



2019
CAPITAL FUND PLAN



DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION”

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, the West Valley Housing Authority has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes meeting such criteria, the WVHA will submit, for HUD’s approval/consent, a revised plan meeting public process requirements; including Resident Advisory Board review and consultation.

WVHA’s criteria, as defined below, is applicable to all Capital Fund Program (CFP) components including: Capital Fund Grants(CFG); Replacement Housing Factor (RHF) grants; Disaster Grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

(i) Criteria for defining “Substantial Deviation” from the 5-Year Plan:

A major change in direction pertaining to the WVHA’s mission and goals would constitute a “substantial deviation” from the Agency’s 5-Year Plan. Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further the WVHA’s stated mission and goals as articulated in the 5-Year Plan.

(ii) Criteria for defining “Significant Amendment or Modification” to the 5-Year and Annual PHA Plans:

- Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will adversely impact more than 20% of applicants and/or households assisted under the Program.
- Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will adversely impact more than 20% of applicants and/or households assisted under the Program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans.

(iii) Criteria for defining “Significant Amendment or Modification” to the Capital Fund Program (CFP) 5Year Action Plan:

- Proposed demolition, disposition, homeownership, RAD conversion, Capital Fund financing, development, or mixed-finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement, or CFP 5-Year Action Plan, that exceed \$100,000.

(iv) Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.



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 06/30/2017

Part I: Summary		
PHA Name: Housing Authority & Urban Renewal Agency of Polk County - dbaWest Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850119 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant: 2019 FFY of Grant Approval: 2019

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 20) ³		\$47,443		
3	1408 Management Improvements		\$0		
4	1410 Administration (may not exceed 10% of line 20)		\$68,404		
5	1411 Audit		\$0		
6	1415 Liquidated Damages		\$0		
7	1430 Fees and Costs		\$2,500		
8	1440 Site Acquisition		\$0		
9	1450 Site Improvement		\$9,700		
10	1460 Dwelling Structures		\$549,798		
11	1465.1 Dwelling Equipment—Nonexpendable		\$0		
12	1470 Non-dwelling Structures		\$0		
13	1475 Non-dwelling Equipment		\$0		
14	1485 Demolition		\$0		
15	1492 Moving to Work Demonstration		\$0		
16	1495.1 Relocation Costs		\$3,000		
17	1499 Development Activities ⁴		\$0		

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 06/30/2017

Part I: Summary						
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850119 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			FFY of Grant:2019 FFY of Grant Approval: 2019	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$3,200				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$684,045				
21	Amount of line 20 Related to LBP Activities	\$0				
22	Amount of line 20 Related to Section 504 Activities	\$0				
23	Amount of line 20 Related to Security - Soft Costs	\$0				
24	Amount of line 20 Related to Security - Hard Costs	\$0				
25	Amount of line 20 Related to Energy Conservation Measures	\$0				
Signature of Executive Director		Date		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: West Valley Housing Authority			Grant Type and Number Capital Fund Program Grant No: OR16P00850119 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2019		
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	
All AMPs	Operations	1406		\$47,443				
Admin Mgt Fee	Planning and Admin of CFG	1410		\$68,404				
HA-Wide	Architectural and Engineering Fees	1430		\$2,500				
HA-Wide	Advertising & Printing	1430		\$0				
All AMPs	Relocation & Reasonable Accommodation Moves	1495.1		\$3,000				
HA-Wide	Contingency	1502		\$3,200				
	HA-Wide/All AMPs Sub-Total			\$124,547				
AMP# OR008860001 (OR-8-1 & OR 8-3) Pioneer Village	Replace Baseboard Heat	1460	80 units	\$256,000				
	Closet Door Replacement	1460	160 Units	\$151,300				
	Pioneer Village AMP Sub-Total			\$407,300				
	Kingwood West AMP Sub-Total			\$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: West Valley Housing Authority			Grant Type and Number Capital Fund Program Grant No: OR16P00850119 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2019		
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# OR008890001 (OR 8-5) LaCreole Manor	Resurface Hi-Rise Roof	1460	1 Bldg.	\$110,298				
AMP# OR008890001 (OR 8-2) Arbor Court	Exterior Paint	1460	7 Bldg's.	\$32,200				
AMP# OR008890001 (OR 8-7) Scattered Sites	Water Line Extension	1450	360 ln. ft.	\$9,700				
	Dallas - Independence AMP Sub-Total			\$152,198				

