

HousingAuthorityofClackamasCounty

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

NOTE:THISPHAPLANS TEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCE
WITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES

OR001v001
Boardpublichearing --3/14/02
FinalBoardapproval --4/4/02
SubmittedtoHUD --4/5/02

PHA Plan Agency Identification

PHAName: Housing Authority of Clackamas County

PHANumber: OR001

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA --- 13930 South Gain St., Oregon City, OR
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website --- www.co.clackamas.or.us/hacc/
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA --- 13930 South Gain St., Oregon City, OR
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

A.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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission statement of the Housing Authority of Clackamas County is: To provide affordable, safe, decent and sanitary housing opportunities in a fiscally responsible manner to low -income people in Clackamas County.*

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers, *as appropriate.*
 - Continue to reduce public housing vacancies:*
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments, *particularly for special needs populations*
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Maintain High Performer status in public housing management: (PHAS score between 90 -100)*
 - Maintain High Performer status in voucher management: (SEMAP score between 90 -100)*

- Strive for customer satisfaction:*
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards *, as needed*
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments *, when reviews of projects and census tracts show that a concentration of poverty exists*
 - Continue to encourage* income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self -sufficiency and asset development of families and individuals

- PHA Goal: Promote self -sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:(listbelow)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other:(listbelow)

Other PHA Goals and Objectives:(listbelow)

Develop housing for special needs populations, such as those suffering from psychiatric disabilities.

AnnualPHAPlan
PHAFiscalYear2000
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

NotarequirementoftheAgencyPlan,asstatedinPIHNotice99 -51 (HA),datedDecember14,1999.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupporting documentsavailableforpublicinspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- a.** FY2000 Capital Fund Program Annual Statement
- b.** Admissions Policy for Deconcentration *Described in the Admissions & Occupancy Policy [Section VI.B.1.(d)] for Public Housing and the Administrative Plan [Section V.F.] for Section 8*
See Section 3(A)(6), page 19, and attachment b. of this Plan
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- c.** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- d.** Other -- *Voluntary Conversion Initial Assessment*

Supporting Documents Available for Review

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 & available for review	Supporting Document	Applicable Plan Component
XXX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XXX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XXX	Fair Housing Documentation: 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
XXX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XXX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
XXX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XXX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XXX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16 (a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XXX	Public housing rent determination policies, including the methodology 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
XXX	Schedule of flat rents offered at each public housing	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & available for review	Supporting Document	Applicable Plan Component
	development <input checked="" type="checkbox"/> check here if <i>procedure is</i> included in the public housing A&O Policy	Determination
XXX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XXX	Public housing management and main tenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XXX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XXX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XXX	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
XXX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	
NA	Approved or submitted applications for demolition and/or disposition of public housing	
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	
NA	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	
NA	Approved or submitted public housing homeownership programs/plans	
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	
XXX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
XXX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Family Self - Sufficiency
XXX	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency

List of Supporting Documents Available for Review		
Applicable & available for review	Supporting Document	Applicable Plan Component
XXX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XXX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumber ofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcanmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
AllHouseholds	33,930	4	4	3	2	3	3
Income< =30% ofAMI	7,642	5	5	4	2	3	4
Income>30%but <=50%ofAMI	9,052	4	4	3	2	3	3
Income>50%but <80%ofAMI	17,236	3	3	2	2	2	2
Elderly	12,530	4	2	2	3	2	2
Familieswith Disabilities	Estimate >9000	4	4	3	4	3	3
White (non-hispanic)	32,363	4	4	3	2	3	3
Black (non-hispanic)	115	4	4	3	2	3	3
Hispanic (allraces)	711	4	4	3	2	3	3
NativeAmerican (non-hispanic)	250	4	4	3	2	3	3
Asian\PacIslandrs (non-hispanic)	491	4	4	3	2	3	3
AllHouseholds	33,930						

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterialsmustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:1995
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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

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

(1) Public Housing

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover 119
Waiting list total	903		
Extremely low income <= 30% AMI	763	84.5	
Very low income (>30% but <=50% AMI)	127	14.1	
Low income (>50% but <80% AMI)	13	1.4	
Families with children	611	67.7	
Elderly families	..89	9.9	
Families with Disabilities	213	23.6	
White/Hispanic	49	5.4	
White/non-Hisp	793	87.8	
Black/Hisp			
Black/non-Hisp	24	2.7	
AmerInd/Hisp			
AmerInd/non -Hisp	19	2.1	
Asian/Hisp			
Asian/non-Hisp	18	2.0	
Characteristics by			

HousingNeedsofFamiliesontheWaitingList			
BedroomSize (PublicHousing Only)			
1BR	221	24.5	
2BR	507	56.2	
3 BR	165	18.2	
4BR	10	1.1	
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

(2)Section8TenantBased

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8a andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	2078		184
Extremelylow income<=30%AMI	1756	84.5	
Verylowincome (>30%but<=50% AMI)	319	15.4	
Lowincome (>50%but<80% AMI)	3	.1	
Familieswith children	1353	65.1	
Elderlyfamilies	256	12.3	
Familieswith	550	26.5	

Housing Needs of Families on the Waiting List			
Disabilities			
White/Hispanic	110	5.3	
White/non-Hisp	1794	86.3	
Black/Hisp			
Black/non-Hisp	98	4.7	
AmerInd/Hisp			
AmerInd/non -Hisp	41	2.0	
Asian/Hisp			
Asian/non-Hisp	35	1.7	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopenthe listinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesonto thewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewa itinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythrou ghsection 8replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamiliesorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccess toaffordablehousingamongfamilies assistedbythePHA,regardlessoffunitsizerequired

- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)
HACC's work with METRO

Need: Specific Family Types: Families at or below 30% of median ---- N/A**

The requirement for public housing is that at least 40% of the families admitted to the program must have incomes at or below 30% of median income. Because approximately 80% of the families on our waiting list are in this income range, and because nearly 76% of the families we are housing have incomes in this income range, specific targeting to meet the 40% requirement is not needed. The Housing Authority will not be specifically targeting the higher income ranges. Any change in the procedure to take families off the waiting list without regard to their income range will not occur without prior Board approval.

The requirement for Section 8 is that at least 75% of the families admitted to the program must have incomes at or below 30% of median income. Our waiting list for Section 8 has approximately 80% of the families in this income range. Currently 75% -76% of the families we are initially housing have incomes in this range. We are not specifically targeting any income range, however we are keeping close track to ensure that we do not fall below the 75% mandate.

