

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

Housing Authority of Clackamas County

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

or001v01

HUD 50075
OMB Approval No: 2577-0226
7/1/2003

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of Clackamas County

PHA Number: OR001

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

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 --- *Clackamas County Public Library --16201 SE McLoughlin, Oak Grove, OR*
- 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
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

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.*

See Progress Statement, Attachment A, (or001a01), page 47

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 ENCOURAGED 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 spaces to the right of or below the stated objectives.

See Progress Statement, Attachment A, (or001a01), page 47

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 efforts 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 assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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: (list below)

Other PHA Goals and Objectives: (list below)

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

Annual PHA Plan
PHA Fiscal Year 2003

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary:

[24 CFR Part 903.7 9 (r)]

An Executive Summary is not required. PHAs may provide an Executive Summary at their option, however.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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 file name in parentheses in the space to the right of the title.

Required Attachments:

- B.** FY 2003 Capital Fund Program Annual Statement (Also C, D, E, and F)
- G.** Admissions Policy for Deconcentration
- 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
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- H.** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other -- See Attachments A, I, and J, Page 47

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 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 maintenance 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 HOPE VI applications or, if more recent, approved or submitted HOPE VI 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
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	
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. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Note: 2000 Census data is yet not available with breakdown analysis in the sectors found in the table below marked with an "". This data is the same as used in the 2002 Annual Plan. The income data reflects the 1999 incomes reported in the 2000 Census.*

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
All Households	41,759	4	4	3	2	3	3
Income <= 30% of AMI	12,158	5	5	4	2	3	4
Income >30% but <=50% of AMI	13,144	4	4	3	2	3	3
Income >50% but <80% of AMI	16,457	3	3	2	2	2	2
*Elderly	12,530	4	2	2	3	2	2
*Families with 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 (all races)	711	4	4	3	2	3	3
*Native American (non-hispanic)	250	4	4	3	2	3	3
*Asian\Pac Islandrs (non-hispanic)	491	4	4	3	2	3	3
*All Households	33,930						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- *Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- *U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data

- Indicate year:
 Other housing market study
- Indicate year:
 Other sources: (list and indicate year of information) *U.S. 2000 Census Data*

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 133
Waiting list total	1238		
Extremely low income <=30% AMI	1024	82.7%	
Very low income (>30% but <=50% AMI)	188	15.2%	
Low income (>50% but <80% AMI)	25	2.0%	
Families with children	882	71.2%	
Elderly families	96	7.8%	
Families with Disabilities	305	24.6%	
White/Hispanic	78	6.3%	
White/non-Hisp	1045	84.4%	
Black/Hisp			
Black/non-Hisp	69	5.6%	
Amer Ind/Hisp			
Amer Ind/non-Hisp	21	1.7%	

Housing Needs of Families on the Waiting List			
Asian/Hispanic			
Asian/non-Hispanic	25	2.0%	

Housing Needs of Families on the Waiting List Continued			
Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	
1BR	276	22.3%	
2 BR	667	53.9%	
3 BR	266	21.5%	
4 BR	28	2.3%	
5 BR	1	--%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

(2) Section 8 Tenant Based

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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
Waiting list total	3189		195
Extremely low income <=30% AMI	2658	83.3%	
Very low income (>30% but <=50% AMI)	512	16.1%	
Low income (>50% but <80% AMI)	13	0.4%	
Families with children	2124	66.6%	

Housing Needs of Families on the Waiting List			
Elderly families	353	11.1%	
	# of families	% of total families	
Families with Disabilities	868	27.2%	
White/Hispanic	166	5.2%	
White/non-Hisp	2718	85.2%	
Black/Hisp			
Black/non-Hisp	191	5.9%	
Amer Ind/Hisp			
Amer Ind/non-Hisp	55	1.7%	
Asian/Hisp			
Asian/non-Hisp	59	1.9%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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 (see: <http://www.metro-region.org/article.cfm?ArticleID=269>)

Need: Specific Family Types: Families at or below 30% of median ----

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 over 82% of the families on our waiting list are in this income range, and because nearly 75% 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 other 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 Vouchers is that at least 75% of the families admitted to the program during the Housing Authority's fiscal year must have incomes at or below 30% of median income. (HACC's waiting list for Section 8 has over 83% of the families in this income range). During the current fiscal year, 73% of the families HACC is initially housing have incomes in this range. Due to this below-target income admission rate, HACC started targeting those applicants with incomes <30% AMI in November,

2002. HACC expects to continue this practice until the percentage of the families it is initially housing equals or exceeds the mandated 75%.

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

- Employ 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 vouchers 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 vouchers 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 *There is no disproportionate race or ethnic concentrations within the current waiting lists.*

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 as 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**

**These are preemptive measures to disproportionate housing.*

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

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,309,238	
b) Public Housing Capital Fund	1,336,052	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,645,955	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants (EDSS)	-0-	
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	-0-	
Resident Opportunities & Self Sufficiency	105,000	
3. Public Housing Dwelling Rental Income	1,178,877	Public Housing (PH) Operations
4. Other income (list below)		
Reimbursable Labor and Materials	50,018	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
5. Non-federal sources (list below)		
Entrepreneurial Activities	8,400	PH Operations
Public Housing Investment Income	36,000	PH Operations
Section 8 Administrative Reserve Interest Income	12,500	Section 8 Operations
Total resources	14,682,040	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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) – *Court 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.

One can obtain an application form off HACC's web site

c. If the PHA plans 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) Admissions Preferences

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 73% of new admissions meet this criterion.*

b. Transfer policies:

In what circumstances will transfers 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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) --- *These 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 point 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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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) – *Each of the "other preferences" listed above receives equal preference weighting but is individually limited due to space availability. Each preference will be selected within the respective category by 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 seminars 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
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

PHAs should not provide responses to section 6, Deconcentration and Income Mixing in the PHA Plan. If a PHA does respond to these questions, HUD will disregard these responses.

See Attachment "G" (or001g01) on page 47

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 prospective 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. One can obtain an application form off HACC's web site.

(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 gives 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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) --- *These are currently 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 mod 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 HACC 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 HACC has given advance written approval. If the family is admitted with this preference, HACC 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 point 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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) -- *Each of the "other preferences" listed above receives equal preference weighting but is individually limited due to space availability or circumstances related to displacement from Public Housing or Moderate Rehabilitation programs. Each preference will be selected within the respective category by date and time of application.*

4. Among applicants on the waiting list with 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 admissions 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) – *flyers and notices posted with other related agencies*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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, skip to 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 reexaminations, 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
- Any time the family experiences an income increase
- Any time 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)

- 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)
HACC has at or above 100% lease up rate.

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) Minimum Rent

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

[24 CFR Part 903.7 9 (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)

AS A 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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal 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 903.7 9 (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.

AS A 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 office 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 office 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 903.7 9 (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 at Attachment B, (*OR001b01*), page 47. *FY 2000 P&E report (OR001c01)*, *FY 2001 P&E report (OR001d01)*, and *FY 2002 P&E report (OR001e01)* are also attached as Attachments C, D, and E respectively.

-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) 5-Year Action Plan

PHAs must submit a 5-year Capital Fund Action Plan. This 5-Year Action Plan must include the following information for each large capital item, whether by development or PHA-wide, planned for the 4 PHA fiscal years following the fiscal year covered by the Annual Statement: development name, development number, description of the item or activity, estimated cost and planned start date of each item, and total cost of all large capital items per development. "Large capital items" are defined as:

1. Any work item that is 10% or more of the PHA's annual Capital Fund grant; or
2. Any work item that is \$1 million or more; except that, a PHA, regardless of its size or the dollar amount of the annual grant, is not required to report any work items that are less than \$25,000.

PHAs may include activities in addition to large capital items in the 5-Year Action Plan (e.g., management improvements) at their option. PHAs may also include information on the number of vacant units or percentage of vacancies in developments at their option, but this information is not required by HUD.

PHAs may complete this statement either by using the 5-Year Capital Fund Action Plan optional table provided at the end of the PHA Plan template or using any properly-updated (correctly identifying the Capital Fund as the grant program) electronic version of the HUD-52834. If used, the HUD-52834 form may be submitted as a separate attachment to the PHA Plan.

Special Case: PHAs with fiscal years beginning on January 1, 2000, or April 1, 2000, are not required to submit a 5-Year Action Plan for the Capital Fund in their first Plans. However, these PHAs are strongly encouraged to submit a 5-year Action Plan for the Capital Fund as good management practice. Providing the public with notification of a range of work items that may be completed with available funding over the next five years will also minimize the number of substantial deviations from planned activities that would necessitate additional public approval processes, and may facilitate early release of funds in future years by establishing approved work items for such years.

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment F, (OR001f01), page 47

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-finance 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 903.7 9 (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: <u>(DD/MM/YY)</u>	
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

[24 CFR Part 903.7 9 (i)]

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

AS A 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

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 a 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

See Attachment H, (or001h01), page 47

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

AS A 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

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"/> HOPE I <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

[24 CFR Part 903.7 9 (l)]

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.

AS A 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 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 programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other 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
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation
--

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- 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 plans 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 903.7 9 (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.

AS A HIGH PERFORMING HOUSING AUTHORITY UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM AND NOT PARTICIPATING IN PHDEP, 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. 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 areas 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 used 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 anticrime/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 plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans 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

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- 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 FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

AS A 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 24 CFR Part 903.11.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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.

AS A 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: 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 other 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: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (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 as Attachment I, (OR001i01), page 47

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: (list below)

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

On March 7, 2002, letters were sent to every Public Housing household notifying them of a pending vacancy on the Board of Housing Authority Commissioners and requesting applications from residents who would be interested in serving on the Board as the new Resident Commissioner. Included with the letter was an application, which were due March 29, 2002.

On May 23, 2002, the Board of Commissioners approved new Bylaws for the Housing Authority which provided for a Resident Commissioner.

Two applications were submitted. On June 20, 2002, the Board of Commissioners formally appointed Diana Morris as the new Resident Commissioner.

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.

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7(r)]:

PHAs must define the terms “Substantial Deviation” and “Significant Amendment or Modification” by stating the basic criteria for such definitions in an annual plan that has met full public process and RAB review (see Final Rule 903.7(r)(2)). Neither January nor April PHAs will be required to include these descriptions in their first PHA Plans; however, they may wish to do so.

Until the PHA has met the requirement to define “significant amendment or modification,” HUD will consider the following actions to be significant amendments or modifications:

- ?? changes to rent or admissions policies or organization of the waiting list;
- ?? additions 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;
- ?? additions 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 this 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.

The PHA Plan template issued pursuant to the Interim Rule does not include a space for such definitions. Therefore, PHAs choosing to do so must submit these definitions as an attachment to the PHA Plan.

HACC’s definition is included in Attachment J, (or001j01), page 47.

