,000.00	0.00	0.00	To begin Summer '10
Management Improvements									
	TOTALS	1408		\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	
HA-Wide	10% to COCC for Planning & Admin.	1410		61,270.00	61,270.00	61,270.00	0.00	0.00	To begin October '10
HA-Wide	Const. Project Coordinator In-house Design & Specifications	1410		12,000.00	12,000.00	12,000.00	940.10	940.10	In Progress
	TOTALS	1410		\$73,270.00	\$73,270.00	\$73,270.00	\$940.10	\$940.10	
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00	30,000.00	30,000.00	0.00	0.00	To begin April '10
HA-Wide	Advertising/Bid Docs/ Printing	1430		1,500.00	1,500.00	4,000.00	2,155.53	2,155.53	In Progress
HA-Wide	Const. Project Coordinator - CFP Inspections & Supervision	1430		18,000.00	18,000.00	18,000.00	0.00	0.00	To begin Summer '10
	TOTALS	1430		49,500.00	49,500.00	52,000.00	2,155.53	2,155.53	
HA-Wide	Computer equipment - All AMPs	1475		5,000.00	5,000.00	5,000.00	0.00	0.00	Planned for May '10
	TOTALS	1475		5,000.00	5,000.00	5,000.00	0.00	0.00	
HA-Wide	Replacement Reserves	1490		0.00	0.00	0.00	0.00	0.00	
HA-Wide	Relocation	1495	On-Demand	3,000.00	3,000.00	2,500.00	0.00	0.00	As needed
HA-Wide	Contingency	1502	On-Demand	2,000.00	2,000.00	0.00	0.00	0.00	Eliminated
	TOTAL HA Wide			174,700.00	174,700.00	175,064.00	3,095.63	3,095.63	

Part II: Supporting Pages									
PHA Name: WEST VALLEY HOUSING AUTHORITY									
Capital Fund Program Grant No: OR10P008S0109 CFFP (Yes/No): NO									
Replacement Housing Factor Grant No:									
Federal FY of Grant: 2009									
Development Number	General Description of Major Work Categories	Dev. Act No.	Quantity	Original Total Estimated Cost	Revised	Funds Obligated	Funds Expended	Status of Work	
OR 8-1 & OR 8-3	Sidewalk Replacements	1450	5,700 sq. ft.	100,000.00	47,500.00	0.00	0.00	Correcting error from Revision 1	
OR008810001 (AMP#)	Maintenance Equipment Replacement	1475	2 items	13,500.00	13,500.00	1,349.00	1,349.00	In progress	
	TOTALS			\$113,500.00	\$61,000.00	\$1,349.00	\$1,349.00		
OR 8-6	Replace Deadbolts/rekey units	1460	100 Units	15,000.00	15,000.00	0.00	0.00	Planned for summer '10	
Kingwood West	Paint Exteriors	1460	9 Buildings	63,100.00	0.00	0.00	0.00	Moved forward to 2008 Grant	
	Paving - parking lot repairs	1450	Approx. 1800 sq. ft.	0.00	60,000.00	0.00	0.00	Delayed from 2008 Grant to 2009 Grant	
	Replace Refrigerators (correction BLI)	1460	100 Units	50,000.00	33,387.00	4,308.00	4,308.00	Corrected Development Account #	
	Weather Shelter	1470	2 shelters	30,000.00	15,000.00	0.00	0.00	Reduced need; summer	
	TOTALS			\$158,100.00	\$123,387.00	\$4,308.00	\$4,308.00		
OR 8-2	Weather Shelter	1470	1 shelter	7,500.00	7,500.00	0.00	0.00	Planned for summer '10	
OR008890001 (AMP#)	Arbor Court								
	TOTALS			\$7,500.00	\$7,500.00	\$0.00	\$0.00		
OR 8-5	R & R Hi-rise Water Distribution Lines for building/water saver ADA toilets (ARRA Funding HVAC replacements)	1460	60 units	30,000.00	33,100.00	0.00	0.00	Combined project CF2008, ARRA & CF2009 to begin 4/10	
OR008890001 (AMP#)	Asbestos abatement at turnover (ceilings)	1460	est. 2 units	5,000.00	5,000.00	0.00	0.00	At turnover	
La Creole Manor	Family Unit Exterior Siding Repair/Paint	1460	3 buildings	112,700.00	112,700.00	0.00	0.00	Planned for summer '10	
	Elevator Interior Upgrade	1460	1 elevator	15,000.00	0.00	0.00	0.00	Delayed to 2010 Yr. 5	
	Repair/Rehab & Paint Exterior Admin Bld	1470	1 building	5,200.00	56,000.00	0.00	0.00	Increased need on rehab & repair	
	Weather Shelter	1470	2 shelters	15,000.00	15,000.00	0.00	0.00	Planned for summer '10	
	Office Heat Pump Replacement	1475	2 Units	22,500.00	15,000.00	0.00	0.00	Correcting error from Revision 1	
	Maintenance Equipment Replacement	1475	1 item	6,000.00	1,349.00	1,349.00	1,349.00	Revised type needed	
	TOTALS			\$211,400.00	\$238,149.00	\$1,349.00	\$1,349.00		
OR 8-7	Construct Weather Structure	1470	1 shelter	7,500.00	7,500.00	0.00	0.00	Planned for summer '10	
OR008890001 (AMP#)	Scattered Sites								
	TOTALS			\$7,500.00	\$7,500.00	\$0.00	\$0.00		
Overall Total				\$672,700.00	\$612,700.00	\$10,101.63	\$10,101.63		