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

Select all that apply N/A

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply N/A

- Employment admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly
N/A

Strategy 1: Target available assistance to the elderly:
Select all that apply N/A

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs *not disproportionate*

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below) --Fair housing brochures and complaint forms; language and translation services; TDD; accommodation and assistance for persons with disabilities

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,229,002	
b) Public Housing Capital Fund	1,369,604	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,775,760	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants (EDSS)	54,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Receipts	-0-	
Drug Elimination Program Receipts	108,690	Security
3. Public Housing Dwelling Rental Income	1,249,283	Public Housing (PH) Operations
4. Other income (list below)		
Reimbursable Labor and Materials	55,714	PH Operations
5. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Entrepreneurial Activities	8,400	PH Operations
Public Housing Investment Income	46,296	PH Operations
Section 8 Administrative Reserve Interest Income	21,180	Section 8 Operations
Total resources	11,917,929	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (90 - 120 days)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) – *Courtesy eviction records*

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

**** Yes, when state check shows possible multi-state offender**

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
By mail, fax and e-mail
Once setup, through HACC website

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
N/A

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3)Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two – *Good cause reasons for refusals are addressed in the A&O Policy, Section VI.*
- Three or More

b. Yes No: Is this policy consistent across all waiting list types? *Only one waiting list is used for Public Housing*

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4)AdmissionsPreferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? *Without specific targeting efforts more than 75% of new admissions meet this criterion.*

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below) *Up to a limited number (except for reasonable accommodation) per month, as described in the A&O Policy, Section VIII*

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: *Reasonable Accommodation*

c. Preferences –

- 1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5)Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) --- *The first four are currently in place.*

- (i) *Preference will be given to elderly families and disabled families for units specifically designed or designated for the elderly or disabled;*
- (ii) *Preference will be given to physically disabled families for units specifically for the physically disabled;*
- (iii) *Preference will be given to chronically mentally ill persons (CMI) for units specifically designed or designated for CMIs;*
- (iv) *Preference will be given to elderly, disabled or displaced single persons over other single persons.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veteran's families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) – all “other preferences” listed above will carry the same weight and will not be aggregated, then by order of date and time of application.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and Occupancy policy
- PHA briefing seminar or written materials
- Other source (list)
 - Resident Handbook*
 - Resident Newsletter (Catch - All Chronicle)*
 - Notices and flyers distributed by HACC*

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)
N/A

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)
N/A

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below :

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
 Criminal and drug -related activity, more extensively than required by law or regulation
 More general screening than criminal and drug -related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

**

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

When state checks show possible multi -state offender

e. Indicate what kinds of information you share with prospectively landlords? (select all that apply)

- Criminal or drug -related activity
 Other (describe below)
1. *Name and address of current and previous landlord, if known.*

2. *With written request of the landlord and a signed authorization from the family, reference information collected as a result of past or current participation in HACC's housing programs will be released.*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below) --
By mail, Fax and e-mail when an original signature is not needed. Once set up, through HACC website

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

HACC automatically give each family the full 120 days allowed (this includes the 60 day extension period) at the time the voucher is issued.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) --- *The first seven are recurrently in place.*

- i. Whenever a new batch of families to be offered a Section 8 voucher is taken from the waiting list, 10% of these families will be those who have been verified to be survivors of domestic violence, as determined by the HACC's screening and documentation process, using the definitions listed below. HACC staff will verify and document eligibility for this preference.
- ii. 75 slots of voucher assistance are to be reserved for families which include a person with disabilities. If a family is needed to fill one of these slots, the first family on the list who includes a person with disabilities will be offered the assistance, even if that family is not at the top of the waiting list.
- iii. 15 vouchers dedicated to our shared housing program. Priority for these certificates is given to those verified as persons with psychiatric disabilities and who are enrolled in a supportive housing program in conjunction with a mental health program operated within Clackamas County. During the year covered by this annual plan, this program may be replaced by a Section 8 project-based voucher program or the need addressed in another manner, as approved by HUD and the Housing Authority Board of Commissioners.
- iv. Families who are overhoused or underhoused in our public housing or moderate rehabilitation programs and there is not an appropriately sized unit available in that program.
- v. Displaced families in the moderate rehabilitation program who are forced to move through no fault of their own, and the family's needs cannot be met by another moderate rehab unit.
- vi. Eligible families displaced from Housing Authority owned units due to rehab work.
- vii. Other eligible families displaced by the Housing Authority due to the acquisition or sale of property.
- viii. Preference will be given to elderly, disabled or displaced single persons over other single persons.

Definitions

Displaced by domestic violence – If an applicant has vacated a housing unit because of domestic violence, or the applicant lives in a housing unit with a person who engages in domestic violence.

Domestic violence – Actual or threatened physical violence directed against one or more members of the applicant family by a spouse or other member of the applicant household.

For an applicant to qualify as involuntarily displaced because of domestic violence, the HAC must determine that the domestic violence occurred recently or is of a continuing nature, and the applicant must certify that the person who engaged in such violence will not reside with the applicant family, unless the HAC has given advance written approval. If the family is admitted with this preference, HAC may deny or terminate assistance to the family for breach of this certification.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) -- all "other preferences" listed above will carry the same weight and will not be aggregated, then by order of date and time of application.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) *NA*

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials *-including materials in the application packet*
- Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 programs to the public?

- Through published notices
- Other (list below) *-fliers and notices posted with other related agencies*

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, **skipto sub-component (2) Flat Rents**

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25

\$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income re-examinations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)
- Adjustments made in final flat rents for amenities or lack of amenities.*

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- N/A
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- N/A
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) *~~Annual reevaluation of the market*

(2)MinimumRent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

ASA HIGH PERFORMING HOUSING AUTHORITY UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN, IN ACCORDANCE WITH THE FEBRUARY 18, 1999, INTERIM RULE AND THE OCTOBER 21, 1999, FINAL RULE.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing		
Section8Vouchers		
Section8Certificates		
Section8ModRehab		
SpecialPurposeSection 8Certificates/ Vouchers (listindividually)		
PublicHousingDrug EliminationProgram (PHDEP)		
OtherFederal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub-component 6A.

ASA HIGH PERFORMING HOUSING AUTHORITY UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN, IN ACCORDANCE WITH

THE FEBRUARY 18, 1999, INTERIM RULE AND THE OCTOBER 21, 1999, FINAL RULE.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability

of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (state name) *OR001b01*

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If you select no, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name)

or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:

2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

ASA HIGH PERFORMING HOUSING AUTHORITY UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN, IN ACCORDANCE WITH THE FEBRUARY 18, 1999, INTERIM RULE AND THE OCTOBER 21, 1999, FINAL RULE.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

ASA HIGH PERFORMING HOUSING AUTHORITY UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN, IN ACCORDANCE WITH THE FEBRUARY 18, 1999, INTERIM RULE AND THE OCTOBER 21, 1999, FINAL RULE.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs

completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

ASA HIGH PERFORMING HOUSING AUTHORITY UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN, IN ACCORDANCE WITH THE FEBRUARY 18, 1999, INTERIM RULE AND THE OCTOBER 21, 1999, FINAL RULE.

A.PublicHousing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority:
<input type="checkbox"/> HOPEI
<input type="checkbox"/> 5(h)
<input type="checkbox"/> Turnkey III

<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26- 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA -established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

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A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of the demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

Advanceto Subcomponent D

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The PHDEP Plan is in the format of the HUD template, HUD50075, Made available on December 14, 1999. The PHDEP Final Rule was published September 14, 1999, effective on that date.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename): *OR001d01*

14. PET POLICY

[24CFR Part 903.7 9(n)]

For several years the Housing Authority has had a pet policy in place, as well as a pet agreement and a service animal agreement. As the previous law allowed, pets were permitted in units or projects which were designated for the elderly or for persons with disabilities. Effective July 1, 2001, pets were permitted in all public housing dwellings. The keeping of pets and service animals are subject to the previously approved pet policy and applicable agreement. The public housing rental agreement has been revised, allowing pets in all public housing units, subject to the aforementioned policy and agreements.

