



2023
CAPITAL FUND PLAN



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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/28/2022

Part I: Summary

PHA Name: Housing Authority and Urban Renewal Agency of Polk County - dba West Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: OR16P00850123 Replacement Housing Factor Grant N/A Date of CFFP: N/A	FFY of Grant: 2023 FFY of Grant Approval: 2023
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Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: _____
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: _____)
 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-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$95,588	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)	\$93,514	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$15,000	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$638,043	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$80,000	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$3,000	\$0	\$0	\$0	\$0
17	1499 Development Activities 4	\$0	\$0	\$0	\$0	\$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 CFF Grants for operations.
⁴ RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2023		
PHA Name:	Grant Type and Number	FFY of Grant Approval: 2023		
Housing Authority and Urban Renewal Agency of Polk County - dba West Valley Housing Authority	Capital Fund Program Grant No: OR16P00850123 Replacement Housing Factor Grant N/A Date of CFFP: N/A			
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:) Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Obligated	Expended
		Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$10,000	\$0	\$0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$935,145	\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$0	\$0	0.00
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	0.00
Signature of Executive Director		Signature of Public Housing Director		Date

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages										
PHA Name: Housing Authority and Urban										
Federal FY of Grant: 2023										
Development Number	Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Replacement Housing Factor Grant No:	Total Estimated Cost		Total Actual Cost ¹ as of:		Status of Work
						Original	Revised ²	Funds Obligated	Funds Expended	
HA-Wide	Operations		1406			95,588.00	0.00	0.00	0.00	
HA-Wide	Software		1408							
Management Improvements	Training		1408							
	Surveillance System		1408							
	TOTALS		1408			\$95,588.00	\$0.00	\$0.00	\$0.00	
HA-Wide	10% to COCC for Planning & Admin.		1410			93,514.00	0.00	0.00	0.00	
	TOTALS		1410			\$93,514.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Architect/Engineer fees and costs		1430			12,500.00	0.00	0.00	0.00	
HA-Wide	Advertising/Bid Docs/ Printing		1430			2,500.00	0.00	0.00	0.00	
	TOTALS		1430			15,000.00	0.00	0.00	0.00	
HA-Wide	Maintenance Vehicle Replacement		1480			80,000.00				
	TOTALS		1480			80,000.00	0.00	0.00	0.00	
HA-Wide	Relocation/Reasonable Accommodation Moves		1495.1	On-Demand		3,000.00	0.00	0.00	0.00	
HA-Wide	Contingency		1502	On-Demand		10,000.00	0.00	0.00	0.00	
	TOTAL HA Wide					\$297,102.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 1		2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$297,102.00	
ID0069	Administration(Administration (1410)-Salaries)	Admin.		\$93,514.00	
ID0070	Operations(Operations (1406))	Operating		\$95,588.00	
ID0071	Maintenance Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance Vehicle Replacement		\$80,000.00	
ID0072	Architectural & Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Consultation, design, engineering, and oversight.		\$12,500.00	
ID0073	Advertising & Printing(Contract Administration (1480)-Other Fees and Costs)	Advertising proposal solicitations and printing of necessary prints / documents.		\$2,500.00	
ID0074	Relocation & Reasonable Accommodation Moves(Contract Administration (1480)-Relocation)	Costs of relocation or reasonable accommodation due to work being performed.		\$3,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0075	Contingency(Contract Administration (1480)-Contingency)	Set aside amount to cover contingencies.		\$10,000.00
	PIONEER VILLAGE (OR008810001)			\$638,043.00
ID0076	Cabinetry & Countertop Replacement(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	Replacement of kitchen cabinetry and countertops throughout complex. 160 units.		\$638,043.00
	Subtotal of Estimated Cost			\$935,145.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2023	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Administration(Administration (1410)-Salaries)		\$93,514.00
Operations(Operations (1406))		\$95,588.00
Maintenance Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)		\$80,000.00
Architectural & Engineering Fees(Contract Administration (1480)-Other Fees and Costs)		\$12,500.00
Advertising & Printing(Contract Administration (1480)-Other Fees and Costs)		\$2,500.00
Relocation & Reasonable Accommodation Moves(Contract Administration (1480)-Relocation)		\$3,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Contingency(Contract Administration (1480)-Contingency)	\$10,000.00
Subtotal of Estimated Cost	\$297,102.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$403,478.00
ID0077	Operations(Operations (1406))	Operations		\$187,029.00
ID0078	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning & Administration of CFG		\$93,514.00
ID0079	Architectural & Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Consultation, design, engineering, and oversight.		\$2,500.00
ID0080	Relocation & Reasonable Accommodation Moves(Contract Administration (1480)-Relocation)	Costs of relocation or reasonable accommodation due to work being performed.		\$117,235.00
ID0081	Contingency(Contract Administration (1480)-Contingency)	Set aside amount to cover contingencies.		\$3,200.00
	DALLAS/INDEPENDENCE AMP (OR008890001)			\$531,667.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	Balcony Resurfacing(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Balconies- Porches-Railings-etc)	Resurfacing of balconies with waterproofing coating.		\$79,800.00
ID0090	Window Replacement (Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Windows)	Replacement of windows and glass doors on social hall, hi rise stairwells, and office building.		\$74,600.00
ID0091	Plumbing System Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Replacement of sanitary sewer and potable water lines.		\$377,267.00
	Subtotal of Estimated Cost			\$935,145.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$187,029.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$93,514.00
Architectural & Engineering Fees(Contract Administration (1480)-Other Fees and Costs)		\$2,500.00
Relocation & Reasonable Accommodation Moves(Contract Administration (1480)-Relocation)		\$117,235.00
Contingency(Contract Administration (1480)-Contingency)		\$3,200.00
Subtotal of Estimated Cost		\$403,478.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$293,043.00	
ID0092	Operations(Operations (1406))	Operations		\$187,029.00	
ID0093	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning & Administration of CFG		\$93,514.00	
ID0094	Architectural & Engineering Fees(Contract Administration (1480)-Other Fees and Costs)	Consultation, design, engineering, and oversight.		\$2,500.00	
ID0095	Contingency(Contract Administration (1480)-Contingency)	Set aside amount to cover contingencies.		\$10,000.00	
	PIONEER VILLAGE (OR008810001)			\$100,002.00	
ID0096	RAD Conversion(RAD Funds Pre Closing (1480))	RAD Conversion of Pioneer Village		\$100,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2025		
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
ID0101	RAD Conversion(RAD (1503))		Pioneer Village RAD Conversion		\$1.00
ID0102	RAD Conversion(RAD Investment Activity (1504))		Pioneer Village RAD Conversion		\$1.00
	KINGWOOD WEST (OR008860001)				\$100,002.00
ID0097	RAD Conversion(RAD Funds Pre Closing (1480))		Conversion of Kingwood West		\$100,000.00
ID0099	RAD Conversion(RAD (1503))		Kingwood West RAD Conversion		\$1.00
ID0100	RAD Conversion(RAD Investment Activity (1504))		Kingwood West RAD Conversion		\$1.00
	DALLAS/INDEPENDENCE AMP (OR008890001)				\$442,098.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