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number		Revised Annual Statement (revision no: 1)		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		2009	
WEST VALLEY HOUSING AUTHORITY		OR16S00850109				FFY of Grant Approval:	
Date of CFFP: N/A						2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2010		<input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations	0.00	0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft	0.00	0.00	0.00	0.00	0.00	0.00
4	1410 Administration	77,800.00	77,800.00	77,800.00	77,800.00	37,600.00	37,600.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	89,700.00	58,608.30	58,608.30	58,608.30	58,608.30	58,608.30
8	1440 Site Acquisition						
9	1450 Site Improvement	20,562.00	38,759.00	38,759.00	38,759.00	24,259.00	24,259.00
10	1460 Dwelling Structures	410,000.00	437,394.27	437,394.27	437,394.27	146,950.00	146,950.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	180,000.00	165,500.43	165,500.43	165,500.43	146,196.43	146,196.43
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	0.00	0.00
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00	0.00
18	1499 Development Activities						
19	1501 Collateralization of Debt Service						
20	1502 Contingency	0.00	0.00	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$778,062.00	\$778,062.00	\$778,062.00	\$778,062.00	\$413,613.73	\$413,613.73
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504 compliance	170,000.00	165,500.43	165,500.43	165,500.43	146,196.43	146,196.43
24	Amount of line 21 Related to Security –Soft Costs						

Attachment 8.1

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary	
PBA Name: WEST VALLEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16S00850109 Replacement Housing Factor Grant No: Date of CFFP: N/A
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2009 <input type="checkbox"/> Final Performance and Evaluation Report	FFY of Grant: 2009 FFY of Grant Approval: 2009
Line Summary by Development Account	Total Estimated Cost
Original	Revised
Obligated	Expended
Total Actual Cost	
Signature of Executive Director:  Date: 6/30/10	
Signature of Public Housing Director	
Date	