The pet policy and pet agreement have been revised only to the extent where restrictions on who could have a pet were removed. The pet policy is included as Attachment OR001 c01; the pet agreement and service animal agreement are part of the supporting documentation. Copies of any or all of these documents can be picked up at the HACC's administrative office (13930 South Gain St., Oregon City, OR) or by calling 503 -655-8202.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No *NA* If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No *NA* Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

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1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and the needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment

Other:(listbelow)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (Filename) *OR001c01*

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other:(listbelow)

B. Description of Election process for Residents on the PHA Board

The federal requirements were in conflict with state housing authority law and needed to be changed before this requirement could be met. This change was made during the last legislative session. Staff has met with the Board of Housing Authority Commissioner to discuss the details of this election process and it has been decided that one resident will be selected and added to the Board. First they -laws need to be revised and counsel is working on this process. It is anticipated that residents will be notified in January of this change and that the election process will begin at that time, with final selection of the resident board member and Board approval targeted for the end of April, 2002.

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.) -

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *~~Clackamas County, Oregon*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year will be consistent with the initiatives contained in the Consolidated Plan.

Other: (list below)

3. The Consolidated Plan of Clackamas County supports the PHA Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Department of Housing and Urban Development (HUD) requires that “substantial deviation” (from the 5 -year Plan) and “significant amendment or modification” (to the 5-year Plan and Annual Plan) be defined by the Housing Authority. These terms come into play when determining what type of changes will require consultation with the Resident Advisory Board, and the need for public notice and a public hearing.

Definition of “substantial deviation” or “significant amendment or modification” ---
Discretionary changes (changes which are not mandated by regulations) in the plans or policies of the HACCC which fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Housing Authority Commissioners.

HUD anticipates providing additional guidance on these definitions. Until that time, they will use the following guidelines for Housing Authorities who have submitted their Plans without defining the terms:

“HUD will consider the following to be significant amendments or modifications:

- Change to rent or admissions policies;
- Change to organization of the waiting list;
- Addition of non-emergency work items (items not included in the current Annual Statement or 5 -year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Addition of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to HUD's definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD."

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- a. FY2002 Capital Fund Program Annual Statement
- b. Admission Policy for Deconcentration
- c. Comments of the Resident Advisory Board
- d. Voluntary Conversion Initial Assessment
- e.
- f.

**MINUTESANDCOMMENTSFROMRESIDENTADVISORYBOARD(RAB)
MEETINGONFIVEYEARAGENCYPLANANDANNUALPLANHELD
JANUARY15,2002**

The meeting was called to order by Gary DiCenzo at the Clackamas Heights Community Center at 9:45 AM.

Resident Advisory Board (RAB) members in attendance were: Millie Taylor – Clackamas Heights. Bettie Beal and Marjorie Prewitt – Hillside Manor. Marty Kleinhans, Steven Kleinhans, Diana Morris, Brian Redine from Hillside Park. Margie Frith from Oregon City View Manor (public housing).

Some RAB members had schedule conflicts or were ill and not able to attend. They were S. Khia Branch, Mindy Cowan, and Patricia Sell (Section 8).

From the Housing Authority: Gary DiCenzo, Tim Nielsen, Jane Brown, Dave Huff, Jennifer Reynolds, and Gary Knepper. Larry Carroll was ill.

OVERVIEW OF AGENCY PLAN PROCESS

1. History

Gary DiCenzo opened the meeting with a brief history and overview of the mission of the Housing Authority (HA). There are 569 units of public housing and currently 1,524 Section 8 vouchers. In addition, HA has developed and operates other low-income or affordable housing in conjunction with partner agencies. These include moderate-income units, farm-worker housing, transitional housing, and group homes.

2. Role of the Resident Advisory Board (RAB)

The Annual Plan meeting is required by HUD and covers both public housing and Section 8. Two years ago, the Five-Year Plan was developed. This meeting deals primarily with the new Annual Plan for the fiscal year beginning July 1, 2002. The purpose of the RAB is to review the plan and make suggestions before the plan is submitted to the Board of County Commissioners (BCC) said Gary DiCenzo.

Comment: Betty Beal wondered how new residents were screened for Hillside Manor. She thought some were not screened. Response: Gary DiCenzo said the Admissions and Occupancy policy for public housing specifies the screening procedure.

Response: Tim Nielsen stated everyone in public housing goes through the same screening process. He said landlord references are checked as well as employment or

personal references, if needed. Everyone must also undergo a criminal background check.

Comment: Betty Beals said a woman with two children was placed at Hillside Manor. Betty stated the Resident Association (RA) has a policy of no children living at the Manor.

Response: Tim Nielsen replied this is not HA policy. If the wishes of the RA are in conflict with HUD regulations, HA is required to follow the HUD requirements. Jane Brown mentioned the RA can make suggestions to the Housing Authority, but HA will make policy based upon federal law and HUD regulations.

Comment: Betty Beals said originally Hillside Manor was to house residents over 55 years of age only. Response: Gary DiCenzo stated federal law has changed and such a policy is no longer allowed.

Update:

Gary DiCenzo reviewed the schedule for finalization of the plan. On March 14, the public hearing before the Board will be held. Then any recommended or required change will be made and the Board will give final approval of the plan. After that, the plan will be submitted to HUD.

Comment: Brian Redine asked who the "Board" was. Response: Gary DiCenzo explained in Clackamas County the Board of the Housing Authority is the Board of County Commissioners (BCC).

REVIEW OF 2002 AGENCY PLAN

Review of Annual Plan Sections

Gary DiCenzo said this format for the Annual Plan is used by all the Housing Authorities in the country. (Page 1 of Plan): A Housing Authority wants to be a "High Performer" in HUD's evaluation. This status also means that there are certain HUD reporting requirements that are waived. (Page 2 of Plan): The goals of HA have not changed from the last Annual Plan.

Comment: Brian Redine asked if a box on the form was not checked, did that mean that activity did not have to be done. Response: Gary DiCenzo said that was correct.

1. Statement of Housing Needs (pp. 6 -12 of Plan): Gary DiCenzo explained that the housing needs of families in Clackamas County are gathered from census data and from the Clackamas County Consolidated Plan. "AMI" refers to "Area Median Income."

Tim Nielsen commented that the chart on page 7 showing 96.3% of families on the public housing waiting list were extremely low-income (less than 30% of AMI) was probably not correct. This was probably also the case with the 98.8% of families on Section 8 waiting list who were reclassified as "extremely low-income." (page 8) The figures will be run again and the percentages will probably change.

On page 10, Gary DiCenzo noted for public housing HUD has a goal of 40% of families admitted to the program must be at or below 30% of AMI. For Section 8, at least 75% of the families admitted must be at or below 30% of AMI. Since HA has met these goals, targeting of specific income ranges will not be needed.

On page 9, Gary D. said HA addresses the need for more affordable housing by having a rapid turnover of public housing units after a family moves out. Also HA applies for additional Section 8 vouchers when they are available.