Attachments

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

- A. or001a01 -- Mission and Goals Progress Statement
- B. or001b01 -- FY 2003 Capital Fund Program Annual Statement
- C. or001c01 -- FY 2000 CFP Performance and Evaluation Report /Budget Revision
R03a
- D. or001d01 -- FY 2001 CFP Performance and Evaluation Report /Budget Revision
R01a
- E. or001e01 -- FY 2002 CFP Performance and Evaluation Report
- F. or001f01 -- Capital Fund Program 5 - Year Action Plan
- G. or001g01 -- Component 3, (6) *Revised* Deconcentration and Income Mixing
Questions
- H. or001h01 -- Component 10 (B) Voluntary Conversion Initial Assessments
- I. or001i01 -- Comments of the Resident Advisory Board
- J. or001j01 -- Definition of the terms “Substantial Deviation” and “Significant Amendment
or Modification”

or001a01

Attachment a.

Noteworthy progress made in 2002 toward HACC's 5 - Year Plan Goals and fulfilling HACC's Mission.

In addition to maximizing its current housing programs, the Housing Authority applied for and received 25 units of assisted housing under HUD's Shelter Plus Care Program. The program was developed and implemented in partnership with Clackamas County Mental Health and Social Services staffs. Also with funding provided by Clackamas County Mental Health Department, HACC acquired a six-bed group home for persons with a mental illness.

The Housing Authority staff participated in the development of a HUD Section 811 project located in Oregon City and a 40 unit apartment complex located in the Clackamas area. All units serve low income persons with a mental illness.

Attachment g

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment h

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

12 developments are available for general occupancy

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)?

One development is exempted based on elderly/disabled occupancy.

- c. How many Assessments were conducted for the PHA's covered developments?

One assessment on each unit owned by the PHA.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment: *None.*

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: *The Assessment was completed.*

Concluding Statement:

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;

Not primarily benefit the residents of the public housing developments to be converted; and

Therefore, not primarily benefit the community.

Attachment i

**RESIDENT ADVISORY BOARD MEETING ON ANNUAL PLAN
(Minutes and Overview of Comments)
January 13, 2003**

The following Resident Advisory Board (RAB) members attended the meeting. Public Housing members were: Marjorie Prewitt and Sharon Ferguson of Hillside Manor; Dianna Morris, Brian Redine, Shirley Stanton, and Marty Kleinhans of Hillside Park; Millie Taylor and Laverne Lee of Clackamas Heights; Judy Searls of Oregon City View Manor. Invited, but unable to attend, was Lura Walters.

Section 8 (housing choice voucher) residents were: Monica Wright, Ameer Foster, Monica Davis, and Leslie Ormandy. Also invited, but unable to attend, were Kimberley Brown, Sitter Farmer, Beatrice Huckleberry, and Tammy Kendrick. These members could not attend due to employment responsibilities or schedule conflicts.

Staff from the Housing Authority were Gary DiCenzo – Executive Director; Tim Nielsen – Housing Services Manager; Dave Huff – Capital Improvements Coordinator; Jane Brown – Human Services Coordinator; Bud Prince – Policy Analyst; Jemila Hart – Resident Services Specialist; and Gary Knepper – Family Self-Sufficiency Coordinator.

Ron Rubino from Oregon Legal Services also attended the meeting.

Welcome and Introductions

Gary DiCenzo opened the meeting at 9:45 AM at the Clackamas Heights Community Center. After introductions, he provided a brief history of the Housing Authority and gave an overview of its programs. He reviewed the requirement for the Five-Year Plan and Annual Plans from the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

Gary DiCenzo explained that the Clackamas County Board of County Commissioners serves as the Board of Commissioners of the Housing Authority (HA) along with a Resident Commissioner. He then explained the role of the Resident Advisory Board (RAB). He said the recommendations of the RAB members would go to HA staff for review and later be submitted to the Board for consideration.

Overview of Agency's 2003 Plan

Bud Prince, Policy Analyst, gave a brief overview of the 2003 Plan. He gave an overview of how the plan had been developed and the changes that had been made by HUD from the previous year. Bud also outlined the various methods he had used to collect the most recent population and income statistics used in the annual plan.

He also reviewed the schedule for public notification, the review and comment period, and the public hearing process.

Review of the Plan's Components and Discussion

Mission Statement

Gary DiCenzo discussed the mission statement of the Housing Authority. He then referred to Attachment A – “Noteworthy progress made in 2002 toward HACC’s Five-Year Plan Goals and fulfilling HACC's mission.” This attachment outlines the development of a HUD Section 811 project; a 40- unit apartment complex; and a group home. Also included were the 25 units of assisted housing under the Shelter Care Plus Program.

Comment: Ron Rubino asked about staff involvement in the Shelter Care Plus Program.

Response: Tim Nielsen described how HA staff had worked with Clackamas County Mental health and Clackamas County Social Services to design the program and the process used to select clients to participate.

Comment: Laverne Lee asked how the Shelter Care Plus Program worked. Monica Wright said mental health clients needed a lot of support. Response: Tim said clients selected already have a case manager who monitors their progress and provides services.

Comment: Judy Searls wondered how long the funding would last for Shelter Care Plus.

Response: Tim said funding was authorized for five years, after which HA could re-apply.

Response: Gary DiCenzo reviewed the planning process and HA staff involvement needed to identify, purchase, and operate the six-bed group home in Clackamas in conjunction with Mental health and the HA Maintenance Department. He then outlined the process to develop the 40-unit apartment complex in Clackamas and the Section 811 project in Oregon City. He also reviewed the funding sources used to develop the projects.

Goals of Five Year Plan

Gary DiCenzo reviewed the goals of HA on pages 1 – 3 of the PHA Plan.

Comment: Sharon Ferguson asked what types of mental health disabilities would allow a person to apply for housing assistance? What if there are problems after a person moves in? Response: Gary DiCenzo said HA uses the standard definitions of psychiatric disability used in the Americans with Disabilities Act and by Clackamas County Mental Health. A person indicates a disability when submitting an application for housing.

Response: Jane Brown said if a resident was a danger to themselves or others, Protective Services at Clackamas County Social Services would be called to make a determination if the person was capable of living alone or if a group home would be better.

Comment – Ron Rubino said he was glad to see that HA actively seeks funds and partnerships to build or acquire additional units of housing - from Attachment A on page 47. He asked if HA had tried to quantify other goals.

Response: Gary DiCenzo said HUD used the PHAS assessment for public housing and the SEMAP assessment for Section 8. The instruments measured and assessed HA's goals according to national HUD benchmarks. HA has been rated a "High Performer."

Response: Jane Brown said HA applies for HUD grants such as the ROSS grant. HA has also received the Public Housing Drug Elimination Grants (PHDEP) in the past. These grants have assessment measures and performance outcomes that HUD uses to judge success of these programs.

Comment: Ameer Foster asked about the purpose of income mixing. Response: Gary DiCenzo said Congress was concerned about the high concentrations of very low-income residents in public housing complexes in housing authorities in large cities. Thus, these housing authorities were required to deconcentrate poverty by bringing higher income families into lower income developments and lower income families into higher income developments. This does not really apply in Clackamas County.

Components 1 – 6 of Annual Plan: (every component was reviewed. Those that generated questions or discussion are noted below).

Housing Needs

Bud Prince reviewed the sections of the plan. He explained the sources he had used to compile the Statement of Housing Needs (page 7). He noted that the number of families whose income was less than 30% of AMI had increased from the previous year.

Comment: Ron Rubino asked if other housing authorities had access to more detailed census data that was not yet available to Clackamas County. Response: Bud said other HA's did not have the detailed census statistical breakdowns yet either.

Bud said the waiting lists for public housing and Section 8 have increased since the last annual plan. Comment: Diana Morris and Brian Redine asked if more funding was available to build or acquire additional units of subsidized housing.

Response: Gary DiCenzo said there has not been additional funding to build public housing units. He said that HA applies for additional Section 8 vouchers when they become available, as well as partnering with other agencies. HA also applies for grants and funding to partner with other agencies to build or buy housing units as already indicated.

Comment: Monica Wright asked if there was a plan for families in crisis who needed transitional housing. Response: Gary DiCenzo said there are seven units of transitional housing on Jannsen Road in Clackamas. Next door a twenty-unit apartment for clients of Clackamas County Mental Health has been built.

Waiting Lists and Targeting Comments: Ron Rubino asked how income targeting for Section 8 worked (page 11). Response: Tim Nielsen explained the process used to notify residents in the specific income categories. Ron asked how HA targets available assistance to families with disabilities (page 12). Response: Tim said landlords are asked to identify handicapped-accessible units. Information on these units is then made available to applicants.

Section 8 Tenant-Based Assistance: Gary Knepper asked for an explanation of payment standards for the Section 8 RAB members (page 28). **Response:** Tim Nielsen said that when the lease-up rate was down in 2001, the payment standard was increased to 103% of FMR. By the fall of 2002, the FMR had been increased and the lease-up rate was about 100%. Therefore the payment standard was set over 90%, but below 100% of FMR.

Comment: Ron Rubino asked what the turn-back rate of vouchers was. Response: Tim Nielsen said in December 2002, the rate was 10% -- meaning for every 100 vouchers issued, 10 were returned to HA by the applicants. He said this was a very low rate. Tim said in some past years, the turn-back rate was between 20% to 25%.

Comment: Leslie Ormandy asked how FMR was set. Response: Tim said HUD surveys rents in the Portland metro area and calculates a FMR for each bedroom size. Gary DiCenzo said HUD has set the FMR at the 40th percentile, which can make it difficult to find a unit to rent

under Section 8 in a high rent area such as Lake Oswego. Comment: Ron Robino said that setting FMR at the 40th percentile means that 60% of the rental units in the area are not affordable for Section 8 voucher holders.

Comment: Monica Davis asked if FMR affected her rent changes. Response: Tim Nielsen said sometimes FMR does, but the most important effects on rent are from changes in family income. Comments: Judy Searls and Monica Wright said the high move-in fees and deposits charged by some landlords make it difficult to move to another unit. Monica said a bankruptcy or a poor credit history could lead to a landlord asking for first and last months' rent as the deposit.

Comment: Ameer Foster said she had to pay a full month's rent as a deposit for her unit, even though her share of rent is only \$300 a month. Response: Tim Nielsen said when the Section 8 certificate and voucher programs were combined a few years ago, the limits on deposits were removed.

Comment: Ron Rubino said several years ago legislation was passed to distinguish between fees that are not refundable and deposits which are refundable. He also said some landlords delay past 30 days in returning the deposits to tenants who move out. He said a tenant could file in small claims court to seek return of overdue deposits.

Comment: Monica Davis asked about changes in deposit amounts after she had signed her lease and moved into her unit. Response: Ron said she should contact Oregon Legal Services.

Components 7-8 of Annual Plan (every component was reviewed. Those that generated questions or discussion are noted below).

Dave Huff reviewed the Capital Fund Program (CFG). Copies were available for RAB members of the Five-Year Comprehensive Plan; Annual Statement; Physical Needs Assessment; Performance and Evaluation Reports; and Budget Revisions documents. Dave reviewed the major projects started and completed with CFG funds during the reporting period.

Comment: Millie Taylor asked about installation of washer/dryer hook-ups in the one-bedroom units at Clackamas Heights. Response: Dave Huff said the request was in the Physical Needs Assessment, but that it would probably not be rated a high priority. He said due to the age and size of the units at Clackamas Heights, it would require major and very costly structural changes to be able to add washer/dryer hook-ups.