Attachment 8.1

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

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

Part II: Supporting Pages										
PHA Name: WEST VALLEY HOUSING AUTHORITY					Federal FY of Grant: 2009					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: OR16890850109 Replacement Housing Factor Grant No:		CTFP (Yes/No): NO		Total Estimated Cost		Total Actual Cost		Status of Work
		Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended			
HA-Wide	10% to COCC for Planning & Admin.	1410		77,800.00	77,800.00	77,800.00	77,800.00	37,600.00	37,600.00	In Progress
	TOTALS	1410		\$77,800.00	\$77,800.00	\$77,800.00	\$77,800.00	\$37,600.00		
HA-Wide	Architect/Engineer fees and costs	1430		70,000.00	52,309.89	52,309.89	52,309.89	52,309.89	52,309.89	Complete
HA-Wide	Const. Project Coordinator - CEP	1430		17,700.00	5,989.76	5,989.76	5,989.76	5,989.76	5,989.76	Complete
HA-Wide	Inspections & Supervision	1430		2,000.00	308.65	308.65	308.65	308.65	308.65	Complete
	Advertising/Bid Docs/ Printing	1430		89,700.00	58,608.30	58,608.30	58,608.30	58,608.30	58,608.30	Complete
	TOTALS	1430								
	TOTAL HA Wide			167,500.00	136,408.30	136,408.30	136,408.30	136,408.30	96,208.30	

Part II: Supporting Pages											
PHA Name: WEST VALLEY HOUSING AUTHORITY											
Grant Type and Number Capital Fund Program Grant No: OR1680850109 CFFP (Yes/No): Replacement Housing Factor Grant No: NO											
Federal FY of Grant: 2009											
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Revised	Total Actual Cost		Status of Work		
				Original	NO		Funds Obligated	Funds Expended			
OR 8-1 & OR 8-3	Sidewalk Replacements	1450	3,000 sq. ft.	20,562.00		38,759.00	38,759.00	24,259.00	In Progress		
OR008810001 (AMP#)	Redesign & Replace Unit Roofs	1460	4 bldgs	110,000.00		76,950.00	76,950.00	76,950.00	Complete		
Pioneer Village I & II	Re-roof Maintenance Shop	1470	1 Bldg	10,000.00		0.00	0.00	0.00	Eliminated		
	TOTALS			\$140,562.00		\$115,709.00	\$115,709.00	\$101,209.00			
OR 8-6	Accessible Laundry Room - New	1470	1	170,000.00		165,500.43	165,500.43	146,196.43	In Progress		
OR008860001 (AMP#)											
Kingwood West	TOTALS			\$170,000.00		\$165,500.43	\$165,500.43	\$146,196.43			
OR 8-2	Roof Replacement & New Gutter Protection	1460	6 bldgs	50,000.00		70,000.00	70,000.00	70,000.00	Complete		
OR008890001 (AMP#)											
Arbor Court	TOTALS			\$50,000.00		\$70,000.00	\$70,000.00	\$70,000.00			
OR 8-5	Remove Baseboard Heaters/Install Heat Pumps & Check Meters	1460		250,000.00		290,444.27	290,444.27	0.00	Work to begin 04/10		
OR008890001 (AMP#)											
La Creole Manor	TOTALS			\$250,000.00		\$290,444.27	\$290,444.27	\$0.00			
Overall Total				\$778,062.00		\$778,062.00	\$778,062.00	\$413,613.73			

Attachment 8.2

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

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850110 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	
Type of Grant	<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		
Line	Summary by Development Account	Original	Revised ²
		Total Estimated Cost	Obligated
		Total Actual Cost ¹	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$31,430.00	\$0.00
3	1408 Management Improvements	\$5,000.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$72,695.00	\$0.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$53,500.00	\$0.00
8	1440 Site Acquisition		
9	1450 Site Improvement	\$141,333.00	\$0.00
10	1460 Dwelling Structures	\$241,500.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	\$24,000.00	\$0.00
14	1485 Demolition	\$18,000.00	\$0.00
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	\$15,500.00	\$0.00
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		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: West Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850110 Replacement Housing Factor Grant No: N/A Date of CFPP: N/A		
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Summary by Development Account		<input type="checkbox"/> Final Performance and Evaluation Report	
Line		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)	\$4,000.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$606,958.00	\$0.00
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	\$12,500.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$75,000.00	\$0.00
Signature of Executive Director		Signature of Public Housing Director	
<i>Spideley G. Lewis</i>		Date <i>9-20-10</i>	
		Date	