2. Statement of Financial Resources (pp. 13 -14) Gary DiCenzo explained the various sources of funds to operate HA programs. Comment: Millie Taylor asked what would happen if federal funding was reduced for HA. Response: Gary D. explained that HA would stretch the available funds as far as possible. If there were major cuts, there might have to be staff layoffs and this would affect residents whom might have to wait longer to receive services. Cuts in the Capital Fund would affect renovation and upgrading of public housing units.

Comment: Millie Taylor mentioned the public housing rental income was slightly higher than the LRPH operating fund. Comment: Brian Redine asked what "entrepreneurial activities" were. Response: Gary D. said this is primarily from rental of space on the Hillside Manor roof for cell phone antennae.

3. Policies Governing Eligibility, Selection, Admissions (pp. 14 -26) Comments: There was discussion about screening requirements for public housing. Margie Frith talked about a possible drug problem at a unit at Oregon City View Manor (OCVM). Response: Tim Nielsen replied that Lorelei Young, the Crime Prevention Specialist, works closely with the police to address such problems.

Response: Jane Brown spoke about the Volunteer Resident Patrol that observes and reports problems to Lorelei and the police so action can be taken. Comment: Millie Taylor said filling out the HA Complaint Form is the best idea. This keeps the Crime Prevention Specialist, HA, and law enforcement, if necessary, aware of whatever is happening.

Comment: Brian Redine said the police must actually witness a drug deal before an arrest can be made. He said actual physical evidence of the drug sale is needed, not just hearsay. Comment: Margie Frith wondered if she or another resident could use their camera to videotape a drug deal.

Comment: Brian R. said a person could videotape as a private citizen. Response: Tim Nielsen said the suggestion seemed reasonable, but he would check with County Counsel. Response: Gary D. said public housing residents have more rights than tenants in private rental housing. When HA goes to court to evict a public housing resident, the burden of proof is on HA. This serves to protect the resident, but it sometimes makes it difficult to solve a particular problem situation.

There was an overview of Admissions Preferences for both public housing (pp. 16 -18) and Section 8. (pp. 22 -25) Gary D. explained the rationale for the various local preferences, especially for elderly and disabled over others single adults. For Section 8, there are 75 vouchers for "families which include a person with disabilities." (p. 23) He stated that the Resident Advisory Board for the Five -Year Plan advocated very strongly for the domestic violence preference.

4. Rent Determination Policies: (pp. 26 -30) Gary DiCenzo discussed income -based and flat rents for public housing. He said that about twelve families have chosen flat rents because their incomes have risen significantly. Comment: Jane Brown asked how residents were notified about the choice of income -based or flat rents. Response: Tim Nielsen said they were notified at the time of their annual reexaminations.

5. High Performer Status : Several sections of the plan on pages 30 -42 do not have to be completed due to the "High Performer" status of the Clackamas County HA.

6. Pet Policy: In the new Housing Act of 1998, Congress required HA's to permit pets in public housing. Previously pets were allowed only in units or projects designated for the elderly or persons with disabilities. Under the new policy, a deposit is required and the pet policy must be followed.

Comment: Millie Taylor said there were many pets running loose and they were not spayed or neutered. Many residents did not pick up the pet droppings. Response: Tim Nielsen replied that the Housing Authority would develop ways to address the problem.

Comment: Diana Morriss said Clackamas County has an animal control law, but not a leash law. Response: Tim Nielsen suggested the Resident Association invite Clackamas County Animal Control to appear to explain about proper care of pets, responsibilities of pet ownership, and the animal control laws and regulations. Response: Gary DiCenzo said if a resident sees a loose dog and does not know whose it is, Animal Control should be called.

7. Capital Improvement Fund: Dave Huff, Capital Fund Coordinator, gave an overview of the fund. He is submitting the Five-Year Capital Fund Plan for 2001-2006. Through the Needs Assessment process, \$21 million of capital needs were identified which greatly exceeded the amount of funds available. \$1.3 million was received for fiscal year 2000 and \$1.4 million for fiscal year 2001. \$1.4 million was also anticipated for fiscal year 2002.

In 2001, six units were remodeled at Hillside Manor for 504 -accessibility. In addition, several public housing units were re-roofed. Three scattered sites were remodeled. Three contracts have been finalized in the last few weeks: (a) repair sewer system at Hillside Park (b) lead-based paint abatement at Clackamas Heights (c) lead-based paint removal monitoring contract.

There are several new contracts anticipated for 2002, including those from prior funding cycles: (a) installation of sewer cleanouts at Clackamas Heights (b) remodel five units at Hillside Park to be fully 504 -accessible (c) moving services for next two years for residents affected by unit remodels in (b) (d) remodel seven scattered sites (e) re-roof fifteen scattered sites.

The 2002 Capital Fund budget will be submitted to HUD soon. Included are (a) repair and replace damaged sidewalk and driveways at Clackamas Heights (b) remove and replace unsafe and dying trees at Hillside Park (c) at Oregon City View Manor, take down old water tower. Red water lines in some units to prevent freezing. Install sewer clean-outs.

The balance of the 2002 Capital Fund will be spent at Hillside Manor: (a) replace all door thresholds to prevent gas odors (b) replace gas boiler (c) replace hot water valves (d) de-scale pipes that carry hot water (e) put in surveillance camera system to monitor outside doors and lobby area.

Comment: Diana Morris remarked about the strong smell from the emergency generator at Hillside Manor. She said it was very noticeable to nearby resident units and to people using the Hillside Park Community Center. Bettie Beal and Marjorie Prewitt also remarked on the odor each Wednesday. Response: David Huff said the generator was tested weekly. Maintenance would check it to see if the exhaust system was working properly.

Comment: Millie Taylor asked if the sidewalk from A Street to the laundry room at Clackamas Heights would be replaced. She said it was needed since residents use the former sidewalk as a path to the laundry. Response: Dave Huff said the sidewalk was originally removed for 504 -accessibility reasons. He said he would check on it.

Comment: Brian Redine asked how items became part of the Capital Fund budget. Response: Dave Huff said there was input from HA maintenance, administration, and

residents. The each item was prioritized according to need. For example, re-roofing of units was given a high priority to prevent damage to the units from rain.

8. Safety and Crime Prevention Measures: Jane Brown reviewed the Public Housing Drug Elimination Program (PHDEP) which has operated at HA since 1992. The program was not included in the 2002 HUD funding. The 2001 PHDEP grants should last through mid-2003.

The ending of the program will most directly affect Oregon City View Manor (OCVM) since most of the youth served live at that complex. Unless some of the partner agencies have other funds to continue services, especially the youth advocates and mentoring projects, these activities will end in mid-2003.

Jane plans to continue the Crime Prevention Specialist, Resident Service Specialist, and the Learning Centers. The Service Coordinator at Hillside Manor will be continued, but this position was from a different funding source. In addition, partnerships with non-profit agencies such as Healthy Start and Camp Fire will continue to provide certain services at Clackamas Heights and OCVM.

9. Resident on HA Board : (pp. 46 -47) Gary DiCenzo said the new Housing Act of 1998 required a resident on the HA Board. For Clackamas County, the Board of County Commissioners (BCC) serves as the HA Board. The purpose of the requirement was to provide for resident input into HA operations. Gary D. said the BCC will send letters to residents to solicit interest in serving on the Board. Comment: Jane Brown asked who would receive the letters. Response: Gary D. replied the letters would be sent to all public housing and Section 8 residents.