Comment: Laverne Lee did not think it was fair that two and three-bedroom units had washer/dryer hook-ups, but not one-bedroom units. Comment: Shirley Stanton said that Hillside Park did not have hook-ups either, but a large laundry area was available for residents. She said a sink was needed in the laundry there. Response: Dave said it would be put in the Physical Needs Assessment.

Response: Dave said the Physical Needs Assessment identified about 20 million dollars of needs, but only 1.3 million dollars of Capital Funds were received each year.

In addition, there would be space and accessibility problems in the one-bedroom units at Clackamas Heights if washers and dryers were added.

Response: Jane Brown stated there were millions of dollars more needs than available resources. She said the primary obligation of the Housing Authority is to maintain the living space in public housing. This includes the necessities such as heat, water, structural rehabilitation, etc. As the housing stock ages, more capital improvements will be necessary to maintain the living space.

Dave Huff said Hillside Manor had a very good earthquake safety rating. He also said sidewalk improvements had been made at Hillside Park for improved safety and accessibility. Dave plans to do the same at Clackamas Heights and Oregon City View Manor (OCVM) in the future. Comment: Marge Prewitt said the sidewalk behind Hillside Manor was bad. Response: Dave said that would be corrected in an upcoming concrete contract.

Comment: Judy Searls said water collects in a big area behind units 49 and 50 at OCVM and might run into the units. Response: Dave said he would report the problem to Maintenance.

Components 9-19 of Annual Plan (every component was reviewed. Those that generated questions or discussion are noted below).

Comment: Judy Searls asked if a home ownership program was available for OCVM residents. Response: Gary Knepper replied that a wide variety of homeownership programs are available through the Portland Housing Center. In addition, many participants in the Section 8 Family Self-Sufficiency Program have become homeowners in the last few years.

Community Service Requirement: Tim Nielsen explained the requirement and said it had been suspended by Congress through the fiscal year ending June 30, 2003. He said it would probably become effective starting in July 2003. HA staff is preparing to implement it.

Comment: Ameer Foster asked why the requirement was not also for Section 8 residents. Response: Gary DiCenzo said Congress only mandated it for public housing. Comment: Monica Wright wondered if there were exceptions for individuals not able to perform the duties. Response: Tim Nielsen and Gary DiCenzo said there were many exceptions for seniors, persons with disabilities, individuals participating in training or education programs, etc.

Comment: Monica Davis asked what the purpose of PHDEP was. Response: Jemila Hart said it was the Public Housing Drug Elimination Program. It had many components to prevent crime and make public housing safer through a variety of programs and activities. Gary DiCenzo said at one time PHDEP helped pay the salary of a deputy sheriff assigned to HA, but funding was later reduced. There is no longer funding available for PHDEP.

There was brief discussion about the pet policy and what do about stray cats and dogs. The meeting was adjourned at 12:35 PM.

or001j01

Attachment j

HACC's 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 HACC which fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Housing Authority Commissioners.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Clackamas County		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ___			
Development Number/Name/HA- Wide	Year 1 PHA FY: 2003	Work Statement of Year 2 FFY Grant: PHA FY: 2004	Work Statement of Year 3 FFY Grant: PHA FY: 2005	Work Statement of Year 4 FFY Grant: PHA FY: 2006	Work Statement of Year 5 FFY Grant: PHA FY: 2007
A. Developments	SEE ANNUAL STATE- MENT				
001			\$ 118,000		
003			\$ 150,000	\$ 35,000	
004			\$ 155,000	\$ 440,000	
005		\$ 428,500	\$ 55,000		\$ 125,000
007			\$ 52,700		\$ 49,200
011		\$ 34,000			
019					\$ 47,800
020		\$ 17,000	\$ 51,700		
B. Physical Improvements Subtotal		\$499,500	\$ 602,400	\$505,000	\$601,000
C. Management Improvements		\$200,500	\$ 198,500	\$198,500	\$198,500
D. HA-Wide Nondwelling Structures and Equipment		\$ 68,600	\$ 34,500	\$42,200	\$5,000
E. Administration		\$ 137,000	\$ 141,000	\$143,000	\$145,000
F. Other		\$ 163,242	\$ 92,442	\$180,142	\$119,342
G. Operations		\$ 267,210	\$ 267,210	\$267,210	\$267,210
H. Demolition					
I. Replacement Reserves					
J. Mod Used for Development					
K. Total CFP Funds		\$1,336,052	\$1,336,052	\$1,336,052	\$1,336,052
L. Total Non-CFP Funds		\$0	\$0	\$0	\$0
M. Grand Total		\$1,336,052	\$1,336,052	\$1,336,052	\$1,336,052
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: FFY Grant: PHA FY: 2004			Activities for Year: FFY Grant: PHA FY: 2005				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Statement	Dev 005	Install new windows	\$ 62,500.00	Dev 001 Clackamas Heights	Repair/Replace Flatwork	\$ 118,000.00		
	Hillside	Install new blinds	\$ 6,500.00		Dev 001 Sub-Total		\$ 118,000.00	
	Manor	Install new screens	\$ 7,500.00			Dev 003 Hillside Park	Replace Sewer Line	\$ 150,000.00
		Install HVAC systems	\$ 202,000.00		Dev 003 Sub-Total			\$ 150,000.00
		Replace hot/cold valves at tubs and showers	\$ 150,000.00				Dev 004	Repair/Replace Flatwork
		Dev 005 Sub-Total	\$ 428,500.00	OCVM	Install additional parking/stripping	\$ 30,000.00		
		Dev 011	Install siding Units 11001 & 11002	\$ 24,000.00	Dev 004 Sub-Total		\$ 155,000.00	
	Scattered Sites (4)	Replace windows Units 11001 & 11002	\$ 10,000.00	Dev 005		Siding - cover duct chase/paint exterior	\$ 55,000.00	
		Dev 011 Sub-Total	\$ 34,000.00	Hillside Manor	Dev 005 Sub-Total		\$ 55,000.00	
	Dev 020	Install siding Units 20002	\$ 12,000.00			Dev 007	Sitework - full remodel Unit 7003	\$ 10,000.00
	Scattered Sites (15)	Replace windows Units 20002	\$ 5,000.00	Scattered Sites (33)	Dwelling - full remodel Unit 7003	\$ 40,000.00		
		Dev 020 Sub-Total	\$ 17,000.00		Dwelling Equipment - range/refrigerator	\$ 1,200.00		
	PHA-Wide Sitework 1450	PHA-Wide Sitework/ADA 504 Accomodations	\$ 10,000.00		Relocation Costs	\$ 1,500.00		
		Sub-Total PHA-Wide Sitework 1450	\$ 10,000.00	Dev 007 Sub-Total		\$ 52,700.00		
	PHA-Wide Dwelling Structures 1460	PHA-Wide Dwelling Improvements /ADA 504 Accomodations	\$ 10,000.00		Dev 020	Sitework - full remodel Unit 20005	\$ 10,000.00	
	Sub-Total PHA-Wide Dwelling 1460	\$ 10,000.00	Scattered Sites (15)	Dwelling - full remodel Unit 20005	\$ 40,000.00			
PHA-Wide Non-Dwelling Equipment 1475	Computer Systems/Equipment	\$ 65,600.00		Dwelling Equipment - range/refrigerator	\$ 1,200.00			
	Office Equipment/Furniture	\$ 3,000.00		Relocation Costs	\$ 500.00			
	Sub-Tot. PHA-Wide Non-Dwell Equip 1475	\$ 68,600.00	Dev 020 Sub-Total		\$ 51,700.00			
See Annual Statement	Management Improvements 1408	Crime Prevention Services		\$ 63,000.00	PHA-Wide Sitework 1450	PHA-Wide Sitework/ADA 504 Accomodations	\$ 10,000.00	
		Resident Service Coordinator	\$ 43,000.00	Sub-Total PHA-Wide Sitework 1450		\$ 10,000.00		
		Youth Program Coordinator	\$ 50,000.00		PHA-Wide Dwelling Structures 1460	PHA-Wide Dwelling Improvements /ADA 504 Accomodations	\$ 10,000.00	
		High Rise Service Coordinator	\$ 36,000.00	Sub-Total PHA-Wide Dwelling 1460		\$ 10,000.00		
		Travel for Resident Service Specialist	\$ 500.00		PHA-Wide	Maintenance Bldg - carpenter shop	\$ 20,000.00	
		Computer Software (Soft Costs)	\$ 2,500.00					
		Software Upgrade	\$ 1,000.00					
		Staff Training	\$ 2,500.00					
		Resident Training	\$ 2,000.00					
		Sub-Total Management Improv. - 1408	\$ 200,500.00					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: FFY Grant: PHA FY: 2004			Activities for Year: FFY Grant: PHA FY: 2005		
PHA FY: 2003	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Administration 1410	CFP Coordinator Salary & Benefits	\$ 80,000.00	Non-Dwelling Structures 1470		
		CFP Rehab Specialist Sal. & Bene. 40%	\$ 32,000.00		Sub-Tot PHA-Wide Non-Dwell Struct 1470	\$ 20,000.00
		CFP Drafting Specialist Sal. & Bene. 40%	\$ 21,000.00			
		Accounting Staff	\$ 1,500.00	PHA-Wide Non-Dwelling Equipment 1475	Computer Systems/Equipment	\$ 6,500.00
		Advertising	\$ 1,000.00		Office Equipment/Furniture	\$ 8,000.00
		Travel (mileage, parking etc.)	\$ 500.00		Sub-Tot. PHA-Wide Non-Dwell Equip 1475	\$ 14,500.00
		Legal Expenses	\$ 1,000.00			
		Sub-Total Administration - 1410	\$ 137,000.00	Management Improvements 1408	Crime Prevention Services	\$ 63,000.00
	PHA Other	Asbestos Testing/Abatement	\$ 70,000.00		Resident Service Coordinator	\$ 43,000.00
		A/E & Consulting	\$ 87,000.00		Youth Program Coordinator	\$ 50,000.00
		PHA-Wide Relocation Costs	\$ 1,000.00		High Rise Service Coordinator	\$ 36,000.00
		Contingency	\$ 1,242.00		Travel for Resident Service Specialist	\$ 500.00
		Advertising	\$ 4,000.00		Computer Software (Soft Costs)	\$ 2,500.00
		Sub-Total Other	\$ 163,242.00		Software Upgrade	\$ 1,000.00
					Staff Training	\$ 2,500.00
	Operations 1406	Operations	\$ 267,210.00		Sub-Total Management Improv. - 1408	\$ 198,500.00
		Sub-Total Operations	\$ 267,210.00	Administration 1410	CFP Coordinator Salary & Benefits	\$ 84,000.00
		2004 Grand Total	\$ 1,336,052.00		CFP Rehab Specialist Sal. & Bene. 40%	\$ 32,000.00
					CFP Drafting Specialist Sal. & Bene. 40%	\$ 21,000.00
				Administration 1410 continued	Accounting Staff	\$ 1,500.00
					Advertising	\$ 1,000.00
					Travel (mileage, parking etc.)	\$ 500.00
					Legal Expenses	\$ 1,000.00
					Sub-Total Administration - 1410	\$ 141,000.00
				PHA Other	A/E & Consulting	\$ 87,000.00
					PHA-Wide Relocation Costs	\$ 1,000.00
					Contingency	\$ 442.00
					Advertising	\$ 4,000.00
					Sub-Total Other	\$ 92,442.00
				Operations 1406	Operations	\$ 267,210.00
					Sub-Total Operations	\$ 267,210.00
					2005 Grand Total	\$ 1,336,052.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: FFY Grant: PHA FY: 2006			Activities for Year: FFY Grant: PHA FY: 2007			
PHA FY: 2003	Development Name/Numb	Major Work Categories	Estimated Cost	Development Name/Numb	Major Work Categories	Estimated Cost	
See Annual Statement	Dev 003	Install perimeter fencing	\$ 35,000.00	Dev 005	Elevator upgrade	\$ 125,000.00	
	Hillside Park			Hillside Manor			
		Dev 003 Sub-Total	\$ 35,000.00		Dev 005 Sub-Total	\$ 125,000.00	
	Dev 004	Replace flooring	\$ 130,000.00	Dev 007	Sitework - full remodel Unit 7012	\$ 10,000.00	
	OCVM	HVAC - convert elec heat to gas furn:	\$ 250,000.00	Scattered Site:	Dwelling - full remodel Unit 7012	\$ 36,500.00	
		HVAC - upgrade ventilation	\$ 20,000.00	(33)	Dwelling Equipment - range/refrigera	\$ 1,200.00	
		Replace water heaters	\$ 40,000.00		Relocation Costs	\$ 1,500.00	
		Dev 004 Sub-Total	\$ 440,000.00		Dev 007 Sub-Total	\$ 49,200.00	
	PHA-Wide	PHA-Wide Sitework/ADA 504	\$ 15,000.00	Dev 019	Sitework - full remodel Unit 19015	\$ 10,000.00	
	Sitework	Accommodations		Scattered Site:	Dwelling - full remodel Unit 19015	\$ 35,000.00	
	1450	Sub-Total PHA-Wide Sitework 1450	\$ 15,000.00	(20)	Dwelling Equipment - range/refrigera	\$ 1,300.00	
					Relocation Costs	\$ 1,500.00	
		PHA-Wide	PHA-Wide Dwelling Improvements	\$ 15,000.00		Dev 020 Sub-Total	\$ 47,800.00
		Dwelling	/ADA 504 Accommodations		PHA-Wide	PHA-Wide Sitework/ADA 504 Accor	\$ 15,000.00
		Structures	Sub-Total PHA-Wide Dwelling 1460	\$ 15,000.00	Sitework	Sitework - Full Remodel (4 units TBD)	\$ 50,000.00
	1460			1450	Sub-Total PHA-Wide Sitework 1450	\$ 65,000.00	
PHA-Wide	Computer Systems/Equipment	\$ 29,200.00	PHA-Wide	PHA-Wide Dwelling Improvements	\$ 15,000.00		
Non-Dwelling	Office Equipment/Furniture	\$ 13,000.00	Dwelling	/ADA 504 Accommodations			
Equipment	1475	Sub-Tot. PHA-Wide Non-Dwell Equip 1475	\$ 42,200.00	Structures	PHA-Wide flooring on demand contr:	\$ 24,000.00	
	Management	Crime Prevention Services	\$ 63,000.00	1460	PHA-Wide Dwelling full remodel (4 units)	\$ 275,000.00	
	Improvements	Resident Service Coordinator	\$ 43,000.00		Sub-Total PHA-Wide Dwelling 1460	\$ 314,000.00	
	1408	Youth Program Coordinator	\$ 50,000.00	PHA-Wide	PHA-Wide Dwelling Equipment	\$ 5,000.00	
		High Rise Service Coordinator	\$ 36,000.00	Dwelling	range/refrigerator		
		Travel for Resident Service Specialist	\$ 500.00	Equipment	1465	Sub-Tot PHA-Wide Dwelling Equip 1465	\$ 5,000.00
		Computer Software (Soft Costs)	\$ 2,500.00				
		Software Upgrade	\$ 1,000.00	Management	Crime Prevention Services	\$ 63,000.00	
		Staff Training	\$ 2,500.00	Improvements	Resident Service Coordinator	\$ 43,000.00	
	Sub-Total Management Improv. - 14		\$ 198,500.00	1408	Youth Program Coordinator	\$ 50,000.00	
	Administration	CFP Coordinator Salary & Benefits	\$ 86,000.00		High Rise Service Coordinator	\$ 36,000.00	
	1410	CFP Rehab Specialist Sal. & Bene. 40%	\$ 32,000.00		Travel for Resident Service Specialist	\$ 500.00	
		CFP Drafting Specialist Sal. & Bene. 4	\$ 21,000.00		Computer Software (Soft Costs)	\$ 2,500.00	
		Accounting Staff	\$ 1,500.00		Software Upgrade	\$ 1,000.00	
		Advertising	\$ 1,000.00		Staff Training	\$ 2,500.00	
		Travel (mileage, parking etc.)	\$ 500.00		Sub-Total Management Improv. - 14	\$ 198,500.00	
		Legal Expenses	\$ 1,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: FFY Grant: PHA FY: 2006			Activities for Year: FFY Grant: PHA FY: 2007		
PHA FY: 2003	Development Name/Num	Major Work Categories	Estimated Cost	Development Name/Num	Major Work Categories	Estimated Cost
		Sub-Total Administration - 1410	\$ 143,000.00	Administration 1410	CFP Coordinator Salary & Benefits	\$ 88,000.00
	PHA	Asbestos Testing/Abatement	\$ 70,000.00		CFP Rehab Specialist Sal. & Bene. 40%	\$ 32,000.00
	Other	A/E & Consulting	\$ 87,000.00		CFP Drafting Specialist Sal. & Bene. 40%	\$ 21,000.00
		PHA-Wide Relocation Costs	\$ 1,000.00		Accounting Staff	\$ 1,500.00
		Contingency	\$ 18,142.00		Advertising	\$ 1,000.00
		Advertising	\$ 4,000.00		Travel (mileage, parking etc.)	\$ 500.00
					Legal Expenses	\$ 1,000.00
		Sub-Total Other	\$ 180,142.00		Sub-Total Administration - 1410	\$ 145,000.00
	Operations 1406	Operations	\$ 267,210.00	PHA	A/E & Consulting	\$ 87,000.00
		Sub-Total Operations	\$ 267,210.00	Other	PHA-Wide Relocation Costs	\$ 5,000.00
					Contingency	\$ 23,342.00
					Advertising	\$ 4,000.00
		2006 Grand Total	\$ 1,336,052.00		Sub-Total Other	\$ 119,342.00
				Operations 1406	Operations	\$ 267,210.00
					Sub-Total Operations	\$ 267,210.00
					2007 Grand Total	\$ 1,336,052.00

