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| 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>The Housing Authority of the City of West Point, West Point, MS</u> PHA Code: <u>MS059</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2011</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---|--------------------|----------|--------------------------------------|-------------------------------|--------------------------------------|-------------------------------|------------------------------|-----|--------|--|--|--|--|--|--------|--|--|--|--|--|--------|--|--|--|--|--|
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>226</u> Number of HCV units: _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.0 | Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.0 | PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program | | PH | HCV | PHA 1: | | | | | | PHA 2: | | | | | | PHA 3: | | | | | |
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| | | 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: Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.2 | Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.0 | PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.0 | Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/A | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0 | Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.1 | Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.2 | Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.3 | Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9.0 | Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Attached | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Attached</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Attached</p> |
| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> |

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.

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT

Mission Statement

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

5.2 GOALS AND OBJECTIVES

With a goal to maintain the availability of decent, safe and affordable housing, the PHA continues to modernize and renovate our housing stock and property through the use of Capital Funds. We also continue with ongoing measures to improve the livability and security, to update energy-efficiency measures as needed, and to preserve the physical integrity of the structures and sites. With an occupancy rate of 99.6% for Fiscal Year Ending 12/31/2010, we have maintained the vacancies well under 3% with our one (1) vacancy for that period being a fire damaged unit. Monitoring the private sector helps to keep PHA units compatible with the private market rentals.

Improving the community quality of life and economic vitality by providing an improved living environment for our tenants is another goal of this PHA. To achieve this goal we have implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments. By utilizing our Admissions and Continued Occupancy Policy (ACOP), which include working family preference, flat rents, deconcentration, etc. As of December 31, 2010, the average income is \$11,696 compared to \$11,271 in 2009.

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

In order to promote self-sufficiency and asset development of families and individuals, the PHA has strived to increase the number and percentage of employed persons in assisted families. Currently the PHA has eighty-two (82) working families, ninety-eight (98) Social Security/Disability recipients, five (5) receiving unemployment benefits, and forty (40) non-working families. Due to the economy and a high unemployment rate of 17.3% in Clay County (which exceeds the state rate of 9.7% and the national rate of 9.4%), the number working families declined from 43% reported last year to 36% as of December 2010.

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

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

The safety of all tenants is a priority with the PHA and is addressed through programs which provide them with educational information. Domestic violence affects as many as one-fourth of all American households. Staff members from Safe Haven, Inc. (a shelter for victims of domestic violence) provide the PHA with pamphlets as well as workshops on preventing violence. Safe Haven also has weekly group counseling sessions for victims of domestic violence, which is open to the public. The West Point Fire Department visits each neighborhood during Fire Safety Week in October each year to offer safety tips and to give them an opportunity to ask questions and get acquainted with the local fire fighters.

6.0 PHA PLAN UPDATE

(a) PHA Plan Elements

2. Financial Resources

Attached is the breakdown of the Financial Resources.

4. Operation and Management

The PHA has updated its Comprehensive Maintenance Plan as well as its Preventive Maintenance Plan.

11. Fiscal Year Audit

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

12. Asset Management

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

13. Violence Against Women Act (VAWA)

Attached is the Violence Against Women Act (VAWA) which was adopted by the Board of Commissioners on June 19, 2008. In addition, the PHA networks with other agencies such as Safe Haven, Inc. (a local shelter for women and children who are victims of domestic violence) and Sally Kate Winter’s Children’s Home to provide programs to address awareness (workshops on domestic violence, dating violence, sexual assault and stalking), to provide counseling for tenants, and to provide shelter when needed. The PHA has 192 female heads of household, 33 male heads of household, and 268 children. According to statistics provided by Safe Haven, Inc., there were fifty-seven (57) cases of domestic violence reported in West Point and Clay County in 2010.

