



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: OR16P00850118 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant: 2018 FFY of Grant Approval: 2018

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		\$36,669		
3	1408 Management Improvements		\$0		
4	1410 Administration (may not exceed 10% of line 21)		\$67,207		
5	1411 Audit		\$0		
6	1415 Liquidated Damages		\$0		
7	1430 Fees and Costs		\$27,500		
8	1440 Site Acquisition		\$0		
9	1450 Site Improvement		\$195,088		
10	1460 Dwelling Structures		\$332,610		
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: OR16P00850118 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant:2018 FFY of Grant Approval: 2018			
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)	\$10,000			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$672,074			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Activities	\$46,750			
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.



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 II: Supporting Pages								
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850118 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2018			
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		\$36,669				
Admin Mgt Fee	Planning and Admin of CFG	1410		\$67,207				
HA-Wide	Architectural and Engineering Fees	1430		\$25,000				
HA-Wide	Advertising & Printing	1430		\$2,500				
All AMPs	Relocation & Reasonable Accommodation Moves	1495.1		\$3,000				
HA-Wide	Contingency	1502		\$5,000				
	HA-Wide/All AMPs Sub-Total			\$144,376				
AMP# OR008860001 (OR-8-1 & OR 8-3) Pioneer Village	Paving, Striping & Sidewalk	1450	6,830 s/f	\$102,450				
	Water Saving Plumbing Fixtures	1460	160 Units	\$147,200				
	Pioneer Village AMP Sub-Total			\$249,650				
AMP# OR008860001 (OR 8-6) Kingwood West	Paving Repair, Seal-coat, & Striping	1450	31,250 s/f	\$23,500				
	Sidewalks to Rear Entrances	1450	4,200 s/f	\$46,750				
	Patio Door Replacement	1460	100 Units	\$75,000				
	Electrical Panel Replacement	1460	1 Unit	\$5,000				

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.



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 II: Supporting Pages								
PHA Name: West Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: OR16P00850117 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2017			
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	
	Kingwood West AMP Sub-Total			\$150,250				
AMP# OR008890001 (OR 8-5) LaCreole Manor	Replace Ductless Heat Pumps	1460	40 Units	\$105,410				
AMP# OR008890001 (OR 8-2) Arbor Court	Paving, Striping & Sidewalk	1450	960 s/f	12,388				
AMP# OR008890001 (OR 8-7) Scattered Sites	Paving, Striping & Sidewalk	1450	870 s/f	10,000				
	Dallas - Independence AMP Sub-Total			127,798				

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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Valley Housing Authority					Federal FFY of Grant: 2017
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	May 29, 2020		May 29, 2022		
AMP# OR008860001 (OR-8-1 & OR 8-3) Pioneer Village	May 29, 2020		May 29, 2022		
AMP# OR008860001 (OR 8-6) Kingwood West	May 29, 2020		May 29, 2022		
AMP# OR008890001 (OR 8-5) LaCreole Manor	May 29, 2020		May 29, 2022		
AMP# OR008890001 (OR 8-2) Arbor Court	May 29, 2020		May 29, 2022		
AMP# OR008890001 (OR 8-7) Scattered Sites	May 29, 2020		May 29, 2022		

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 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
	OR008810001 (AMP#) OR 8-1 & 8-3 Pioneer Village I & II	See Annual Statement	\$407,300	\$417,200	\$47,500	\$273,600
	OR008860001 (AMP#) OR 8-6 Kingwood West		\$0	\$51,800	\$447,848	\$22,000
	OR008890001 (AMP#) OR 8-2 Arbor Court		\$32,200	\$0	\$5,000	\$0
	OR008890001 (AMP#) OR 8-5LaCreole Manor		\$110,298	\$19,100	\$0	\$176,415
	OR008890001 (AMP#) OR 9-7Scattered Sites		\$9,700	\$20,500	\$10,600	\$56,000
B.	Physical Improvements Subtotal		\$559,498	\$508,600	\$510,948	\$528,015
C.	Management Improvements		\$0	\$27,500	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0	\$0	\$0	\$12,183
E.	Administration		\$67,207	\$67,207	\$67,207	\$67,207
F.	Other		\$8,700	\$32,098	\$57,250	\$28,000
G.	Operations		\$36,669	\$36,669	\$36,669	\$36,669
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		\$672,074	\$672,074	\$672,074	\$672,074
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$672,074	\$672,074	\$672,074	\$672,074



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

Work Statement for Year 1 FFY 2018	Work Statement for Year: 2 FFY 2019			Work Statement for Year 3 FFY 2020		
	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			Paving, Striping & Sidewalks		
	Replace Baseboard Heat	80 units	\$256,000	Replace Baseboard Heat	80 units	\$256,000
	Closet Door Replacement	160 units	\$151,300	Convert interior lighting to LED Fixtures	160 units	\$28,000
				Exterior Paint	42 bldgs	\$133,200
	Subtotal		<u>\$407,300</u>	Subtotal		<u>\$417,200</u>
	OR008860001 (AMP#) OR 8-6 Kingwood West			OR008860001 (AMP#) OR 8-6 Kingwood West		
				Soffits, Trim, and Fascia Repair		\$15,000
				Exterior Paint		\$36,800
	Subtotal		<u>\$0</u>	Subtotal		<u>\$51,800</u>