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____

Performance and Evaluation Report for Program Year Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$140,647.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements -- Soft Costs	\$2,500.00	\$0.00	\$0.00	\$0.00
4	1408 Management Improvements -- Hard Costs	\$198,500.00			
5	1410 Administration	\$133,605.00	\$0.00	\$0.00	\$0.00
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$118,000.00	\$0.00	\$0.00	\$0.00
9	1440 Site Acquisition				
10	1450 Site Improvement	\$90,000.00	\$0.00	\$0.00	\$0.00
11	1460 Dwelling Structures	\$517,500.00	\$0.00	\$0.00	\$0.00
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
13	1470 Nondwelling Structures	\$35,000.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$32,500.00	\$0.00	\$0.00	\$0.00
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$1,000.00	\$0.00	\$0.00	\$0.00
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$66,800.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,336,052.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$2,000	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Compliance	\$20,000	\$0	\$0	\$0
24	Amount of line 21 Related to Security -- Soft Costs	\$63,000	\$0	\$0	\$0
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measure	\$255,500	\$0	\$0	\$0

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and

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 and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide Operations	1. Operations	1406		\$140,647.00				
	SUB-TOTAL	1406		\$140,647.00	\$0.00	\$0.00	\$0.00	
Mgmt. Improve.	1. STAFF: Crime Prevention Program	1408	1	\$63,000.00				
	2. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00				
	3. STAFF: Youth Program Coordinator(s) Salary & Benefits	1408	1	\$50,000.00				
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$36,000.00				
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$1,000.00				
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$500.00				
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$1,000.00				
	8. Travel for Resident Services Specialist(s)	1408	1	\$500.00				
	9. SOFTWARE: Operating Systems & Office Software - Soft	1408	1	\$2,500.00				
	10. SOFTWARE: Upgrade	1408	1	\$1,000.00				
	12. TRAINING: Admin Handbook Revision	1408	1	\$2,500.00				
	SUB-TOTAL	1408		\$201,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$78,000.00				
	2. CFP Rehab Specialist Salary & Benefits	1410	40%	\$30,500.00				
	3. CFP Drafting Specialist Salary & Benefits	1410	40%	\$21,000.00				
	5. CFP Other Staff Salary & Acct. Staff	1410	5%	\$1,605.00				
	6. Advertising	1410		\$1,000.00				
	7. Travel (Mileage, Parking, etc.)	1410		\$500.00				
	8. Legal Expenses	1410		\$1,000.00				
	SUB-TOTAL		1410		\$133,605.00	\$0.00	\$0.00	\$0.00
PHA-wide Fees & Costs	1. Lead Based Paint Testing/Abatement Project	1430-0100	1	\$2,000.00				
	3. Architectural, Engineering, Consulting Services	1430-0100	6	\$20,000.00				
	4. Advertising, Printing RFP's, Bid documents, other project related expenses	1430-0100	50	\$4,000.00				
	5. Consulting Services - Energy Audit PHA-Wide	1430-0100	1	\$25,000.00				
	6. Drafting Services	1430-0100	60%	\$27,000.00				
	7. Design Services	1430-0100	60%	\$40,000.00				
	SUB-TOTAL		1430		\$118,000.00	\$0.00	\$0.00	\$0.00
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities as required for ADA 504 Accommodations	1450	10%	\$10,000.00				
SUB-TOTAL		1450		\$10,000.00	\$0.00	\$0.00	\$0.00	

PHA Wide Site and Dwell. Improve. to include but not limited to: concrete add/replace, grading/landscaping, ramps, ac pav, deck/patio, doors, replace/remodel floors, bath, living areas, thresholds.

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements as required for ADA 504 Accommodations	1460	10%	\$10,000.00				
	SUB-TOTAL	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non Dwelling Structures	1. Admin. Bldg. - Parking Lot Expansion Project No.03012	1470	1	\$25,000.00				
	2. Admin Bldg. - HVAC upgrade Project No. 03013	1470	1	\$10,000.00				
	SUB-TOTAL	1470		\$35,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non Dwelling Equipment	1. COMPUTER/EQUIPMENT: Office	1475						
	a. Computer Systems	1475	4	\$5,000.00				
	b. Copy Machine (Admin)	1475	1	\$13,500.00				
	c. Color Printer (Resident Services)	1475	1	\$1,000.00				
	d. Laser Printer	1475	5	\$5,000.00				
	2. FURNITURE - Office	1475						
	a. Furniture, Workstations, Files & accessories	1475	2	\$3,000.00				
	b. Lateral Files & accessories	1475	6	\$2,500.00				
	c. Office Chairs	1475	12	\$2,500.00				
	SUB-TOTAL	1475		\$32,500.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation	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	\$66,800.00				
	SUB-TOTAL	1502		\$66,800.00	\$0.00	\$0.00	\$0.00	

PHA Wide Site and Dwell. Improve. to include but not limited to: concrete add/replace, grading/landscaping, ramps, ac pav, deck/patio, doors, replace/remodel floors, bath, living areas, thresholds.