(b)

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

6.0 PHA PLAN UPDATE

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2011 grants) | | |
| a) Public Housing Operating Fund | 632,352 | |
| b) Public Housing Capital Fund | 370,349 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | | |
| h) Community Development Block Grant | | |
| i) HOME | | |
| Other Federal Grants (list below) | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2009 (50109) CFP | 241,478 | |
| 2010 (50110) CFP | 370,349 | |
| 3. Public Housing Dwelling Rental Income | 336,396 | |
| 4. Other income (list below) | | |
| Interest on General Fund Investments | 60,342 | |
| Other Income, Sales & Services, Vacate Notices and Court Cost | 20,611 | |
| 4. Non-federal sources (list below) | | |
| | | |
| Total resources | 2,031,877 | |
| | | |
| | | |

6.0 PHA PLAN UPDATE

13. Violence Against Women Act (VAWA)

Violence Against Women Act (VAWA) Policy

I. Purpose and Applicability

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

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

II. Goals and Objectives

This Policy has the following principal goals and objectives:

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

III. Other Authority Policies and Procedures

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

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

IV. Definitions

As used in this Policy:

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

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

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

V. Admissions and Screening

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

VI. Termination of Tenancy or Assistance

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

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

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

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

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, the Authority to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Authority. Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

- a. HUD-approved form - by providing to the Authority a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
- b. Other documentation - by providing to the Authority documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic

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

c. Police or court record - by providing to the Authority a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

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

VIII. Confidentiality

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

IX. Court Orders/Family Breakup

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

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

X. Relationships with Service Providers

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

XI. Notification

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

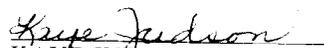
XII. Relationship with Other Applicable Laws

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

XIII. Amendment

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

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


KAYE JUDSON
SECRETARY

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

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

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

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

| | |
|--|---|
| Part I: Summary | |
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-11 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2011 FFY of Grant Approval: | |

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 996 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | 3,000 | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 22,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 338,568 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | 5,785 | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | | | | |

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

| | | | |
|---|--|---|----------------------|
| Part I: Summary | | FFY of Grant: 2011 FFY of Grant Approval: | |
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-11 Replacement Housing Factor Grant No: Date of CFFP: | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Summary by Development Account | | Total Estimated Cost | |
| Line | | Original | Revised ² |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | Obligated |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | Expended |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | 370,349 | |
| 21 | Amount of line 20 Related to LBP Activities | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | |
| Signature of Executive Director <i>Kaye Judson</i> | | Signature of Public Housing Director | |
| Date 03/10/2011 | | Date | |

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

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-11 CFFP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2011 | | |
| 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 | |
| MS059000001 | Operations | 1406 | LS | 996 | | | | |
| MS059000001 | Audit | 1411 | LS | 3,000 | | | | |
| MS059000001 | Fees & Cost | 1430 | | | | | | |
| | A/E Services | | LS | 22,000 | | | | |
| | Total | 1430 | | 22,000 | | | | |
| | Dwelling Structures | 1460 | | | | | | |
| MS026P059002 | Replace Roof Shingles | | | | | | | |
| | 24 Buildings @ 4,615 ea | | ea | 110,760 | | | | |
| MS059000001 | Replace Fire Extinguishers | | ea | 11,752 | | | | |
| | 226 units @ 52 ea | | | | | | | |
| MS059000001 | Replace Smoke Detectors | | ea | 9,040 | | | | |
| | 226 units @ 40 ea | | | | | | | |
| MS059000001 | Add Smoke Dectors 482 @ 40 ea | | ea | 19,280 | | | | |
| MS059000001 | Replace ADA Smoke Detectors W/Strobe | | ea | 756 | | | | |
| | 6 @ 126 ea | | | | | | | |
| MS26P059002 | Replace Electrical Disconnect 48 @ 650 | | ea | 31,200 | | | | |
| MS26P059003 | Replace Electrical Disconnect 40 @ 650 | | ea | 26,000 | | | | |