10. Community Service Requirements: (pp. 40 -42). In the Housing Act of 1998, there was a community service requirement of 8 hours per month for certain adult public housing residents who were not employed, in a self-sufficiency program, or other recognized training programs, etc. Seniors and most disabled individuals were exempt.

Tim Nielsen noted in the most recent bill Congress said HA's could not use funding to implement the community service requirement until next year. He added the most recent newsletter noted the requirement has been suspended until June 2003.

Comment: Brian Redine asked if Congress was just giving HA a year to prepare for the Community Service requirement. Response: Tim said this was not the case. Actually, Congress was concerned that the housing of some residents would be in jeopardy if the requirement were strictly enforced, he said.

(continued next page)

TIMETABLE AND WRAP -UP

Gary DiCenzo reviewed the timetable for the public hearing, BCC review, and submission of the Annual Plan to HUD.

Comment: Millie Taylor asked if another national seminar on housing issues that residents could attend would be held. She said she and some other residents had attended such a conference in Kansas City about two years ago. Response: Tim Nielsen said the conferences were designed to acquaint residents with the new Housing Act of 1998. No money was available now for such conferences.

Response: Jane Brown said residents survey groups were held that discussed a variety of topics, including general training on housing and related issues. She said the groups preferred training on specific topics, such as increasing participation in the resident associations and fundraising.

Gary DiCenzo said Resident Advisory Board members would be kept advised of the results of the current meeting and the development and final approval of the Annual Plan. He thanked everyone for their attendance and participation.

or001b01

Attachment b

ADMISSION POLICY FOR DECONCENTRATION

No special efforts needed, as there are not any developments with concentrations of poverty.

Income of \$2,785,730 for 284 households within Clackamas Heights (1-1), Hillside Park (1-3) and Oregon City View Manor (1-4) --- an average of \$9,809 per household.

Range of 85% to 115% = **\$8,338 - 11,280**

Average family income for:

1-1 = \$863,500 divided by 96 households = **\$8,995** -- within range

1-3 = \$880,429 divided by 95 households = **\$9,268** -- within range

1-4 = \$1,041,801 divided by 93 households = **\$11,202** -- within range

All other developments are scattered site developments, with no concentration in any one area

Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP) Part I: Summary
 CFP 2002-Original-10/18/01

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

HA Name Housing Authority of the County of Clackamas		Capital Fund Number OR16P00150102	FFY of Grant Approval 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 20% of line 20)	\$280,000.00	\$0.00	\$0.00
3	1408 Management Improvements--Soft Costs	\$22,500.00	\$0.00	\$0.00
4	Management Improvements--Hard Costs	\$173,500.00		
5	1410 Administration	\$125,699.00	\$0.00	\$0.00
6	1411 Audit			
7	1415 Liquidated Damages			
8	1430 Fees and Costs	\$114,517.00	\$0.00	\$0.00
9	1440 Site Acquisition			
10	1450 Site Improvement	\$160,000.00	\$0.00	\$0.00
11	1460 Dwelling Structures	\$365,000.00	\$0.00	\$0.00
12	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00
13	1470 Nondwelling Structures	\$90,000.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$66,810.00	\$0.00	\$0.00
15	1485 Demolition			
16	1490 Replacement Reserve			
17	1495.1 Relocation Costs	\$1,000.00	\$0.00	\$0.00
18	1498 Mod Used for Development			
19	1502 Contingency (may not exceed 8% of line 20)	\$1,389.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,400,415.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0
23	Amount of line 20 Related to Security--Soft Costs	\$60,000	\$0	\$0
24	Amount of line 20 Related to Security--Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator	

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 (CFP) Part II: Supporting Pages

**U.S. Department of Housing
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Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

CFP 2002-Original-10/18/01

Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
PHA-wide Operations	1. Operations	1406		\$280,000.00				
SUB-TOTAL		1406		\$280,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Mgmt. Improve.	1. STAFF: Learning Center Coordination-Salary & Benefits	1408	1	\$27,000.00				
	2. STAFF: Crime Prevention Program	1408	1	\$60,000.00				
	3. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$60,000.00				
	4. TRAINING: Staff Training Improvement-current regulations, requirements, etc.	1408	1	\$1,000.00				
	5. TRAINING: Staff Training Improvement-computer training	1408	1	\$500.00				
	6. TRAINING: Staff Training Improvement-CFP & mod.	1408	1	\$1,000.00				
	7. Travel for Resident Services Specialist(s)	1408	1	\$500.00				
	8. SOFTWARE: Operating Systems & Office Software-Soft Costs	1408	1	\$22,500.00				
	9. SOFTWARE: Upgrade (Maint.)	1408	1	\$3,500.00				
	10. TRAINING: Resident training related to Agency Plan resident partnership process	1408	1	\$0.00				
	11. TRAINING: Admin Handbook Revision	1408	1	\$0.00				
	12. SOFTWARE: Operating Systems & Office Software-Hard Costs	1408	1	\$20,000.00				
SUB-TOTAL		1408		\$196,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$74,553.00				
	2. CFP Rehab Specialist Salary & Benefits	1410	40%	\$28,684.00				
	3. CFP Secretarial Salary & Benefits	1410	40%	\$18,462.00				
	4. CFP Manager Salary & Benefits	1410	0%	\$0.00				
	5. CFP Other Staff Salary & Benefits	1410						

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	<i>Acct. Staff</i>	1410	0%	\$0.00				
	<i>Acct. Mgr.</i>	1410	0%	\$0.00				
	<i>Exec. Director</i>	1410	0%	\$0.00				
	6. Advertising	1410		\$1,500.00				
	7. Travel (Mileage, Parking, etc.)	1410		\$500.00				
	8. Legal Expenses	1410		\$2,000.00				
	Other			\$0.00				
	SUB-TOTAL	1410		\$125,699.00	\$0.00	\$0.00	\$0.00	
PHA-wide Fees & Costs	1. Lead Based Paint Testing/Abatement Project Monitoring	1430-0100	1					
	2. Asbestos Testing: Dev. 001 thru 021	1430-0100	ls	\$24,000.00				
	3. Architectural, Engineering, Consulting Services	1430-0100						
	A/E for 1-5 Accessibility Upgrades		1	\$15,000.00				
	4. Advertising, Printing RFP's, Bid documents, other project related expenses	1430-0100		\$7,000.00				
	5. In-house Architectural Staff - CFP Coordinators salary & benefits	1430-0100	0%	\$0.00				
	6. In-house Architectural Staff - Drafting Specialists salary & benefits	1430-0100	60%	\$27,693.00				
	6. In-house Architectural Staff - Rehab. Specialists salary & benefits	1430-0100	60%	\$40,824.00				
SUB-TOTAL	1430		\$114,517.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities. (Force Accountor Contract)	1450		\$25,000.00				
	SUB-TOTAL	1450		\$25,000.00	\$0.00	\$0.00	\$0.00	