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Valley Housing Authority				Federal FFY of Grant: 2019	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/All AMP items	April 16, 2021		April 16, 2023		
AMP# OR008860001 (OR-8-1 & OR 8-3) Pioneer Village	April 16, 2021		April 16, 2023		
AMP# OR008860001 (OR 8-6) Kingwood West	April 16, 2021		April 16, 2023		
AMP# OR008890001 (OR 8-5) LaCreole Manor	April 16, 2021		April 16, 2023		
AMP# OR008890001 (OR 8-2) Arbor Court	April 16, 2021		April 16, 2023		
AMP# OR008890001 (OR 8-7) Scattered Sites	April 16, 2021		April 16, 2023		

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.



Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number : Housing Authority & Urban Renewal Agency of Polk County – dba West Valley Housing Authority..... OR008		Locality (City/County & State): Polk County, Oregon			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2019	Work Statement for Year 2 FFY 2020	Work Statement for Year 3 FFY 2021	Work Statement for Year 4 FFY 2022	Work Statement for Year 5 FFY 2023
	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II	See Annual Statement	\$417,200	\$47,500	\$273,600	\$460,198
	OR008860001 (AMP#) OR 8-6 Kingwood West		\$51,800	\$447,848	\$22,000	\$0
	OR008890001 (AMP#) OR 8-2 Arbor Court		\$0	\$5,000	\$0	\$0
	OR008890001 (AMP#) OR 8-5LaCreole Manor		\$19,100	\$0	\$176,415	\$0
	OR008890001 (AMP#) OR 9-7Scattered Sites		\$20,500	\$10,600	\$56,000	\$0
B.	Physical Improvements Subtotal		\$508,600	\$510,948	\$528,015	\$460,198
C.	Management Improvements		\$27,500	\$0	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0	\$16,750	\$12,183	\$80,000
E.	Administration		\$68,404	\$68,404	\$68,404	\$68,404
F.	Other		\$32,098	\$40,500	\$28,000	\$28,000
G.	Operations		\$47,443	\$47,443	\$47,443	\$47,443
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		\$684,045	\$684,045	\$684,045	\$684,045
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$684,045	\$684,045	\$684,045	\$684,045



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

Work Statement for Year 1 FFY 2018	Work Statement for Year: 2 FFY 2020			Work Statement for Year 3 FFY 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II			OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II		
	Paving, Striping & Sidewalks			Replace Storm Drain Segment	1 unit	\$47,500
	Replace Baseboard Heat	80 units	\$256,000			
	Convert interior lighting to LED Fixtures	160 units	\$28,000			
	Exterior Paint	42 bldgs	\$133,200			
	Subtotal		<u>\$417,200</u>	Subtotal		<u>\$47,500</u>
	OR008860001 (AMP#) OR 8-6 Kingwood West			OR008860001 (AMP#) OR 8-6 Kingwood West		
	Soffits, Trim, and Fascia Repair	9 Bldgs.	\$15,000	Install Ductless Heat Pumps	160 Units	\$384,048
	Exterior Paint	9 Bldgs.	\$36,800	Landscaping Enhancement	1 Site	\$63,800
	Subtotal		<u>\$51,800</u>	Subtotal		<u>\$447,848</u>



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year: 2 FFY 2020			Work Statement for Year 3 FFY 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OR008890001 (AMP#) OR 8-2 Arbor Court			OR008890001 (AMP#) OR 8-2 Arbor Court		
				Upgrade Lighting for Efficiency	7 Bldgs	\$5,000
	Subtotal		\$0	Subtotal		\$5,000
	OR008890001 (AMP#) OR 8-5 LaCreole Manor			OR008890001 (AMP#) OR 8-5 LaCreole Manor		
	Paving & Sidewalks	1,540 sq.ft	\$14,100			
	Seal-coat Parking Lot	1,340 sq. ft.	\$5,000			
	Subtotal		\$19,100	Subtotal		\$0
	OR008890001 (AMP#) OR 9-7 Scattered Sites			OR008890001 (AMP#) OR 9-7 Scattered Sites		
	Exterior Paint	4 Bldgs	\$20,500	Upgrade Lighting for Efficiency	8 Bldgs.	\$10,600
	Subtotal		\$20,500	Subtotal		\$10,600
	Subtotal of Estimated Cost for All AMPS		\$508,600	Subtotal of Estimated Cost for All AMPS		\$510,948