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
#001	2. DWELLING STRUCTURES	1460						
#001	a. Plumbing - Project No. 03014 repair sink legs		100	\$20,000.00				
	Dev. #001 SUB-TOTAL			\$20,000.00	\$0.00	\$0.00	\$0.00	
003 - Hillside Park (100 units)	1. SITEWORK	1450						
	Project No. 02014 - Repair/Replace flatwork	1450	25%	\$75,000.00				
	Dev. #003 SUB-TOTAL			\$75,000.00	\$0.00	\$0.00	\$0.00	
005 - Hillside Manor (101 units)	1. SITEWORK	1450						
	a. Sitework for bicycle lockers	1450	1	\$1,000.00				
#005	b. Bicycle Lockers	1450	6	\$4,000.00				
	Dev. #005 1450 TOTAL	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
#005	2. DWELLING STRUCTURES	1460						
#005	a. Windows							
#005	(1) Project No. 03020, Install new windows	1460	220	\$62,500.00				
#005	(2) Project No. 03021, Install new blinds	1460	220	\$6,500.00				
#005	(3) Project No. 03022, Install new screens	1460	220	\$7,500.00				
#005	b. HVAC							
#005	(1) Project No. 03015 Install window HVAC units	1460	101	\$173,000.00				
#005	c. Plumbing							
#005	(1) Project No. 03008, Remove/Replace valves	1460	101	\$100,000.00				

Annual Statement/ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
#005	(2) Project No. 03009, Remove/Replace or descale hot water system	1460	1	\$45,000.00				
#005	c. Asbestos Abatement							
#005	(1) Project No. 03011, Abate asbestos of hot water recirculating valves	1460	39	\$15,000.00				
#005	e. Space Needs							
#005	(1) Install new Trash Damper	1460	1	\$10,000.00				
	Dev. #005 1460 TOTAL	1460		\$419,500.00	\$0.00	\$0.00	\$0.00	
	Dev. #005 SUB-TOTAL			\$424,500.00	\$0.00	\$0.00	\$0.00	
#008	2. DWELLING STRUCTURES	1460						
#008	a. Install Siding Units 8016 &		2	\$24,000.00				
#008	b. Install Windows Units 8016 & 8017		2	\$10,000.00				
	Dev. #008 SUB-TOTAL			\$34,000.00	\$0.00	\$0.00	\$0.00	
#010	2. DWELLING STRUCTURES	1460						
#010	a. Install Siding Units 10004 &		2	\$24,000.00				
#010	b. Install Windows Units 10004 & 10005		2	\$10,000.00				
	Dev. #010 SUB-TOTAL			\$34,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$1,336,052.00	\$0.00	\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)

Part III: Implemetation Schedule

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	6/30/2005			6/30/2007				
PHA-Wide Mgmt. Improvem'ts	6/30/2005			6/30/2007				
PHA-Wide Admin.	6/30/2005			6/30/2007				
PHA-Wide Fees & Costs	6/30/2005			6/30/2007				
PHA-Wide Non- Dwelling Structures	6/30/2005			6/30/2007				
PHA-Wide Non- Dwelling Equipment	6/30/2005			6/30/2007				
001 - Clackamas Heights	6/30/2005			6/30/2007				
003 - Hillside Park	6/30/2005			6/30/2007				
005 - Hillside Manor	6/30/2005			6/30/2007				
008 - Scattered Sites	6/30/2005			6/30/2007				
010 - Scattered Sites	6/30/2005			6/30/2007				
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.

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

Performance and Evaluation Report
 Capital Fund Program (CFP)
 CFP 2000 Revision r00a starting 7/26/00

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 Grant Number OR16P00150100		FFY of Grant Approval 2000				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Er <input type="checkbox"/> Final Performance and Evaluation Report								
Line No.	Summary by Development Account		Total Estimated Cost		Actual Cost 2/		Percentage of Budget Obligated	Percentage of Budget Spent
			Original	Revised 1/	Obligated	Expended		
1	Total Non-CFP Funds							
2	1406	Operations (May not exceed 10% of line 19)						
3	1408	Management Improvements	\$217,896.92	\$153,715.76	\$153,715.76	\$139,715.76	100%	91%
4	1410	Administration	\$136,038.00	\$130,718.16	\$130,718.16	\$130,718.16	100%	100%
5	1411	Audit						
6	1415	Liquidated Damages						
7	1430	Fees and Costs	\$104,971.00	\$174,347.63	\$174,347.63	\$153,766.60	100%	88%
8	1440	Site Acquisition						
9	1450	Site Improvement	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
10	1460	Dwelling Structures	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
11	1465.1	Dwelling Equipment - Nonexpendable	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
12	1470	Nondwelling Structures	\$13,872.55	\$2,631.75	\$2,631.75	\$2,631.75	100%	100%
13	1475	Nondwelling Equipment	\$45,200.00	\$31,629.33	\$31,629.33	\$31,629.33	100%	100%
14	1485	Demolition						
15	1490	Replacement Reserve						
16	1495.1	Relocation Costs	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
17	1498	Mod Used for Development						
18	1502	Contingency (may not exceed 8% of line 1	#REF!	#REF!	#REF!	#REF!	0%	0%
19	Amount of Annual Grant (Sum of lines 2-18)		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
20	Amount of line 19 Related to LBP Activities		#REF!	#REF!	#REF!	#REF!	N/A	N/A
21	Amount of line 19 Related to Section 504 Compliance		#REF!	#REF!	#REF!	#REF!	N/A	N/A
17	Amount of line 19 Related to Security		#REF!	#REF!	#REF!	#REF!	N/A	N/A
18	Amount of line 19 Related to Energy Conservation Me		\$0	\$0	\$0	\$0	N/A	N/A
Signature of Executive Director and Date:					Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant and Type Number Capital Fund Program Grant No: OR16P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>RO3a</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending December 31, 2002 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	\$217,896.92	\$153,715.76	\$153,715.76	\$139,715.76	
4	1410 Administration	\$136,038.00	\$130,718.16	\$130,718.16	\$130,718.16	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$104,971.00	\$174,347.63	\$174,347.63	\$153,766.60	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$97,352.22	\$154,309.46	\$154,309.46	\$126,352.89	
10	1460 Dwelling Structures	\$703,543.73	\$697,451.71	\$697,451.71	\$651,434.59	
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,729.58	\$18,727.00	\$18,727.00	\$18,727.00	
12	1470 Nondwelling Structures	\$13,872.55	\$2,631.75	\$2,631.75	\$2,631.75	
13	1475 Nondwelling Equipment	\$45,200.00	\$31,629.33	\$31,629.33	\$31,629.33	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1495.1 Relocation Costs	\$30,000.00	\$6,073.20	\$6,073.20	\$2,300.73	
17	1498 Mod Used for Development					
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$1,369,604.00	\$1,369,604.00	\$1,369,604.00	\$1,257,276.81	
20	Amount of line 19 Related to LBP Activities	\$260,733	\$373,566	\$373,566	\$331,624	
21	Amount of line 19 Related to Section 504 Compliance	\$294,082	\$265,735	\$265,735	\$239,350	
17	Amount of line 19 Related to Security	\$52,489	\$52,489	\$52,489	\$52,489	
18	Amount of line 19 Related to Energy Conservation Measur	\$0	\$0	\$0	\$0	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant 2000	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Mgmt. Improve.	1. STAFF: Learning Center Coordination - Salary & Benefits	1408	1	\$0.00	\$0.00			To c092-01 \$27,000.00
	<i>Learning Center Coordinator</i>	1408	1	\$24,479.00	\$24,479.00	\$24,479.00	\$24,479.00	COMPLETE
	2. STAFF: Crime Prevention Program	1408	1	\$0.00	\$0.00			
	<i>Crime Prevention contract</i>	1408	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	COMPLETE
	3. STAFF: Residents Services Coordination Salary & Benefits	1408	1	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	COMPLETE
	6. STAFF: Resident Youth Services Coordinator	1408	1	\$14,000.00	\$0.00			To c092-01 \$14,000.00
	<i>Resident Youth Services Coordinator</i>	1408	1	\$29,521.00	\$29,521.00	\$29,521.00	\$29,521.00	COMPLETE
	<i>Youth Services Coordinator</i>	1408	1	\$0.00	\$14,000.00	\$14,000.00		ONGOING
	7. Translation Services	1408	1	\$1,000.00	\$0.00			To c001-02 1/7/02 \$1,000.00;
	8. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$678.25	\$0.00			To c001-02 1/7/02 \$678.25;
	<i>PNRC-NAHRO, conference:Tim Nielsen</i>	1408	1	\$275.00	\$275.00	\$275.00	\$275.00	COMPLETE
	<i>Cascade Chapter-NAHRO conference</i>	1408	1	\$320.00	\$320.00	\$320.00	\$320.00	COMPLETE
	<i>NAHRO "Capital Fund" Seminar</i>	1408	1	\$420.00	\$420.00	\$420.00	\$420.00	COMPLETE
	<i>ticket to NAHRO seminar</i>	1408	1	\$288.00	\$288.00	\$288.00	\$288.00	COMPLETE
	<i>Cascade Chapter-NAHRO conference</i>	1408	1	\$320.00	\$320.00	\$320.00	\$320.00	COMPLETE
	<i>Nan McKay Seminar - Betty Rautio</i>	1408	1	\$775.00	\$775.00	\$775.00	\$775.00	COMPLETE
	<i>Cascade Chapter NAHRO conference</i>	1408	1	\$322.00	\$322.00	\$322.00	\$322.00	COMPLETE
	<i>PNRC-NAHRO 2001 Annual Conference</i>	1408	1	\$295.00	\$295.00	\$295.00	\$295.00	COMPLETE
	<i>NAHRO Seminar</i>	1408	1	\$480.00	\$480.00	\$480.00	\$480.00	COMPLETE
	<i>NAHRO seminar</i>	1408	1	\$879.50	\$879.50	\$879.50	\$879.50	COMPLETE
	<i>NCHM conference</i>	1408	1	\$525.00	\$525.00	\$525.00	\$525.00	COMPLETE
	<i>seminar travel expenses</i>	1408	1	\$693.16	\$693.16	\$693.16	\$693.16	COMPLETE
	<i>Seminar travel expenses</i>	1408	1	\$281.20	\$281.20	\$281.20	\$281.20	COMPLETE
	<i>NAHRO seminar travel expenses</i>	1408	1	\$525.79	\$525.79	\$525.79	\$525.79	COMPLETE