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

Attachment 8.2

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850110 CFEP (Yes/No): No Replacement Housing Factor Grant No: N/A						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-Wide	Operations	1406		\$31,430.00		\$0.00	\$0.00	
AMP-Wide	Computer software	1408		\$4,000.00		\$0.00	\$0.00	
Management Improvements	Training	1408		\$1,000.00		\$0.00	\$0.00	
HA-Wide Administrative	10% To COCC for planning and administration of CFG	1410		\$60,695.00		\$0.00	\$0.00	
AMP-Wide	Const. Project Coordinator In-House Design & Specifications	1410		\$12,000.00		\$0.00	\$0.00	
AMP-Wide	Architect/Engineering	1430		\$30,000.00		\$0.00	\$0.00	
AMP-Wide	Advertising/Printing	1430		\$5,500.00		\$0.00	\$0.00	
AMP-Wide	Computer Equipment	1475		\$0.00		\$0.00	\$0.00	
AMP-Wide	Relocation/Reasonable Accommodation Moves	1495.1		\$3,000.00		\$0.00	\$0.00	
AMP-Wide	Contingency	1502		\$4,000.00		\$0.00	\$0.00	
	HA-Wide/AMP-Wide Sub-Total			\$151,625.00				

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.

Attachment 8.2

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850110 CFEP (Yes/No): No Replacement Housing Factor Grant No: N/A						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP# OR008810001 (OR 8-1 & OR 8-3) Pioneer Village	Paving, Striping and Sidewalks Const. Project Coordinator – Inspections/Suprv.	1450 1430	11,500 sq. ft.	\$110,833.00 \$5,040.00		\$0.00 \$0.00	\$0.00 \$0.00	
	Pioneer Village AMP Sub-Total			\$115,873.00				
AMP# OR008860001 (OR 8-6) Kingwood West	Replace Unit Windows Asbestos Abatement of Floor Tile at Turnovers Replace Main Electrical Panel Const. Project Coordinator – Inspections/Suprv.	1460 1460 1460 1430	100 Units in 9 Bldg. Est. 2 Units 1 Bldg.	\$75,000.00 \$7,500.00 \$6,500.00 \$3,960.00		\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	
	Kingwood West AMP Sub-Total			\$92,960.00				
AMP# OR008890001 (OR 8-5) LaCreole Manor	Asbestos Abatement at Turnovers – Ceilings Repair Exterior Siding and Paint - Family Units Replace deadbolts/re-key Hi-Rise Refurbish Playground Equipment & Surface Material Social Hall HVAC replacement Const. Project Coordinator – Inspections/Suprv.	1460 1460 1460 1450 1475 1430	Est. 2 units 1 Bldg./6 units 60 Units 1 Playground 1 unit	\$5,000.00 \$100,000.00 \$12,500.00 \$15,500.00 \$12,500.00 \$5,940.00		\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	

Attachment 8.2

AMP # OR008890001 (OR 8-2) Arbor Court	Replace Riding Lawn Mower	1475	1	\$11,500.00	\$0.00	\$0.00
AMP # OR008890001 OR 9-7 Scattered Sites	Demolition/Disposition Moving Expenses-Relocation	1495.1	5 Houses	\$12,500.00	\$0.00	\$0.00
	Disposition Unit Improvements (roof, painting, counter tops, etc.)	1460	4 Houses	\$35,000.00	\$0.00	\$0.00
	Disposition Site Improvements (well, driveway, septic, fence, etc.)	1450	4 Houses	\$15,000.00	\$0.00	\$0.00
	Demolition of Bldgs. (150 Hawthorne) Prior to Disposition of Land	1485	1 House; 1 Garage; 1 shed	\$18,000.00	\$0.00	\$0.00
	Const. Project Coordinator – Inspections/Suprv.	1430		\$3,060.00	\$0.00	\$0.00
	Dallas/Independence AMP Sub-Total			\$246,500.00		

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.