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2022			Work Statement for Year: 5 FFY 2023		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II			OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II		
	Paving, Striping & Sidewalks	6,000 sq. ft.	\$92,600	Kitchen Cabinetry and Countertops	160 units	\$460,198
	Electrical Meters to Smart Readers	160 units	\$136,000			
	Renovate Social Hall	1 unit	\$45,000			
	Subtotal		\$273,600	Subtotal		\$460,198
	OR008860001 AMP#) OR 8-6 Kingwood West			OR008860001 AMP#) OR 8-6 Kingwood West		
	Electrical Panel Replacement	3 bldgs	\$12,000			
	Install Chain Link Fence	800 lin. Ft.	\$10,000			
	Subtotal		\$22,000	Subtotal		\$0
	OR008890001 (AMP#) OR 8-2 Arbor Court			OR008890001 (AMP#) OR 8-2 Arbor Court		
	Subtotal		\$0	Subtotal		\$0
Part II: Supporting Pages – Physical Needs Work Statement(s)						



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

Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2022			Work Statement for Year: 5 FFY 2023		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OR008890001 (AMP#) OR 8-5 LaCreole Manor			OR008890001 (AMP#) OR 8-5 LaCreole Manor		
	Replace Common Area Flooring	5,750 sq. ft	\$42,700			
	Replace Closet Assemblies & Doors	60 units	\$72,000			
	Replace Appliances	60 units	\$61,715			
	Subtotal		<u>\$176,415</u>	Subtotal		<u>\$0</u>
	OR008890001 (AMP#) OR 9-7 Scattered Sites			OR008890001 (AMP#) OR 9-7 Scattered Sites		
	Replace Vinyl Siding	2 bldgs	\$56,000			
	Subtotal		<u>\$56,000</u>	Subtotal		<u>\$0</u>
	Subtotal of Estimated Cost for All AMPS		\$528,015	Subtotal of Estimated Cost for All AMPS		\$460,198



Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2020		Work Statement for Year: 3 FFY 2021	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Management Improvements – All AMPs		Management Improvements – All AMPs	
Annual	Energy Audit	\$7,500		
Statement	PNA	\$20,000		
	Subtotal	\$27,500	Subtotal	\$0
	HA Wide Administration		HA Wide Administration	
	Admin. Staff Salaries & Benefits	\$68,404	Admin. Staff Salaries & Benefits	\$68,404
	HA Wide Non-Dwelling Structures & Equipment		HA Wide Non-Dwelling Structures & Equipment	
			Video Surveillance Systems	\$16,750
	Subtotal	\$0	Subtotal	\$16,750
	HA Wide or All AMPs - Other		HA Wide or All AMPs - Other	
	Architect/Engineering	\$16,598	Architect/Engineering	\$25,000
	Advertising/Printing	\$2,500	Advertising/Printing	\$2,500
	Relocation	\$3,000	Relocation	\$3,000
	Contingency	\$10,000	Contingency	\$10,000
	Subtotal	\$32,098	Subtotal	\$40,500
	HA Wide Operations	\$47,443	HA Wide Operations	\$47,443
	Subtotal of Estimated Cost	\$175,445	Subtotal of Estimated Cost	\$173,097



Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2022		Work Statement for Year: 5 FFY 2023	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements – All AMPs		Management Improvements – All AMPs	
	HA Wide Administration		HA Wide Administration	
	Admin. Staff Salaries & Benefits	\$68,404	Admin. Staff Salaries & Benefits	\$68,404
	HA Wide Non-Dwelling Structures & Equipment		HA Wide Non-Dwelling Structures & Equipment	
	Maintenance Equipment	\$12,183	Maintenance Equipment	\$80,000
	Subtotal	\$12,183	Subtotal	\$80,000
	HA Wide or All AMPs - Other		HA Wide or All AMPs - Other	
	Architect/Engineering	\$12,500	Architect/Engineering	\$12,500
	Advertising/Printing	\$2,500	Advertising/Printing	\$2,500
	Relocation	\$3,000	Relocation	\$3,000
	Contingency	\$10,000	Contingency	\$10,000
	Subtotal	\$28,000	Subtotal	\$28,000
	HA Wide Operations	\$47,443	HA Wide Operations	\$47,443
	<i>Subtotal of Estimated Cost</i>	\$156,030	<i>Subtotal of Estimated Cost</i>	\$223,847