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<i>NAHRO seminar travel expenses</i>	1408	1	\$515.06	\$515.06	\$515.06	\$515.06	COMPLETE	
	<i>NAHRO seminar</i>	1408	1	\$171.00	\$171.00	\$171.00	\$171.00	COMPLETE	
	<i>NAHRO seminar</i>	1408	1	\$179.85	\$179.85	\$179.85	\$179.85	COMPLETE	
	<i>Claim Prevention Seminar</i>	1408	1	\$538.00	\$538.00	\$538.00	\$538.00	COMPLETE	
	<i>training seminar</i>	1408	1	\$249.00	\$249.00	\$249.00	\$249.00	COMPLETE	
	<i>Nan McKay Seminar</i>	1408	1	\$655.00	\$655.00	\$655.00	\$655.00	COMPLETE	
	9. TRAINING: Staff Training Improvement - computer training	1408	1	\$2,380.00	\$0.00			To c001-02 1/7/02 \$2,380.00;	
	<i>PowerPoint training</i>	1408	1	\$120.00	\$120.00	\$120.00	\$120.00	COMPLETE	
	10. TRAINING: Staff Training Improvement - CGP & mod.	1408	1	\$1,156.02	\$0.00			To c001-02 1/7/02 \$1,156.02;	
	<i>NAHRO Fall Conference</i>	1408	1	\$562.50	\$562.50	\$562.50	\$562.50	COMPLETE	
	<i>NAHRO Fall Conference</i>	1408	1	\$421.45	\$421.45	\$421.45	\$421.45	COMPLETE	
	11. Travel for Resident Services Coord	1408	1	\$500.00	\$0.00			To c001-02 1/7/02 \$500.00;	
	12. SOFTWARE: Expand Software capabilities incl. CAD, Inventory & Work Order	1408	1	\$9,952.04	\$0.00			To c001-02 1/7/02 \$9,952.04;	
	<i>AutoCAD upgrade to V.2002</i>	1408	1	\$796.00	\$796.00	\$796.00	\$796.00	COMPLETE	
	<i>Microsoft Access Lic</i>	1408	1	\$1,251.96	\$1,251.96	\$1,251.96	\$1,251.96	COMPLETE	
	13. SOFTWARE: Operating Systems & Office Software	1408	1	\$46,171.14	\$0.00			To c001-02 22,823.70;To c112-00 23,347.44;	
	<i>WinLIST software</i>	1408	1	\$200.00	\$200.00	\$200.00	\$200.00	COMPLETE	
	<i>Office Pro</i>	1408	7	\$0.00	\$2,102.59	\$2,102.59	\$2,102.59	COMPLETE	
	<i>ASAP Software</i>	1408	1	\$0.00	\$194.63	\$194.63	\$194.63	COMPLETE	
	<i>software</i>	1408	1	\$0.00	\$359.07	\$359.07	\$359.07	COMPLETE	
	14. Revisions to Tenant Handbook	1408	1	\$5,000.00	\$0.00			To c001-02 1/7/02 \$5,000.00;	
	SUB-TOTAL	1408		\$217,896.92	\$153,715.76	\$153,715.76	\$139,715.76		
PHA-wide Admin.	1. CGP Coordinator Salary & Benefits	1410	80%	\$56,281.00	\$54,345.43	\$54,345.43	\$54,345.43	COMPLETE	
	Benefits	1410	60%	\$30,685.92	\$32,621.49	\$32,621.49	\$32,621.49	COMPLETE	
	3. CGP Secretarial Salary & Benefits	1410	100%	\$35,075.49	\$35,075.49	\$35,075.49	\$35,075.49	COMPLETE	

PHA-Wide Site/Dwelling MOD work to include but not limited to: new and replace ramp, sidewalk, driveway, patio, deck, grading, landscaping, kitchen, bathroom, door, siding/window, threshold, flooring, cabinet

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<i>Acct. Staff</i>	1410	14%	\$6,553.00	\$6,553.00	\$6,553.00	\$6,553.00	COMPLETE	
	<i>Flex Force, temp office service</i>	1410	1	\$1,673.59	\$1,673.59	\$1,673.59	\$1,673.59	COMPLETE	
	6. Advertising	1410		\$1,500.00	\$0.00			To c001-02 1/7/02 \$1,500.00;	
	7. Travel (Mileage, Parking, etc.)	1410		\$372.35	\$0.00			To c001-02 1/7/02 \$372.35;	
	<i>Mileage expense Tue Ly</i>	1410	1	\$72.45	\$72.45	\$72.45	\$72.45	COMPLETE	
	<i>Mileage expense Carol Anderson</i>	1410	1	\$23.46	\$23.46	\$23.46	\$23.46	COMPLETE	
	<i>Mileage expense David Huff</i>	1410	1	\$31.74	\$31.74	\$31.74	\$31.74	COMPLETE	
	8. Legal Expenses	1410		\$3,447.49	\$0.00			To c001-02 1/7/02 \$3,447.49;	
	<i>Legal Services - Clackamas County</i>	1410	1	\$186.00	\$186.00	\$186.00	\$186.00	COMPLETE	
	<i>Legal Services - Clackamas County</i>	1410	1	\$93.00	\$93.00	\$93.00	\$93.00	COMPLETE	
	<i>Legal Services - Clackamas County</i>	1410	1	\$42.51	\$42.51	\$42.51	\$42.51	COMPLETE	
	SUB-TOTAL	1410		\$136,038.00	\$130,718.16	\$130,718.16	\$130,718.16		
PHA-wide Fees & Costs	1. Lead Based Paint Testing/Abatement Project Monitoring	1430	1	\$511.00	\$0.00			To 4. Advertising 1/7/02 \$511.00;	
	<i>LBP Abatement Procurement Package</i>	1430	1	\$840.00	\$840.00	\$840.00	\$840.00	COMPLETE	
	<i>LBP Clearance Test Procure Package</i>	1430	1	\$630.00	\$630.00	\$630.00	\$630.00	COMPLETE	
	<i>LBP Abatement Contract</i>	1430	1	\$315.00	\$315.00	\$315.00	\$315.00	COMPLETE	
	<i>LBP Testing 6536 SE Hemlock St Unit 7020</i>	1430	1	\$125.00	\$125.00	\$125.00	\$125.00	COMPLETE	
	<i>LBP Abatement Clack Hts. + scattered sites</i>	1430	108	\$0.00	\$85,546.28	\$85,546.28	\$85,546.28	COMPLETE	
	<i>LBP Clearance Project #02003</i>	1430	1	\$0.00	\$7,400.00	\$7,400.00	\$7,400.00	COMPLETE	
	2. Asbestos Testing: Dev. 001 thru 021	1430	37	\$400.00	\$0.00			To 4. Advertising \$400.00;	
	<i>Asbestos Survey On Demand</i>	1430	25%	\$0.00	\$72.50	\$72.50	\$72.50	COMPLETE Fungibility from CGP99	
	<i>Asbestos Proj Manager/Air Monitoring</i>	1430	25%	\$0.00	\$1,338.00	\$1,338.00	\$1,338.00	COMPLETE Fungibility from CGP99	
	3. Architectural, Engineering, Consulting Services	1430	100%	\$0.00	\$0.00				
	<i>Proj. #01012 A/E Services</i>	1430	1	\$28,000.00	\$0.00			To c004-01 \$19,065;c121-00 \$3,657;c001-02 \$5,278	
	<i>EE Services for Site Lighting at OCVM</i>	1430	1	\$0.00	\$0.00			To c087-01,4/25/01,\$1,000;	
	<i>Landscape Architect Services</i>	1430	1	\$2,280.00	\$0.00			To c001-02 1/7/01 \$2,280.00;	

PHA-Wide Site/Dwelling MOD work to include but not limited to: new and replace ramp, sidewalk, driveway, patio, deck, grading, landscaping, kitchen, bathroom, door, siding/window, threshold, flooring, cabinet

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100				2000	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<i>ME Services Plumbing Upgrades at Clack Hts</i>	1430	1	\$3,960.00	\$0.00			To c001-02 1/7/01 \$3,960.00;
	<i>Clack Hts sewer line drawings</i>	1430	1	\$560.00	\$560.00	\$560.00	\$560.00	COMPLETE
	<i>A/E for Mod of 5 Units at Hillside Park</i>	1430	1	\$24,020.00	\$0.00			To c001-02 1/7/01 \$24,020.00;
	<i>Design Drafting Inc, procurement drawings</i>	1430	1	\$980.00	\$980.00	\$980.00	\$980.00	COMPLETE
	<i>Hillside Manor Seismic Project # 02004</i>	1430	1	\$0.00	\$13,911.50	\$13,911.50	\$12,310.47	ONGOING Fungigate from CFP '01
	<i>Hillside Manor Plumbing Upgrade Eval</i>	1430	1	\$0.00	\$2,700.00	\$2,700.00		ONGOING Fungigate from CFP '01
	<i>Hillside Manor Plumb Upgrade Design</i>	1430	1	\$0.00	\$8,700.00	\$8,700.00		ONGOING Fungigate from CFP '01
	<i>Hillside Manor HVAC Upgrade Evaluation/Design</i>	1430	1	\$0.00	\$7,580.00	\$7,580.00		ONGOING Fungigate from CFP '01
	documents, other project related expenses	1430	100%	\$517.05	\$0.00			
	<i>Plan review fees Project #90026</i>	1430	1	\$118.92	\$118.92	\$118.92	\$118.92	COMPLETE
	<i>Erosion/Sediment Control Permit 99026</i>	1430	1	\$25.00	\$25.00	\$25.00	\$25.00	COMPLETE
	<i>Site plan copies for project #01003</i>	1430	1	\$11.00	\$11.00	\$11.00	\$11.00	COMPLETE
	<i>Site plan copies for proj#99026</i>	1430	1	\$18.80	\$18.80	\$18.80	\$18.80	COMPLETE
	<i>Building Tech Bookstore</i>	1430	1	\$4.80	\$4.80	\$4.80	\$4.80	COMPLETE
	<i>Clackamas Blueprint;</i>	1430	1	\$44.50	\$44.50	\$44.50	\$44.50	COMPLETE
	<i>ADA Handbook/ADA Access Guidelines</i>	1430	1	\$138.15	\$138.15	\$138.15	\$138.15	COMPLETE
	<i>Landscape Estimating Methods 3rd Edition</i>	1430	1	\$67.36	\$67.36	\$67.36	\$67.36	COMPLETE
	<i>copy Hillside Manor plans</i>	1430	1	\$35.28	\$35.28	\$35.28	\$35.28	COMPLETE
	<i>building permits, Proj #99026,</i>	1430	1	\$1,434.79	\$1,434.79	\$1,434.79	\$1,434.79	COMPLETE
	<i>building permits, Proj #99026,</i>	1430	1	\$397.78	\$397.78	\$397.78	\$397.78	COMPLETE
	<i>building permits, Proj #99026,</i>	1430	1	\$129.07	\$129.07	\$129.07	\$129.07	COMPLETE
	<i>copy of plans Proj #99026 for permits</i>	1430	1	\$34.20	\$34.20	\$34.20	\$34.20	COMPLETE
	<i>permits for Proj #99026,</i>	1430	1	\$637.78	\$637.78	\$637.78	\$637.78	COMPLETE
	<i>copy of plans Proj. #99026</i>	1430	1	\$14.40	\$14.40	\$14.40	\$14.40	COMPLETE
	<i>Cost estimating manuals</i>	1430	3	\$133.45	\$133.45	\$133.45	\$133.45	COMPLETE
	<i>Copy of Landscape plans</i>	1430	1	\$7.20	\$7.20	\$7.20	\$7.20	COMPLETE