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

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-11 CFPP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2011 | | |
| 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 | |
| MS26P059004 | Replace Electrical Disconnect 26 Building @ 650 ea | | ea | 16,900 | | | | |
| MS26P059001 | Install Security Storm Doors 104 @ 340 | | ea | 35,360 | | | | |
| MS26P059002 | Install Security Storm Doors 96 @ 340 | | ea | 32,640 | | | | |
| MS26P059003 | Install Security Storm Doors 80 @ 340 | | ea | 27,200 | | | | |
| MS26P059004 | Install Security Storm Doors 52 @ 340 | | ea | 17,680 | | | | |
| | Total | 1460 | | 338,568 | | | | |
| | Nondwelling Structures | 1470 | | | | | | |
| MS26P059002 | Replace Roof Shingles 1 Buildings @ 4,615 ea | | ea | 4,615 | | | | |
| MS26P059002 | Replace Electrical Disconnect 1 Building @ 650 ea | | ea | 650 | | | | |
| MS26P059002 | Replace Fire Extinguishers 6 @ 52 | | ea | 312 | | | | |
| MS26P059003 | Replace Fire Extinguishers 2 @ 52 | | ea | 104 | | | | |
| MS26P059005 | Replace Fire Extinguishers 2 @ 52 | | ea | 104 | | | | |
| | Total | 1470 | | 5,785 | | | | |
| | Grand Total | | | 370,349 | | | | |

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

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

| Part I: Summary | | | | | | |
|--|--|--|--|--|--|--|
| PHA Name/Number The Housing Authority of the City of West Point, West Point, Mississippi / MS059 | | Locality (City/County & State) West Point/Clay/Mississippi | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| A. | Development Number and Name | Work Statement for Year 1 FFY _2011____ | Work Statement for Year 2 FFY __2012_____ | Work Statement for Year 3 FFY __2013_____ | Work Statement for Year 4 FFY __2014_____ | Work Statement for Year 5 FFY __2015_____ |
| B. | Physical Improvements Subtotal | Annual Statement | 366,750 | 366,435 | 367,317 | 366,335 |
| C. | Management Improvements | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | |
| E. | Administration/Audit | | 3,000 | 3,000 | 3,000 | 3,000 |
| F. | Other | | | | | |
| G. | Operations | | 599 | 914 | 32 | 1,014 |
| H. | Demolition | | | | | |
| I. | Development | | | | | |
| J. | Capital Fund Financing – Debt Service | | | | | |
| K. | Total CFP Funds | | 370,349 | 370,349 | 370,349 | 370,349 |
| L. | Total Non-CFP Funds | | | | | |
| M. | Grand Total | | 370,349 | 370,349 | 370,349 | 370,349 |

Capital Fund Program—Five-Year Action Plan

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

| Part I: Summary (Continuation) | | | | | | |
|--|--------------------------------------|---|---|--|--|--|
| PHA Name/Number The Housing Authority of the City of West Point, West Point, Mississippi / MS059 | | Locality (City/county & State) West Point/Clay/Mississippi | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| A. | Development Number and Name | Work Statement for Year 1 FFY _2011__ | Work Statement for Year 2 FFY _2012_____ | Work Statement for Year 3 FFY __2013_____ | Work Statement for Year 4 FFY __2014_____ | Work Statement for Year 5 FFY __2015_____ |
| | | Annual Statement | | | | |
| | PHA-Wide | | 370,349 | 370,349 | 370,349 | 370,349 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | CFP Funds Listed for 5-year planning | | 370,349 | 370,349 | 370,349 | 370,349 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| Part II: Supporting Pages – Physical Needs Work Statement(s) | | | | | | |
|---|---|----------------|----------------|---|-----------|----------------|
| Work Statement for Year 1 FFY 2011 | Work Statement for Year 4 FFY 2014 | | | Work Statement for Year: 5 FFY 2015 | | |
| | 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 | HA-Wide/Operations | LS | 32 | HA-Wide/Operations | LS | 1,014 |
| Annual | HA-Wide/Audit | LS | 3,000 | HA-Wide/Audit | LS | 3,000 |
| Statement | HA-Wide/A/E Fees | LS | 20,000 | HA-Wide/A/E Fees | LS | 20,000 |
| | HA-Wide/Mod Coordinator | LS | 18,000 | | | |
| | HA-Wide/Electrical Replace receptacle & switches | 100 Units | 22,260 | HA-Wide/Ranges | 20 | 6,380 |
| | HA-Wide/Non-dwelling Building Improvements | LS | 50,000 | HA-Wide/Refrigerators | 20 | 8,800 |
| | HA-Wide/Roofing | 40 Buildings | 102,000 | HA-Wide/Interior Doors and Hardware | 20 Units | 24,955 |
| | HA-Wide/Gutters and Siding | 2 Sites | 54,120 | HA-Wide/Site Improvements | 1 Site | 24,000 |
| | HA-Wide/Paint Exterior Metal | 7 Sites | 28,137 | | | |
| | HA-Wide/Site Improvements | 1 Site | 23,000 | | | |
| | HA-Wide/Parking Pads | 7 Parking Pads | 35,000 | HA-Wide/Light Fixtures | 113 Units | 101,900 |
| | | | | HA-Wide/Kitchen Vent-a-Hood | 113 Units | 33,900 |
| | HA-Wide/Range Hood Fire Suppression System | 14 | 9,800 | | | |
| | | | | HA-Wide/Ext. Post & Handrails | 7 Sites | 66,400 |
| | HA-Wide Resident Relocation | 10 | 5,000 | HA-Wide/Interior Renovations | 4 Units | 80,000 |
| | Subtotal of Estimated Cost | | \$370,349 | Subtotal of Estimated Cost | | \$370,349 |