2025

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Work Statement for Year

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0098	Install Ductless Heat Pumps(Dwelling Unit-Interior (1480)-Mechanical)	Installation of mini-split systems in Arbor Court and Ash Creek.		\$442,098.00
	Subtotal of Estimated Cost			\$935,145.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2025	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$187,029.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$93,514.00
Architectural & Engineering Fees(Contract Administration (1480)-Other Fees and Costs)		\$2,500.00
Contingency(Contract Administration (1480)-Contingency)		\$10,000.00
Subtotal of Estimated Cost		\$293,043.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$280,543.00
ID0104	Operations(Operations (1406))	Operations		\$187,029.00
ID0105	Administration(Administration (1410)-Salaries)	Admin.		\$93,514.00
	DALLAS/INDEPENDENCE AMP (OR008890001)			\$432,287.00
ID0106	Elevator Retrofit(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Install new elevator equipment that meets current standards.		\$245,000.00
ID0108	Roof Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing on all sites.		\$187,287.00
	PIONEER VILLAGE (OR008810001)			\$222,315.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0107	Roofing Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing.			\$222,315.00
	Subtotal of Estimated Cost				\$935,145.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2026	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$187,029.00
Administration(Administration (1410)-Salaries)		\$93,514.00
Subtotal of Estimated Cost		\$280,543.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$280,543.00
ID0109	Operations(Operations (1406))	Operations			\$187,029.00
ID0110	Administration(Administration (1410)-Salaries)	Admin.			\$93,514.00
	PIONEER VILLAGE (OR008810001)				\$406,852.00
ID0111	Replace Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replacement of pavement for Pioneer Village parking and roadways.			\$327,501.00
ID0115	Sewer System Replacement (Dwelling Unit-Interior (1480)-Plumbing)	Replace sewer lines serving Pioneer Village.			\$34,000.00
ID0116	Laundry Room Renovation(Non-Dwelling Interior (1480)-Laundry Areas)	Replace flooring, cabinetry, counters, lighting, and fixtures.			\$45,551.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	DALLAS/INDEPENDENCE AMP (OR008890001)				\$132,750.00
ID0112	Replace Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replacement of pavement for project sites.			\$70,000.00
ID0114	Roof Replacement (Dwelling Unit-Exterior (1480)-Roofs)	Replacement of roofing on buildings.			\$62,750.00
	KINGWOOD WEST (OR008860001)				\$115,000.00
ID0113	Replace Pavement (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replacement of pavement for parking and driveways of Kingwood West.			\$115,000.00
	Subtotal of Estimated Cost				\$935,145.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$187,029.00
Administration(Administration (1410)-Salaries)	\$93,514.00
Subtotal of Estimated Cost	\$280,543.00