PHA-Wide Site/Dwelling MOD work to include but not limited to: new and replace ramp, sidewalk, driveway, patio, deck, grading, landscaping, kitchen, bathroom, door, siding/window, threshold, flooring, cabinet

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	Copy of tree removal plan Proj#01003	1430	1	\$5.00	\$5.00	\$5.00	\$5.00	COMPLETE	
	survey/set property line stakes	1430	1	\$600.00	\$600.00	\$600.00	\$600.00	COMPLETE	
	Building Tech Bookstore	1430	1	\$5.20	\$5.20	\$5.20	\$5.20	COMPLETE	
	Ad for Proj#01017	1430	1	\$369.80	\$369.80	\$369.80	\$369.80	COMPLETE	
	Ad for Proj#01017	1430	1	\$130.00	\$130.00	\$130.00	\$130.00	COMPLETE	
	permit fees various units	1430	1	\$668.13	\$668.13	\$668.13	\$668.13	COMPLETE	
	Ad for Proj#01021	1430	1	\$307.02	\$307.02	\$307.02	\$307.02	COMPLETE	
	Ad for Proj#01022	1430	1	\$281.40	\$281.40	\$281.40	\$281.40	COMPLETE	
	Materials testing and Inspection	1430	1	\$587.90	\$587.90	\$587.90	\$587.90	COMPLETE	
	copy of plans Proj. #01013	1430	1	\$223.20	\$223.20	\$223.20	\$223.20	COMPLETE	
	Ad for Proj#01021	1430	1	\$178.75	\$178.75	\$178.75	\$178.75	COMPLETE	
	Ad for Proj#01022	1430	1	\$146.25	\$146.25	\$146.25	\$146.25	COMPLETE	
	Ad for Proj#01021	1430	1	\$307.02	\$307.02	\$307.02	\$307.02	COMPLETE	
	Ad for Proj#01022	1430	1	\$281.40	\$281.40	\$281.40	\$281.40	COMPLETE	
	copy of construction drawings Proj. #01013	1430	1	\$14.40	\$14.40	\$14.40	\$14.40	COMPLETE	
	copy of Bid Documents for Proj. #01013	1430	1	\$0.00	\$570.00	\$570.00	\$570.00	COMPLETE	
	Ad for Proj#01023	1430	1	\$0.00	\$186.87	\$186.87	\$186.87	COMPLETE	
	Ad for Proj#01013	1430	1	\$0.00	\$146.25	\$146.25	\$146.25	COMPLETE	
	Ad for Proj#01013	1430	1	\$0.00	\$418.00	\$418.00	\$418.00	COMPLETE	
	Ad for Proj#01023	1430	1	\$0.00	\$495.28	\$495.28	\$495.28	COMPLETE	
	5. In-house Architectural Staff - CGP Coordinator salary & benefits	1430	20%	\$13,482.74	\$12,192.37	\$12,192.37	\$12,192.37	COMPLETE	
	6. In-house Architectural Staff - Rehab. Specialist salary & benefits	1430	40%	\$20,992.26	\$22,282.63	\$22,282.63	\$22,282.63	COMPLETE	
	SUB-TOTAL	1430		\$104,971.00	\$174,347.63	\$174,347.63	\$153,766.60		
PHA-wide Site Improve.	1. PHA-Wide Sitework	1450	100%	\$0.00	\$0.00				
	A. Fencing	1450	6	\$161.88	\$0.00			To 1430 4. Advertising 1/29/02 \$161.88;	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<i>new fence at 2859 SE Malcolm - Unit 12024</i>	1450	1	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	COMPLETE	
	<i>new fence at 9818 SE Clackamas Rd ,Unit 20003</i>	1450	1	\$1,020.00	\$1,020.00	\$1,020.00	\$1,020.00	COMPLETE	
	<i>new fence at 18714-18728 SE River Rd. - Units 8008 - 8015</i>	1450	1	\$1,183.12	\$1,183.12	\$1,183.12	\$1,183.12	COMPLETE	
	<i>new fence at 5581 SE Jennings Ave., Unit 7027</i>	1450	1	\$495.00	\$495.00	\$495.00	\$495.00	COMPLETE	
	<i>new fence at Unit 8004, replace fence at Unit 7031</i>	1450	1	\$560.00	\$560.00	\$560.00	\$560.00	COMPLETE	
	<i>new chainlink fence at Unit 8007</i>	1450	1	\$530.00	\$530.00	\$530.00	\$530.00	COMPLETE	
	SUB-TOTAL	1450		\$5,000.00	\$4,838.12	\$4,838.12	\$4,838.12		
PHA-wide Dwelling Structures	doors, in-place accessibility accomodation, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens	1460	100%	\$1,198.43	\$0.00			To c001-02 1/7/02 \$1,198.43;	
	<i>mold survey Unit #3020</i>	1460	1	\$0.00	\$350.00	\$350.00	\$350.00	COMPLETE Emergency Request tenant claiming ill affects	
	SUB-TOTAL	1460		\$1,198.43	\$350.00	\$350.00	\$350.00		
Dwelling Equip.	1. Ranges & Refrigerators	1465.1	5	\$0.00	\$0.00				
	<i>refrigerators/ranges for Proj#99026</i>	600-5000-00-1465-0100	13	\$8,210.00	\$8,210.00	\$8,210.00	\$8,210.00	COMPLETE	
	<i>Washer/Dryer; Unit# 03060</i>	600-5000-00-1465-0100	1	\$886.00	\$886.00	\$886.00	\$886.00	COMPLETE	
	SUB-TOTAL	1465.1		\$9,096.00	\$9,096.00	\$9,096.00	\$9,096.00		
PHA-wide Non-Dwelling Structures	<i>new Laundry Room Plumbing Hillside Park</i>	1470	1	\$618.25	\$618.25	\$618.25	\$618.25	COMPLETE	
	<i>new window blinds at Maint Office Bldg.</i>	1470	1	\$103.50	\$103.50	\$103.50	\$103.50	COMPLETE	
	<i>new windows Hillside Park Laundry Rm</i>	1470	1	\$1,910.00	\$1,910.00	\$1,910.00	\$1,910.00	COMPLETE	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100				2000	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<i>replace sewer lines Hillside Park</i>	1470	1	\$11,240.80	\$0.00			<i>Fungibility to CGP99</i>
	SUB-TOTAL	1470		\$13,872.55	\$2,631.75	\$2,631.75	\$2,631.75	
PHA-wide Non-Dwelling Equipment								
1. TOOLS: Maint. - Small Tools		1475	100%	\$0.00	\$0.00			To c179-01 12/4/01 \$327.82
	<i>Porter Cable Belt Sander</i>	1475	1	\$175.00	\$175.00	\$175.00	\$175.00	COMPLETE
	<i>scaffold</i>	1475	1	\$279.95	\$279.95	\$279.95	\$279.95	COMPLETE
	<i>Measuring wheel, Wall sensor;</i>	1475	1	\$217.23	\$217.23	\$217.23	\$217.23	COMPLETE
	<i>Screw Gun</i>	1475	1	\$199.00	\$199.00	\$199.00	\$199.00	COMPLETE
	<i>walk behind mower</i>	1475	1	\$768.69	\$768.69	\$768.69	\$768.69	COMPLETE
	<i>dehumidifier</i>	1475	10	\$1,645.70	\$1,645.70	\$1,645.70	\$1,645.70	COMPLETE
	<i>Sink Machine;</i>	1475	1	\$614.00	\$614.00	\$614.00	\$614.00	COMPLETE
	<i>joint cleanout tool</i>	1475	1	\$689.25	\$679.25	\$679.25	\$679.25	COMPLETE
	<i>blade for cleanout tool</i>	1475	1	\$278.35	\$278.35	\$278.35	\$278.35	COMPLETE
4. COMPUTER: Computer Monitors		1475	5	\$660.72	\$0.00			To 1430 \$226.47; To c014-02 \$434.25;
5. COMPUTER: Computer Keyboard/Mouse		1475	10	\$1,000.00	\$0.00			To c014-02 1/30/02 \$1000.00
6. COMPUTER: Repl. Drives Mboard Chip Memory		1475	10	\$5,000.00	\$0.00			To c014-02 \$2,927.63;c019-02 \$483.64;c034-02 \$1,588.73;
	Hardware	1475	1 ls	\$516.11	\$0.00			To c014-02 1/30/02 \$516.11;
8. COMPUTER: Upgrade NIC Card, HUB, videocards		1475	30 NIC, 4 HUB	\$10,000.00	\$0.00			To 1408 \$2,656.29; c034-02 \$7,343.71;
9. COMPUTER: Computer Workstation		1475	1	\$0.00	\$0.00			To c014-02 \$9114.00
	<i>Clackamas County, workstations (7)</i>	1475	6	\$0.00	\$9,114.00	\$9,114.00	\$9,114.00	COMPLETE-from itme 9. above
10. COMPUTER: Notebook Computer		1475	1	\$0.00	\$0.00			To c177-01 11/30/01 \$1,900.00; To c178-01 11/30/01 \$600.00;
	<i>Notebook computer</i>	1475	1	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	COMPLETE
	<i>Epson Powerlite 50C plus access.</i>	1475	1	\$2,766.00	\$2,766.00	\$2,766.00	\$2,766.00	COMPLETE
	<i>Notebook computer network card</i>	1475	1	\$270.00	\$270.00	\$270.00	\$270.00	COMPLETE
12. OFFICE EQUIP: Printers		1475	13	\$80.19	\$0.00			To c014-02 1/30/02 \$80.19;