Attachment 8.2

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

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

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2010
PHA Name: West Valley Housing Authority						Reasons for Revised Target Dates ¹
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			
	Original Obligation Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP-Wide Operations	Mar-2012		Mar-2014			
AMP-Wide Mgmt. Imp	Mar-2012		Mar-2014			
HA-Wide Administrative	Mar-2012		Mar-2014			
AMP-Wide Fees & Costs	Mar-2012		Mar-2014			
AMP-Wide Non-Dwelling Equipment	Mar-2012		Mar-2014			
HA-Wide Relocation	Mar-2012		Mar-2014			
Contingency	Mar-2012		Mar-2014			
OR008810001 (AMP#) OR 8-1&8-3 Pioneer Village I & II	Mar-2012		Mar-2014			
OR008860001 (AMP#) OR 8-6 Kingwood West	Mar-2012		Mar-2014			
OR008890001 (AMP#) OR 8-2 Arbor Court	Mar-2012		Mar-2014			
OR008890001 (AMP#) OR 8-5 LaCreole Manor	Mar-2012		Mar-2014			
OR008890001 (AMP#) OR 9-7 Scattered Sites	Mar-2012		Mar-2014			

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

Attachment 8.2 Continued

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number	Work Statement for Year 1 FFY 2010	Locality (City/County & State)	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2013	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2014
A.						
	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II		\$279,068	\$270,542	\$303,735	\$238,814
	OR008860001 (AMP#) OR 8-6 Kingwood West		\$20,738	\$7,500	\$14,270	\$7,500
	OR008890001 (AMP#) OR 8-2 Arbor Court		\$81,288	0	0	0
	OR008890001 (AMP#) OR 8-5 LaCreole Manor		\$21,500	\$136,300	\$133,349	\$205,040
	OR008890001 (AMP#) OR 9-7 Scattered Sites		\$26,260	\$37,012	0	0
B.	Physical Improvements Subtotal		\$428,854	\$451,354	\$451,354	\$451,354
C.	Management Improvements		\$7,000	\$7,000	\$7,000	\$7,000
D.	PHA-Wide Non-dwelling Structures and Equipment		\$30,000	\$5,000	\$5,000	\$5,000
E.	Administration		\$72,695	\$72,695	\$72,695	\$72,695
F.	Other		\$42,500	\$43,500	\$43,500	\$43,500
G.	Operations		\$25,909	\$27,409	\$27,409	\$27,409
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		\$606,958	\$606,958	\$606,958	\$606,958
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$606,958	\$606,958	\$606,958	\$606,958

Attachment 8.2 Continued

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 3 FFY 2012				
Work Statement for Year 1 FFY 2010	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II Paving, Striping & Sidewalks	3,500 sq. ft.	\$34,833	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II Paving, Striping & Sidewalks	2,500 sq. ft.	\$24,833
	Replace Baseboard Heaters with Cadet Heaters Phase 1	160 Units	\$108,021	Replace Baseboard Heaters with Cadet Heaters Phase 2	160 Units	\$77,021
	Maintenance Van Replacement	1	\$24,000	Const. Insp. & Supr.	Part-time estimate	\$11,088
	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 1	9 Bldg. of 40 total	\$100,000	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 2	11 Bldg. of 40 total	\$131,100
	Const. Insp. & Supr.	Part-time estimate	\$12,214	Closet Door Replacement	80 Ea.	\$26,500
Annual	OR008860001 (AMP#) OR 8-6 Kingwood West Water Heater Replacement	0		OR008860001 (AMP#) OR 8-6 Kingwood West		
	Asbestos Abatement	3 Ea.	\$12,600			
	Const. Insp. & Supr.	2 Units.	\$7,500	Asbestos Abatement	2 Units	\$7,500
Statement	OR008890001 (AMP#) OR 8-2 Arbor Court Repair & Paint Exteriors of Family Units	0	0	OR008890001 (AMP#) OR 8-2 Arbor Court	0	0
	Const. Insp. & Supr.	Part-time estimate	\$3,888			