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
PHA-wide Dwelling Structures	1. Cabinets, flooring, doors, garage doors, in-place accessibility accommodation, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens. (Force Account or Contract)	1460		\$25,000.00				
	SUB-TOTAL	1460		\$25,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide Dwelling Equip.	1. Ranges & Refrigerators	1465.1		\$0.00				
	SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Structures	1. Admin. Bldg. - Expansion (Force Account or Contract)	1470	1	\$50,000.00				
	2. Maintenance Pole Bldg - OCV (Force Account or Contract)	1470	1	\$40,000.00				
	SUB-TOTAL	1470		\$90,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. TOOLS: Maint. - Tools	1475	1s	\$1,000.00				
	2. TOOLS: Maint. - Power Tools	1475	1s	\$5,000.00				
	a. Meatal Snake Detector	1475	1ea	\$1,500.00				
	b. Table Saw	1475	1ea	\$1,500.00				
	c. Drop-off Table (Table Saw)	1475	1ea	\$500.00				
	3. TOOLS: Maint. - Power Equipment/Mower	1475	1s	\$450.00				
	a. Turf Vacuum	1475	1ea	\$4,500.00				
	b. Lawn Mower (push mower)	1475	1ea	\$860.00				

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	4.COMPUTER/EQUIPMENT:Office	1475						
	a.Computer Systems	1475	ls	\$9,000.00				
	b.Copy Machine(High Rise)	1475	1	\$2,500.00				
	c.Color Printer(Resident Services)	1475	1	\$1,000.00				
	d.Laser Printer(Warehouse)	1475	1	\$2,000.00				
	e.Computer Workstations(Maint.)	1475	ls	\$12,500.00				
	f.Electronic Clipboard	1475	1	\$8,000.00				
	g.Notebook Computer	1475	1	\$2,500.00				
	h.Internal Parts;Hard Drive,CPU, motherboard, etc.	1475	ls	\$1,000.00				
	i.Misc.Office Equip(shredder, fax, envelope stuffer, etc.)	1475	ls	\$1,000.00				
	5.FURNITURE-Office	1475						
	a.Furniture, Workstations, Files & accessories	1475	ls	\$12,000.00				
	6.FURNITURE-Community Centers	1475						
	7.VEHICLES	1475						
	SUB-TOTAL	1475		\$66,810.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation Costs								
	1.Relocation costs due to modernization activities	1495.1		\$1,000.00				
	SUB-TOTAL	1495.1		\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Contingency								
	1.Contingency	1502		\$1,389.00				
	SUB-TOTAL	1502		\$1,389.00	\$0.00	\$0.00	\$0.00	

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
001- Clackamas Heights (100 units)	1. SITEWORK	1450						
#001	a. Sitework:							
#001	b. Fencing							
#001	c. Site Utilities							
#001	d. Landscaping							
#001	e. Sitework-Accessibility (Sect. 504):							
	Dev. #001 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#001	2. DWELLING STRUCTURES	1460						
#001	a. Roofs:							
#001	b. Siding							
#001	c. Exterior Doors							
#001	d. Interior Doors							
#001	e. Windows							
#001	f. Flooring							
#001	g. Kitchen							
#001	h. Bathroom							
#001	i. Laundry							
#001	j. Garage							
#001	k. Structural							
#001	l. HVAC							
#001	m. Plumbing							
#001	n. Electrical							
#001	o. Energy Savings							
#001	p. LBP Abatement							

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#001	q. Asbestos Abatement							
#001	r. Section 504 Accessibility (comprehensive):							
#001	s. Space Needs							
Dev. #001 SUB-TOTAL		1460		\$0.00	\$0.00	\$0.00	\$0.00	
#001	3. Dwelling Equipment: (ranges & refrigerators):	1465.1						
Dev. #001 SUB-TOTAL		1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#001	4. Relocation Costs:	1495.1						
Dev. #001 SUB-TOTAL		1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
003-Hillside Park (100 units)	1. SITEWORK	1450						
	#003 a. Sitework							
	#003 (1) Repair/Replace Flatwork-Match (Force Accountor Contract)	1450	ls	\$25,000.00				
	#003 b. Fencing							
	#003 c. Site Utilities							
	#003 d. Landscaping							
	#003 (1) Re-landscape Park (Force Accountor Contract)	1450	ls	\$100,000.00				
#003 e. Sitework-Accessibility (Sect. 504)								
Dev. #003 SUB-TOTAL		1450		\$125,000.00	\$0.00	\$0.00	\$0.00	

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#003	2.DWELLING STRUCTURES	1460						
#003	a.Roofs							
#003	b.Siding							
#003	c.Exterior Doors							
#003	d.Interior Doors							
#003	e.Windows							
#003	f.Flooring							
#003	g.Kitchen							
#003	h.Bathroom							
#003	i.Laundry							
#003	j.Garage							
#003	k.Structural							
#003	l.HVAC							
#003	m.Plumbing							
#003	n.Electrical							
#003	o.Energy Savings							
#003	p.LBP Abatement							
#003	q.Asbestos Abatement							
#003	r.Section 504 Accessibility (comprehensive):							
#003	s.Space Needs							
	Dev.#003 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#003	3.Dwelling Equipment (ranges & refrigerators)	1465.1						
	Dev.#003 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#003	4.Relocation Costs	1495.1						

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev.#003 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
004-OCVM (100 units)								
#004	1. SITEWORK	1450						
#004	a. Sitework							
#004	b. Fencing							
#004	c. Site Utilities							
#004	(1) Remove Water Tower (Force Accountor Contract)	1450	1s	\$10,000.00				
#004	d. Landscaping							
#004	e. Sitework-Accessibility (Sect. 504)							
	Dev.#004 SUB-TOTAL	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
#004	2. DWELLING STRUCTURES	1460						
#004	a. Roofs							
#004	b. Siding							
#004	c. Exterior Doors							
#004	d. Interior Doors							
#004	e. Windows							
#004	f. Flooring							
#004	g. Kitchen							
#004	h. Bathroom							
#004	i. Laundry							
#004	j. Garage							
#004	k. Structural							
#004	l. HVAC							
#004	m. Plumbing							

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#004	(1) Replumb/Insulate waterlines (Force Account or Contract)	1460	Is	\$15,000.00				
#004	(1) Install sewer cleanouts (Force Account or Contract)	1460	Is	\$50,000.00				
#004	n. Electrical							
#004	o. Energy Savings							
#004	p. LBP Abatement							
#004	q. Asbestos Abatement							
#004	r. Section 504 Accessibility (comprehensive)							
#004	s. Space Needs							
Dev. #004 SUB-TOTAL		1460		\$65,000.00	\$0.00	\$0.00	\$0.00	
#004	3. Dwelling Equipment (ranges & refrigerators)	1465.1						
Dev. #004 SUB-TOTAL		1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#004	4. Relocation Costs	1495.1						
Dev. #004 SUB-TOTAL		1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
005-Hillside Manor (101 units)	1. SITEWORK	1450						
#005	a. Sitework							
#005	b. Fencing							
#005	c. Site Utilities							
#005	d. Landscaping							
#005	e. Sitework-Accessibility (Sect. 504)							