| | |
|--|---|
| Part I: Summary | |
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-09 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2009 FFY of Grant Approval: 2009 | |

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 5,913 | 6,943 | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | 0 | 3,000 | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 24,970 | 24,970 | 24,970 | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 92,500 | 179,550 | | |
| 10 | 1460 Dwelling Structures | 252,038 | 149,573 | 108,973 | 108,973 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | 11,385 | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | | | | |

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

| | | | |
|--|--|--|--------------------------------|
| Part I: Summary | | FFY of Grant: 2009 | |
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | FFY of Grant Approval: 2009 | |
| Grant Type and Number Capital Fund Program Grant No: MS26P059-501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Summary by Development Account | | Total Estimated Cost | Total Actual Cost ¹ |
| Line | | Original | Revised ² |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 375,421 | 375,421 |
| 21 | Amount of line 20 Related to LBP Activities | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | |
| Signature of Executive Director <i>Kaife Judson</i> | | Signature of Public Housing Director | |
| Date 3/10/2011 | | Date | |

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

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| MS059000001 | Operations | 1406 | LS | 5,913 | 6,943 | | | |
| MS059000001 | Audit | 1411 | LS | 0 | 3,000 | | | |
| MS059000001 | Fees & Cost | 1430 | | | | | | |
| | Mod-Coordinator | | LS | 24,970 | 24,970 | 24,970 | | |
| | Total | 1430 | | 24,970 | 24,970 | 24,970 | | |
| | Site Improvement | 1450 | | | | | | |
| MS26P059003 | Landscaping | | LS | 0 | 20,000 | | | |
| Ivy Lane/Orr Court | | | | | | | | |
| MS26P059004 | Landscaping | | LS | 0 | 20,000 | | | |
| Darley/Ivy Ext | | | | | | | | |
| MS26P059005 | Landscaping | | LS | 0 | 20,000 | | | |
| Norris Court | | | | | | | | |
| MS26P059005 | Paint & Repair Fence | | LF | 32,500 | 44,550 | | | |
| | 1,650 LF @ \$50.00 | | | | | | | |
| MS059000001 | Video Sewer System | | 226 DU | 60,000 | 75,000 | | | |
| | Total | 1450 | | 92,500 | 179,550 | | | |