Attachment 8.2 Continued

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 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	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II	4,000 sq. ft.	\$39,833	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II	4,000 sq. ft.	\$40,354
Annual	Paving, Striping & Sidewalks			Paving, Striping & Sidewalks		
Statement	Replace Windows, Entry Doors, Exterior Siding and Paint Exterior, Phase 3	20 Bldgs. Of 40 total	\$225,000	Replace Downspout Drains	40 Bldgs.	\$190,000
	Closet Door Replacement	80 Ea.	\$26,500	Const. Insp. & Supr.	Part-time estimate	\$8,460
	Const. Insp. & Supr.	Part-time estimate	\$12,402			
	OR008860001 AMP#) OR 8-6 Kingwood West			OR008860001 AMP#) OR 8-6 Kingwood West		
	Asbestos Abatement	Est. 2 Units	\$7,500	Asbestos Abatement	Est. 2 Units	\$7,500
	Electrical Panel Replacement	1 Bldg.	\$6,500			
	Const. Insp. & Supr.	Part-time estimate	\$270			
	OR008890001 (AMP#) OR 8-2 Arbor Court		0	OR008890001 (AMP#) OR 8-2 Arbor Court		0
	OR008890001 (AMP#) OR 8-5 LaCreole Manor			OR008890001 (AMP#) OR 8-5 LaCreole Manor		
	Asbestos Abatement	Est. 2 Units	\$5,000	Asbestos Abatement	Est. 2 Units	\$5,000
	Replace Hi-Rise Kitchen Cabinets & Appliances Phase 1	60 Units	\$123,021	Elevator Interior Upgrade	1 Ea.	\$15,000

Attachment 8.2 Continued

Capital Fund Program—Five-Year Action Plan

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

	Const. Insp. & Supr.	Part-time estimate	\$5,328	Recoat Hi-Rise Roof & Replace Flashing	7,000 sq. ft.	\$146,000
				Maintenance Vehicle Replacement	1 Dump Bed Truck	\$29,500
	OR008890001 (AMP#) OR 9-7 Scattered Sites		0	Const. Insp. & Supr.	Part-time estimate	\$9,540
	Subtotal of Estimated Cost		\$451,354	Subtotal of Estimated Cost		\$451,354

Attachment 8.2 Continued

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SES	AMP-Wide Management Improvement		AMP-Wide Management Improvement	
	Energy Conservation Audit	\$5,000	Computer Software	\$3,000
	Computer Software Training	\$1,000 \$1,000	Training	\$4,000
Annual	HA Wide Administration		HA Wide Administration	
	Admin. Staff Salaries & Benefits	\$60,695	Admin. Staff Salaries & Benefits	\$60,695
	In-house Design & Specifications	\$12,000	In-house Design & Specifications	\$12,000
Statement	AMP-Wide Other		AMP-Wide Other	
	Architect/Engineering	\$30,000	Architect/Engineering	\$30,000
	Advertising/Printing	\$5,500	Advertising/Printing	\$5,500
	Network Server Upgrades	\$25,000	Computer Equipment	\$5,000
	Computer Equipment	\$5,000	Relocation	\$3,000
	Relocation	\$3,000	Contingency	\$5,000
	Contingency	\$4,000		
AMP-Wide Operations	\$25,909	AMP-Wide Operations	\$27,409	
	Subtotal of Estimated Cost	\$178,104	Subtotal of Estimated Cost	\$155,604

Attachment 8.2 Continued

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
///	AMP-Wide Management Improvement		AMP-Wide Management Improvement	
///	Computer Software	\$3,000	Computer Software	\$3,000
///	Training	\$4,000	Training	\$4,000
///				
///	HA Wide Administration		HA Wide Administration	
///	Admin. Staff Salaries & Benefits	\$60,695	Admin. Staff Salaries & Benefits	\$60,695
///	In-house Design & Specifications	\$12,000	In-house Design & Specifications	\$12,000
///				
///	AMP-Wide Other		AMP-Wide Other	
///	Architect/Engineering	\$30,000	Architect/Engineering	\$30,000
///	Advertising/Printing	\$5,500	Advertising/Printing	\$5,500
///	Computer Equipment	\$5,000	Computer equipment	\$5,000
///	Relocation	\$3,000	Relocation	\$3,000
///	Contingency	\$5,000	Contingency	\$5,000
///				
///	AMP-Wide Operations		AMP-Wide Operations	
///		\$27,409		\$27,409
///				
///	Subtotal of Estimated Cost	\$155,604	Subtotal of Estimated Cost	\$155,604