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev. #005 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#005	2. DWELLING STRUCTURES	1460						
#005	a. Roofs							
#005	b. Siding							
#005	c. Exterior Doors							
#005	d. Interior Doors							
#005	(1) Repair/Replace door threshold (Force Account or Contract)	1460	ls	\$15,000.00				
#005	e. Windows							
#005	f. Flooring							
#005	g. Kitchen							
#005	h. Bathroom							
#005	i. Laundry							
#005	j. Garage							
#005	k. Structural							
#005	l. HVAC							
#005	m. Plumbing							
#005	(1) Replace gas boiler (Force Account or Contract)	1460	1	\$70,000.00				
#005	(2) Remove/Replace valves (Force Account or Contract)	1460	101	\$100,000.00				
#005	(3) Remove/Replace or descale hot water system (Force Account or Contract)	1460	ls	\$45,000.00				
#005	(4) Remove/Replace drain system (Force Account or Contract)	1460	ls	\$25,000.00				
#005	n. Electrical							
#005	o. Energy Savings							
#005	p. LBP Abatement							
#005	q. Asbestos Abatement							

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#005	(1) Abate asbestos of hot water recirculating valves (Force Account or Contract)	1460	Is	\$15,000.00				
#005	r. Section 504 Accessibility (comprehensive)							
#005	s. Space Needs							
#005	t. Safety							
#005	(1) Video Surveillance Cameras (Force Account or Contract)	1460	Is	\$5,000.00				
Dev. #005 SUB-TOTAL		1460		\$275,000.00	\$0.00	\$0.00	\$0.00	
#005	3. Dwelling Equipment (ranges & refrigerators)	1465.1						
Dev. #005 SUB-TOTAL		1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#005	4. Relocation Costs	1495.1						
Dev. #005 SUB-TOTAL		1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
006- Scattered Sites (6 units)	1. SITEWORK	1450						
#006	a. Sitework							
#006	b. Fencing							
#006	c. Site Utilities							
#006	d. Landscaping							
#006	e. Sitework-Accessibility (Sect. 504)							
Dev. #006 SUB-TOTAL		1450		\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#006	2.DWELLING STRUCTURES	1460						
#006	a.Roofs:							
#006	b.Siding							
#006	c.Exterior Doors							
#006	d.Interior Doors							
#006	e.Windows							
#006	f.Flooring							
#006	g.Kitchen							
#006	h.Bathroom							
#006	i.Laundry							
#006	j.Garage							
#006	k.Structural							
#006	l.HVAC							
#006	m.Plumbing							
#006	n.Electrical							
#006	o.Energy Savings							
#006	p.LBP Abatement							
#006	q.Asbestos Abatement							
#006	r.Section 504 Accessibility (comprehensive)							
#006	s.Space Needs							
	Dev.#006 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#006	3.Dwelling Equipment (ranges & refrigerators)	1465.1						
	Dev.#006 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#006	4.Relocation Costs	1495.1						

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev.#006 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
007- Scattered Sites (33 units)	1. SITEWORK	1450						
#007	a. Sitework:							
#007	b. Fencing							
#007	c. Site Utilities							
#007	d. Landscaping							
#007	e. Sitework-Accessibility (Sect. 504)							
	Dev.#007 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#007	2. DWELLING STRUCTURES	1460						
#007	a. Roofs							
#007	b. Siding							
#007	c. Exterior Doors							
#007	d. Interior Doors							
#007	e. Windows							
#007	f. Flooring							
#007	g. Kitchen							
#007	h. Bathroom							
#007	i. Laundry							
#007	j. Garage							
#007	k. Structural							
#007	l. HVAC							
#007	m. Plumbing							

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#007	n. Electrical							
#007	o. Energy Savings							
#007	p. LBP Abatement							
#007	q. Asbestos Abatement							
#007	r. Section 504 Accessibility (comprehensive)							
#007	s. Space Needs							
	t. Full remodel:	1460						
Dev.#007SUB-TOTAL		1460		\$0.00	\$0.00	\$0.00	\$0.00	
#007	7. Dwelling Equipment (ranges & refrigerators):	1465.1						
Dev.#007SUB-TOTAL		1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#007	4. Relocation Costs:	1495.1						
Dev.#007SUB-TOTAL		1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
008- Scattered Sites (21 units)	1. SITEWORK	1450						
	#008 a. Sitework							
	#008 b. Fencing							
	#008 c. Site Utilities							
	#008 d. Landscaping							
	#008 e. Sitework-Accessibility (Sect. 504);							

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev. #008 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#008	2. DWELLING STRUCTURES	1460						
#008	a. Roofs:							
#008	b. Siding							
#008	c. Exterior Doors							
#008	d. Interior Doors							
#008	e. Windows							
#008	f. Flooring							
#008	g. Kitchen							
#008	h. Bathroom							
#008	i. Laundry							
#008	j. Garage							
#008	k. Structural							
#008	l. HVAC							
#008	m. Plumbing							
#008	n. Electrical							
#008	o. Energy Savings							
#008	p. LBP Abatement							
#008	q. Asbestos Abatement							
#008	r. Section 504 Accessibility (comprehensive)							
#008	s. Space Needs							
	t. Full Remodel							
	Dev. #008 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#008	3. Dwelling Equipment (ranges & refrigerators)	1465.1						

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev.#008SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#008	4.Relocation Costs	1495.1						
	Dev.#008SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
010-Scattered Sites (21 units)	1.SITWORK	1450						
#010	a.Sitework							
#010	b.Fencing							
#010	c.Site Utilities							
#010	d.Landscaping							
#010	e.Sitework-Accessibility(Sect.504)							
	Dev.#010SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#010	2.DWELLING STRUCTURES	1460						
#010	a.Roofs							
#010	b.Siding							
#010	c.Exterior Doors							
#010	d.Interior Doors							
#010	e.Windows							
#010	f.Flooring							
#010	g.Kitchen							
#010	h.Bathroom							
#010	i.Laundry							
#010	j.Garage							
#010	k.Structural							

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#010	l. HVAC							
#010	m. Plumbing							
#010	n. Electrical							
#010	o. Energy Savings							
#010	p. LBP Abatement							
#010	q. Asbestos Abatement							
#010	r. Section 504 Accessibility (comprehensive)							
#010	s. Space Needs							
#010	t. Full Remodel:							
	Dev. #010 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#010	3. Dwelling Equipment (ranges & refrigerators)	1465.1						
	Dev. #010 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#010	4. Relocation Costs	1495.1						
	Dev. #010 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
011- Scattered Sites (4 units)	1. SITEWORK	1450						
#011	a. Sitework							
#011	b. Fencing							
#011	c. Site Utilities							
#011	d. Landscaping							
#011	e. Sitework-Accessibility (Sect. 504)							

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev.#011 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#011	2.DWELLING STRUCTURES	1460						
#011	a.Roofs							
#011	b.Siding							
#011	c.Exterior Doors							
#011	d.Interior Doors							
#011	e.Windows							
#011	f.Flooring							
#011	g.Kitchen							
#011	h.Bathroom							
#011	i.Laundry							
#011	j.Garage							
#011	k.Structural							
#011	l.HVAC							
#011	m.Plumbing							
#011	n.Electrical							
#011	o.Energy Savings							
#011	p.LBP Abatement							
#011	q.Asbestos Abatement							
#011	r.Section 504 Accessibility (comprehensive)							
#011	s.Space Needs							
	Dev.#011 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#011	3.Dwelling Equipment (ranges & refrigerators)	1465.1						