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

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-09 CFPP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| | Dwelling Structures | 1460 | | | | | | |
| MS26P059005 | Furnace & Water Heaters | | ea | 96,685 | 96,685 | 96,685 | 96,685 | Complete |
| Norris Court | 36 Units @ \$2,685.69 ea. | | | | | | | |
| MS26P059004 | Furnace & Water Heaters | | ea | 9,063 | 9,063 | 9,063 | 9,063 | Complete |
| Darley/Ivy Ext | 3 units @ \$3,021.00 ea | | | | | | | |
| MS26P059001 | Change order #1 2008 CFP | | LS | 3,225 | 3,225 | 3,225 | 3,225 | Complete |
| Jim James Court | | | | | | | | |
| MS26P059005 | Repair Roof Decking & Replace Roof | | ea | 143,065 | 0 | | | |
| Norris Court | Shingles 31 Buildings @ \$4,615.00 | | | | | | | |
| MS059000001 | Install Keying System 226 Units @ 350 | | 226 DU | 0 | 40,600 | | | |
| | Total | 1460 | | 252,038 | 149,573 | 108,973 | 108,973 | |
| | Dwelling Equipment | 1465.1 | | | | | | |
| MS059000001 | Ranges 15 @ 319 | | ea | 0 | 4,785 | | | |
| MS059000001 | Refrigerators 15 @ 440 | | ea | 0 | 6,600 | | | |
| | Total | 1465.1 | | 0 | 11,385 | | | |
| | Grand Total | | | 375,421 | 375,421 | 133,943 | 108,973 | |

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

² To be completed for the Performance and Evaluation Report.

| | |
|--|---|
| Part I: Summary | |
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2010 FFY of Grant Approval: | |

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 945 | 1,739 | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | 3,000 | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 21,600 | 35,000 | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 15,000 | 93,960 | | |
| 10 | 1460 Dwelling Structures | 323,014 | 236,650 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 9,790 | 0 | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | | | | |

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

| | | | |
|--|--|--|---|
| Part I: Summary | | FFY of Grant: 2010 | |
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | FFY of Grant Approval: | |
| Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 Replacement Housing Factor Grant No: Date of CFFP: | | | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Summary by Development Account | | Total Estimated Cost | Total Actual Cost ¹ |
| Line | | Original | Revised ² Obligated Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 370,349 | 370,349 |
| 21 | Amount of line 20 Related to LBP Activities | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | |
| Signature of Executive Director <i>Haye Judson</i> | | Date 03/10/2011 | Signature of Public Housing Director Date |

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

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| MS059000001 | Operations | 1406 | LS | 945 | 1,739 | | | |
| MS059000001 | Audit | 1411 | LS | 0 | 3,000 | | | |
| MS059000001 | Fees & Cost | 1430 | | | | | | |
| | A/E Services | | LS | 21,600 | 35,000 | | | |
| | Total | 1430 | | 21,600 | 35,000 | | | |
| | Site Improvements | 1450 | | | | | | |
| MS026P059005 | Install Fence 1,740 LF @ 54 LF | | LF | 0 | 93,960 | | | |
| MS059000001 | Landscape 3 sites @ \$ 15,000 | | 3 ea | 15,000 | 0 | | | |
| | Total | 1450 | | 15,000 | 93,960 | | | |
| MS059 | Dwelling Structures | 1460 | | | | | | |
| MS059000001 | Install keying system | | | | | | | |
| | 116 Buildings @ \$344 | | 116 ea | 39,904 | 0 | | | |

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

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: The Housing Authority of the City of West Point, West Point, MS | | | Grant Type and Number Capital Fund Program Grant No: MS26P059-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| MS059000001 | Replace Windows 491 @ \$200 | | 491 ea | 98,200 | 98,200 | | | |
| MS059000001 | Install steel storm doors 432 @ \$255 | | 432 ea | 110,160 | 0 | | | |
| MS059000001 | Replace roof shingles 25 buildings @ \$2,990 | | 25 ea | 74,750 | 0 | | | |
| MS26P059005 Norris Court | Replace Shingles 30 Buildings @ 4,615 ea | | ea | 0 | 138,450 | | | |
| | Total | 1460 | | 323,014 | 236,650 | | | |
| | Dwelling Equipment | 1465.1 | | | | | | |
| MS059000001 | Ranges 20 @ \$319 | | 10 ea | 3,190 | 0 | | | |
| MS059000001 | Refrigerators 15 @ \$440 | | 15 ea | 6,600 | 0 | | | |
| | Total | 1465.1 | | 9,790 | 0 | | | |
| | Grand Total | | | 370,349 | 370,349 | | | |

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

² To be completed for the Performance and Evaluation Report.