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year: 2 FFY 2019			Work Statement for Year 4 FFY 2020		
	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		
	Exterior Paint	7 Bldgs.	\$32,200			
	Subtotal		\$32,200	Subtotal		\$0
	OR008890001 (AMP#) OR 8-5 LaCreole Manor			OR008890001 (AMP#) OR 8-5 LaCreole Manor		
	Re-surface Hi-Rise Roof	1 Bldg.	\$110,298	Paving & Sidewalks	1,540 sq.ft.	\$14,100
				Seal-coat Parking Lot	1,340 sq. ft.	\$5,000
	Subtotal		\$110,298	Subtotal		\$19,100
	OR008890001 (AMP#) OR 9-7 Scattered Sites			OR008890001 (AMP#) OR 9-7 Scattered Sites		
	Water Line Extension	360 L.F	\$9,700	Exterior Paint	4 Bldgs	\$20,500
	Subtotal		\$9,700	Subtotal		\$20,500
	Subtotal of Estimated Cost for All AMPS		\$559,498	Subtotal of Estimated Cost for All AMPS		\$508,600



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year: 5 FFY 2022		
	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		
	Replace Storm Drain Segment	1 unit	\$47,500	Paving, Striping & Sidewalks	6,000 sq. ft.	\$92,600
				Electrical Meters to Smart Readers	160 units	\$136,000
				Renovate Social Hall	1 unit	\$45,000
	Subtotal		<u>\$47,500</u>	Subtotal		<u>\$273,600</u>
	OR008860001 AMP#) OR 8-6 Kingwood West			OR008860001 AMP#) OR 8-6 Kingwood West		
	Install Ductless Heat Pumps	160 Units	\$384,048	Electrical Panel Replacement	3 bldgs	\$12,000
	Landscaping Enhancement	Site	\$63,800	Install Chain Link Fence	800 lin. Ft.	\$10,000
	Subtotal		<u>\$447,848</u>	Subtotal		<u>\$22,000</u>
	OR008890001 (AMP#) OR 8-2 Arbor Court			OR008890001 (AMP#) OR 8-2 Arbor Court		
	Upgrade Lighting for Efficiency	7 Bldgs.	\$5,000			
	Subtotal		<u>\$5,000</u>	Subtotal		<u>\$0</u>



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year: 5 FFY 2022		
	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		\$0	Subtotal		\$176,415
	OR008890001 (AMP#) OR 9-7 Scattered Sites			OR008890001 (AMP#) OR 9-7 Scattered Sites		
	Upgrade Lighting for Efficiency	8 Bldgs.	\$10,600	Replace Vinyl Siding	2 bldgs	\$56,000
	Subtotal		\$10,600	Subtotal		\$56,000
	Subtotal of Estimated Cost for All AMPS		\$510,948	Subtotal of Estimated Cost for All AMPS		\$528,015



Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019		Work Statement for Year: 3 FFY 2020	
	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 Statement			Energy Audit	\$7,500
			PNA	\$20,000
	Subtotal	\$0	Subtotal	\$27,500
	HA Wide Administration		HA Wide Administration	
	Admin. Staff Salaries & Benefits	\$67,207	Admin. Staff Salaries & Benefits	\$67,207
	HA Wide or All AMPs - Other		HA Wide or All AMPs - Other	
	Architect/Engineering	\$0	Architect/Engineering	\$16,598
	Advertising/Printing	\$2,500	Advertising/Printing	\$2,500
	Relocation	\$3,000	Relocation	\$3,000
	Contingency	\$3,200	Contingency	\$10,000
	Subtotal	\$8,700	Subtotal	\$32,098
	HA Wide Operations	\$36,669	HA Wide Operations	\$36,669
	Subtotal of Estimated Cost	\$112,576	Subtotal of Estimated Cost	\$163,474



Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021		Work Statement for Year: 5 FFY 2022	
	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 Statement				
	Subtotal	<u>\$0</u>	Subtotal	<u>\$0</u>
	HA Wide Administration		HA Wide Administration	
	Admin. Staff Salaries & Benefits	<u>\$67,207</u>	Admin. Staff Salaries & Benefits	<u>\$67,207</u>
	HA Wide Non-Dwelling Structures & Equipment		HA Wide Non-Dwelling Structures & Equipment	
	Video Surveillance Systems	<u>\$16,750</u>	Maintenance Equipment	<u>\$12,183</u>
	Subtotal	<u>\$16,750</u>	Subtotal	<u>\$12,183</u>
	HA Wide or All AMPs - Other		HA Wide or All AMPs - Other	
	Architect/Engineering	<u>\$25,000</u>	Architect/Engineering	<u>\$12,500</u>
	Advertising/Printing	<u>\$2,500</u>	Advertising/Printing	<u>\$2,500</u>
	Relocation	<u>\$3,000</u>	Relocation	<u>\$3,000</u>
	Contingency	<u>\$10,000</u>	Contingency	<u>\$10,000</u>
	Subtotal	<u>\$40,500</u>	Subtotal	<u>\$28,000</u>
	HA Wide Operations	<u>\$36,669</u>	HA Wide Operations	<u>\$36,669</u>
	Subtotal of Estimated Cost	\$161,126	Subtotal of Estimated Cost	\$144,059