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
	Dev.#011 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#011	4. Relocation Costs	1495.1						
	Dev.#011 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
012-Scattered Sites (39 units)	1. SITEWORK	1450						
#012	a. Sitework:							
#012	b. Fencing							
#012	c. Site Utilities							
#012	d. Landscaping							
#012	e. Sitework-Accessibility (Sect. 504);							
	Dev.#012 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#012	2. DWELLING STRUCTURES	1460						
#012	a. Roofs:							
#012	b. Siding							
#012	c. Exterior Doors							
#012	d. Interior Doors							
#012	e. Windows							
#012	f. Flooring							
#012	g. Kitchen							
#012	h. Bathroom							
#012	i. Laundry							
#012	j. Garage							

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#012	k. Structural							
#012	l. HVAC							
#012	m. Plumbing							
#012	n. Electrical							
#012	o. Energy Savings							
#012	p. LBP Abatement							
#012	q. Asbestos Abatement							
#012	r. Section 504 Accessibility (comprehensive)							
#012	s. Space Needs							
	t. Full remodel:							
	Dev. #012 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#012	7. Dwelling Equipment (ranges & refrigerators):	1465.1						
	Dev. #012 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#012	4. Relocation Costs:	1495.1						
	Dev. #012 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
019- Scattered Sites (20 units)	1. SITEWORK	1450						
#019	a. Sitework:							
#019	b. Fencing							
#019	c. Site Utilities							
#019	d. Landscaping							

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#019	e. Sitework-Accessibility (Sect. 504)							
Dev. #019 SUB-TOTAL		1450		\$0.00	\$0.00	\$0.00	\$0.00	
#019	2. DWELLING STRUCTURES	1460						
#019	a. Roofs: Gutters/D.S.							
#019	b. Siding							
#019	c. Exterior Doors							
#019	d. Interior Doors							
#019	e. Windows							
#019	f. Flooring							
#019	g. Kitchen							
#019	h. Bathroom							
#019	i. Laundry							
#019	j. Garage							
#019	k. Structural							
#019	l. HVAC							
#019	m. Plumbing							
#019	n. Electrical							
#019	o. Energy Savings							
#019	p. LBP Abatement							
#019	q. Asbestos Abatement							
#019	r. Section 504 Accessibility (comprehensive)							
#019	s. Space Needs							
#019	t. Full Remodel:	1460						
Dev. #019 SUB-TOTAL		1460		\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#019	3. Dwelling Equipment (ranges & refrigerators):	1465.1						
	Dev. #019 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#019	4. Relocation Costs:	1495.1						
	Dev. #019 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
020- Scattered Sites (15 units)	1. SITEWORK	1450						
#020	a. Sitework:							
#020	b. Fencing							
#020	c. Site Utilities							
#020	d. Landscaping							
#020	e. Sitework-Accessibility (Sect. 504)							
	Dev. #020 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
#020	2. DWELLING STRUCTURES	1460						
#020	a. Roofs:							
#020	b. Siding							
#020	c. Exterior Doors							
#020	d. Interior Doors							
#020	e. Windows							
#020	f. Flooring							
#020	g. Kitchen							
#020	h. Bathroom							

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Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2/
				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#020	i. Laundry							
#020	j. Garage							
#020	k. Structural							
#020	l. HVAC							
#020	m. Plumbing							
#020	n. Electrical							
#020	o. Energy Savings							
#020	p. LBP Abatement							
#020	q. Asbestos Abatement							
#020	r. Section 504 Accessibility (comprehensive)							
#020	s. Space Needs							
	t. Full remodel:	1460						
	Dev. #020 SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
#020	3. Dwelling Equipment (ranges & refrigerators):	1465.1						
	Dev. #020 SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#020	4. Relocation Costs:	1495.1						
	Dev. #020 SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
021- Scattered Sites (9 units)	1. SITEWORK	1450						
#021	a. Sitework							
#021	b. Fencing							

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				Original	Revised 1/	Funds Obligated 2/	Funds Expended 2/	
#021	c. Site Utilities							
#021	d. Landscaping							
#021	e. Sitework-Accessibility (Sect. 504)							
Dev. #021 SUB-TOTAL		1450		\$0.00	\$0.00	\$0.00	\$0.00	
#021	2. DWELLING STRUCTURES	1460						
#021	a. Roofs							
#021	b. Siding							
#021	c. Exterior Doors							
#021	d. Interior Doors							
#021	e. Windows							
#021	f. Flooring							
#021	g. Kitchen							
#021	h. Bathroom							
#021	i. Laundry							
#021	j. Garage							
#021	k. Structural							
#021	l. HVAC							
#021	m. Plumbing							
#021	n. Electrical							
#021	o. Energy Savings							
#021	p. LBP Abatement							
#021	q. Asbestos Abatement							
#021	r. Section 504 Accessibility (comprehensive)							
#021	s. Space Needs							
Dev. #021 SUB-TOTAL		1460		\$0.00	\$0.00	\$0.00	\$0.00	

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**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

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Development Number/Name HA-Wide Activities	GeneralDescriptionof ProposedWorkItems	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork2/
				Original	Revised1/	FundsObligated 2/	FundsExpended 2/	
#021	3.DwellingEquipment(ranges&refrigerators)	1465.1						
	Dev.#021SUB-TOTAL	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
#021	4.RelocationCosts	1495.1						
	Dev.#021SUB-TOTAL	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$1,400,415.00	\$0.00	\$0.00	\$0.00	

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Development Number/ Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ^{2/}
	Original	Revised ^{1/}	Actual ^{3/}	Original	Revised ^{1/}	Actual ^{2/}	
PHA-Wide Operations	3/31/2004			9/30/2005			
PHA-Wide Mgmt. Improvements	3/31/2004			9/30/2005			
PHA-Wide Admin.	3/31/2004			9/30/2005			
PHA-Wide Fees & Costs	3/31/2004			9/30/2005			
PHA-Wide Non-Dwelling Structures	3/31/2004			9/30/2005			
Dwelling Equipment	3/31/2004			9/30/2005			
001-Clackamas Heights	3/31/2004			9/30/2005			
003-Hillside Park	3/31/2004			9/30/2005			
004-OCVM Manor	3/31/2004			9/30/2005			
006-Scattered Sites	3/31/2004			9/30/2005			
007-Scattered Sites	3/31/2004			9/30/2005			
008-Scattered Sites	3/31/2004			9/30/2005			
010-Scattered Sites	3/31/2004			9/30/2005			
011-Scattered Sites	3/31/2004			9/30/2005			
012-Scattered Sites	3/31/2004			9/30/2005			
019-Scattered Sites	3/31/2004			9/30/2005			
020-Scattered Sites	3/31/2004			9/30/2005			
021-Scattered Sites	3/31/2004			9/30/2005			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

form HUD-52837 (10/96)

^{2/} To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

or001d01

Attachment d

VOLUNTARY CONVERSION - INITIAL ASSESSMENT

Each development has been individually assessed and it has been determined that to voluntarily convert units from public housing to Section 8 tenant-based vouchers would:

Adversely affect the availability of affordable housing in the community; and

Conversion would not primarily benefit the residents of the public housing developments to be converted and would not primarily benefit the community.