9.0 HOUSING NEEDS

Housing Needs of Families on the PHA's Waiting List

Waiting list Type: (select one)

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

If used, identify which development/subjurisdiction:

| Based on December 2010 | # of families | % of total families | Annual Turnover |
|--|---------------|---------------------|-----------------|
| Waiting list total | 25 | 100% | |
| Extremely low income <=30% AMI | 0 | 0% | |
| Very low income (>30%but <=50% AMI) | 19 | 76% | |
| Low income (>50% but <80% AMI) | 5 | 20% | |
| Families with children | 11 | 44% | |
| Elderly families | 3 | 12% | |
| Families with Disabilites | 2 | 8% | |
| White | 0 | 0% | |
| Black | 25 | 100% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1 BR | 14 | 56% | 0 |
| 2 BR | 6 | 24% | 0 |
| 3 BR | 4 | 16% | 4 |
| 4 BR | 1 | 4% | 1 |
| 5 BR | 0 | 0% | 0 |
| 5+ BR | 0 | 0% | 0 |

9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

The PHA waiting list remains open.

The average unit turnaround reported as of 12/31/2010 was eight (8) days. To minimize the number of units off-line and reduce the turnaround days, the PHA will continue to employ effective maintenance and management policies and procedures.

The PHA continues to address housing needs in an efficient and cost-effective manner as they arise throughout the year.

10.0 ADDITIONAL INFORMATION

(a) Progress in meeting Mission and Goals

As discussed under 5.1 Mission and 5.2 Goals and Objectives, the PHA maintains the availability of decent, safe, and affordable housing and continues to modernize and renovate our housing stock and property. The vacancy rate is well under the 3% required by regulations. This Authority strives to improve the quality of life and economic suitability by maintaining a tenant body composed of families with a broad range of incomes to avoid concentration of the most economically deprived families. The PHA will continue its efforts to improve security in our developments by working with the local law enforcement agencies and by enforcing the “One Strike and You’re Out Policy”.

(b)

The PHA recognizes the need for public notification for the items contained in the 2011 Annual Plan and 5-Year Update. The PHA will continue to make proper notification for any substantial deviations from the 2011 Annual Plan and 5-Year Update as required by law.

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) Comments

On November 12, 2010, a Survey of Physical Improvements Desired by Residents was hand-delivered to all residents by the Resident Advisory Council members. The survey was compiled for each site, as well as PHA wide, with a total of ninety-two (92) residents completing the survey indicating a 41% response from residents. The results of the survey were discussed by the Resident Advisory Council along with the PHA staff on November 23, 2010. Based on the comments from the survey, the Resident Advisory Council concurred that the following items as shown on the attachment should be addressed in the PHA 2011 Annual Plan and 5-Year Update.

The Housing Authority's analysis concluded that these recommendations would be included in the PHA 2011 Annual Plan and 5-Year Update.

At the Regular Meeting of The Housing Authority of the City of West Point Resident Advisory Council on November 23, 2010, the proposed PHA 2011 Annual Plan and 5-Year Update was presented and approved by the Resident Advisory Council.

WEST POINT HOUSING AUTHORITY

SURVEY OF PHYSICAL IMPROVEMENTS DESIRED BY RESIDENTS

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

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

Please indicate your most important selections by placing an "X" in blank. If you think of other items which are not on this list, write them beside "Other". **Please complete this form and return it no later than November 18, 2010.**

YOUR CHOICE

- 25 improve landscaping
- 15 improve curb appeal
- 34 improve street, sidewalk, parking
- 22 improve security lighting
- 16 improve/install security fence
- 19 replace/install gutters and downspouts
- 19 replace roof shingles
- 32 repair/replace screen doors
- 18 repair/replace windows
- 7 replace siding
- 21 replace light fixtures
- 23 replace kitchen range hoods
- 65 renovate bathrooms
- 47 renovate kitchen (cabinets, sink, etc)
- 25 renovate interior of unit
- 6 other paint the apartments
- 3 other speed bumps
- 2 other security
- 3 other door bells; better floor tiles

Development: _____

Apartment No. _____

Signature of Resident: _____