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant 2000	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<i>Printer</i>	1475	1	\$1,318.00	\$1,318.00	\$1,318.00	\$1,318.00	COMPLETE
	<i>Comark, HP printers (7)</i>	1475	7	\$3,309.98	\$3,309.98	\$3,309.98	\$3,309.98	COMPLETE
	<i>HP printers (3)</i>	1475	3	\$1,323.00	\$1,323.00	\$1,323.00	\$1,323.00	COMPLETE
	<i>HP Printer</i>	1475	1	\$542.95	\$542.95	\$542.95	\$542.95	COMPLETE
	<i>Printer upgrade</i>	1475	1	\$160.32	\$160.32	\$160.32	\$160.32	COMPLETE
	<i>Photo printer</i>	1475	1	\$0.00	\$483.64	\$483.64	\$483.64	COMPLETE
	13. OFFICE EQUIP: Print Servers	1475	2	\$500.00	\$0.00			To c014-02 1/30/02 \$500.00
	14. OFFICE EQUIP: Plotter/printer	1475	1	\$953.46	\$0.00			To c014-02 1/30/02 \$953.46
	15. OFFICE EQUIP: Privacy Comp screens	1475	3	\$900.00	\$0.00			To c014-02 1/30/02 \$900.00
	16. OFFICE EQUIP: Pocket Translators	1475	2	\$400.00	\$0.00			To c014-02 1/30/02 \$400.00
	17. OFFICE EQUIP: Video Camera	1475	2	\$76.65	\$0.00			To c014-02 1/30/02 \$76.65;
	<i>camcorder</i>	1475	1	\$381.95	\$381.95	\$381.95	\$381.95	COMPLETE
	<i>camcorder</i>	1475	1	\$1,119.93	\$1,000.65	\$1,000.65	\$1,000.65	COMPLETE
	18. FURNITURE: Maint furniture & access	1475	1	\$85.71	\$0.00			To c014-02 1/30/02 \$85.71
	<i>CFI chairs and tack board;</i>	1475	1	\$704.57	\$704.57	\$704.57	\$704.57	COMPLETE
	<i>CFI Storage Panels;</i>	1475	2	\$209.72	\$209.72	\$209.72	\$209.72	COMPLETE
	<i>Steelcase, guest chairs</i>	1475	1	\$167.76	\$167.76	\$167.76	\$167.76	COMPLETE
	<i>Steelcase - office furniture</i>	1475	1	\$1,885.81	\$1,885.81	\$1,885.81	\$1,885.81	COMPLETE
	19. Bookshelves @ Dev. 1-5	1475	1	\$740.00	\$0.00			To c014-02 1/30/02 \$740.00;
	20. Dishwasher @ Dev. 1-5	1475	1	\$500.00	\$0.00			To c014-02 1/30/02 \$500.00
	<i>Refrigerator</i>	1475	1	\$520.00	\$520.00	\$520.00	\$520.00	COMPLETE
	<i>Freezer</i>	1475	1	\$340.00	\$340.00	\$340.00	\$340.00	COMPLETE
	22. Tables & Chairs @ Dev. 1-5	1475	1	\$0.00	\$0.00			Fungibility to CGP99 12/12/00 (\$2,000)
	23. Learning Center Equipment	1475	1	\$1,636.19	\$0.00			Fungibility to CFP01 \$1636.19;
	<i>Literature racks</i>	1475	1	\$363.81	\$363.81	\$363.81	\$363.81	COMPLETE
	<i>computer equip (balance in 2001)</i>	1475	1	\$0.00	\$10.00	\$10.00	\$10.00	COMPLETE Fungibility from CFP01
	SUB-TOTAL	1475		\$45,200.00	\$31,629.33	\$31,629.33	\$31,629.33	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100				2000	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Clackamas Hts. (100 units)	2. DWELLING STRUCTURES	1460						
#001	m. Plumbing							
#001	Plumbing Upgrades at Clack Hts	1460	100	\$30,500.00	\$0.00			To c024-01 2/28/02 \$30,500.00;
#001	Plumbing Upgrades at Clack Hts	1460	49	\$14,700.00	\$0.00			To c024-01\$9,448.00; Dev. 007 \$5,252.00;
#001	Plumbing Upgrades at Clack Hts	1460	149	\$0.00	\$39,948.00	\$39,948.00	\$39,948.00	COMPLETE
	Dev. #001 SUB-TOTAL	1460		\$45,200.00	\$39,948.00	\$39,948.00	\$39,948.00	
003 - Hillside Park (100 units)	1. SITEWORK	1450						
#003	Remove Trees at Hillside Park	1450	1	\$3,692.22	\$0.00			To c017-2 2/4/02 \$3,692.22;
#003	tree survey Hillside Park	1450	1	\$720.00	\$720.00	\$720.00		ONGOING
#003	Proj #01013 (01001) - Modernization of 5 Dwelling Units at Hillside Park (Clackamas Heights); Unit #3052, 3058, 3070, 3079, 3081, (1011, 1012, 1013, 1014, 1029)	1450	5	\$24,733.17	\$0.00			To Units 3052 to 3081 below
#003	Sitework Unit #3052	1450	1	\$0.00	\$12,106.00	\$12,106.00	\$8,145.35	ONGOING from Proj 01013 above
#003	Sitework Unit #3058	1450	1	\$0.00	\$11,601.00	\$11,601.00	\$7,776.35	ONGOING from Proj 01013 above
#003	Sitework Unit #3070	1450	1	\$0.00	\$12,458.00	\$12,458.00	\$8,401.85	ONGOING from Proj 01013 above
#003	Sitework Unit #3079	1450	1	\$0.00	\$12,680.00	\$12,680.00	\$8,563.85	ONGOING from Proj 01013 above
#003	Sitework Unit #3081	1450	1	\$0.00	\$11,515.00	\$11,515.00	\$7,713.35	ONGOING from Proj 01013 above
Dev. #003		1450		\$29,145.39	\$61,080.00	\$61,080.00	\$40,600.75	
#003	2. DWELLING STRUCTURES	1460						
#003	Proj #01013 (01001) - Modernization of 5 Dwelling Units at Hillside Park (Clackamas Heights); Unit #3052, 3058, 3070, 3079, 3081, (1011, 1012, 1013, 1014, 1029)	1460	5	\$223,738.18	(\$0.00)			To Units 3052 to 3081 below
#003	Modernization of Dwelling Unit #3052	1460	1	\$0.00	\$40,699.00	\$40,699.00	\$39,373.73	ONGOING from Proj 01013 above

PHA-Wide Site/Dwelling MOD work to include but not limited to: new and replace ramp, sidewalk, driveway, patio, deck, grading, landscaping, kitchen, bathroom, door, siding/window, threshold, flooring, cabinet

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100				2000	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
#003	Modernization of Dwelling Unit #3058	1460	1	\$0.00	\$40,699.00	\$40,699.00	\$39,373.75	ONGOING from Proj 01013 above
#003	Modernization of Dwelling Unit #3070	1460	1	\$0.00	\$40,699.00	\$40,699.00	\$39,373.75	ONGOING from Proj 01013 above
#003	Modernization of Dwelling Unit #3079	1460	1	\$0.00	\$40,699.00	\$40,699.00	\$39,373.76	ONGOING from Proj 01013 above
#003	Modernization of Dwelling Unit #3081	1460	1	\$0.00	\$40,699.00	\$40,699.00	\$39,373.76	ONGOING from Proj 01013 above
Dev. #003		1460		\$223,738.18	\$203,495.00	\$203,495.00	\$196,868.75	
#003	Proj #01013 (01001) - Modernization of 5 Dwelling Units at Hillside Park (Clackamas Heights); Unit #3018, 3019, 3052, 3079, 3081, (1011, 1012, 1013, 1014, 1029)	1465	5	\$4,917.45	(\$0.00)			To c006-02 \$4,895.00 (003) \$22.45 (007);
#003	Project #01013 ranges and refrigerators	1465	5	\$0.00	\$4,895.00	\$4,895.00	\$4,895.00	COMPLETE From Proj 01013 above
Dev. #003		1465.1		\$4,917.45	\$4,895.00	\$4,895.00	\$4,895.00	
#003	Proj #01013 (01001) - Modernization of 5 Dwelling Units at Hillside Park (Clackamas Heights); Unit #3018, 3019, 3052, 3079, 3081, (1011, 1012, 1013, 1014, 1029)	600-5003-00-1495-0000	5	\$15,000.00	\$0.00			To c031-02 003 \$10,500; 007 \$4,500;
#003	c095-00 Cummings Transfer Co.; Proj #2000-036 Moving Services - 2000; For Proj #01013; Unit #3052	600-5003-00-1495.1-0100	1	\$0.00	\$207.38	\$207.38	\$207.38	COMPLETE Fungigate CGP '99
Dev. #003		1495.1		\$15,000.00	\$207.38	\$207.38	\$207.38	
	Dev. #003 SUB-TOTAL			\$272,801.02	\$269,677.38	\$269,677.38	\$242,571.88	
004 - OCVM (100 units)	1. SITEWORK	1450		\$0.00				
#004	c083-01 Griffiths Septic Service	1450	1	\$4,050.00	\$4,050.00	\$4,050.00	\$4,050.00	COMPLETE
#004	Proj #01010 - Upgrade OCVM streetlights with HPS lamps	1450	1	\$413.67	\$0.00			To c017-02 2/4/02 \$413.67;
#004	replace heads on streetlights OCVM	1450	1	\$5,025.33	\$5,025.33	\$5,025.33	\$5,025.33	COMPLETE
#004	c087-01 seal light posts at OCVM	1450	1	\$2,922.00	\$2,922.00	\$2,922.00	\$2,922.00	COMPLETE
Dev. #004		1450		\$12,411.00	\$11,997.33	\$11,997.33	\$11,997.33	
#004	2. DWELLING STRUCTURES	1460						

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
#004	replacement cadet heaters (recall)	1460	446	\$12,366.34	\$12,366.34	\$12,366.34	\$12,366.34	COMPLETE	
Dev. #004		1460		\$12,366.34	\$12,366.34	\$12,366.34	\$12,366.34		
	Dev. #004 SUB-TOTAL			\$24,777.34	\$24,363.67	\$24,363.67	\$24,363.67		
005 - Hillside Manor (100 units)	2. DWELLING STRUCTURES	1460							
#005	c. Exterior Doors								
#005	New entry door entry system	1460	1	\$2,489.00	\$2,489.00	\$2,489.00	\$2,489.00	COMPLETE	
#005	m. Plumbing								
#005	emergency pump repair	1460	1	\$930.75	\$930.75	\$930.75	\$930.75	COMPLETE	
Dev. #005		1460		\$3,419.75	\$3,419.75	\$3,419.75	\$3,419.75		
#005	4. Relocation Costs:	1495.1	5	\$0.00	\$0.00				
#005	Moving Services for Project 01019;	1495	1	\$0.00	\$1,289.80	\$1,289.80	\$1,289.80	COMPLETE - Funds from Dev 003 & 007 current project.	
Dev. #005		1495.1		\$0.00	\$1,289.80	\$1,289.80	\$1,289.80		
	Dev. #005 SUB-TOTAL			\$3,419.75	\$4,709.55	\$4,709.55	\$4,709.55		
Scattered Sites (6 units)	1. SITEWORK	1450		\$0.00	\$0.00				
#006	Project #99026 Sitework Unit #6006	1450	1	\$266.83	\$266.83	\$266.83	\$266.83	COMPLETE Fungigate from CGP '99	
Dev. #006		1450		\$266.83	\$266.83	\$266.83	\$266.83		
#006	2. DWELLING STRUCTURES	1460							
#006	Project #99026 Dwelling Unit #6001	1460	1	\$32.38	\$32.38	\$32.38	\$32.38	COMPLETE Fungigate from CGP '99	
#006	Project #99026 Dwelling Unit #6002	1460	1	\$32.38	\$32.38	\$32.38	\$32.38	COMPLETE Fungigate from CGP '99	
#006	Project #99026 Dwelling Unit #6003	1460	1	\$32.38	\$32.38	\$32.38	\$32.38	COMPLETE Fungigate from CGP '99	
#006	Project #99026 Dwelling Unit #6004	1460	1	\$32.38	\$32.38	\$32.38	\$32.38	COMPLETE Fungigate from CGP '99	
#006	Project #99026 Dwelling Unit #6005	1460	1	\$32.38	\$32.38	\$32.38	\$32.38	COMPLETE Fungigate from CGP '99	
#006	Project #99026 Dwelling Unit #6006	1460	1	\$32.35	\$32.35	\$32.35	\$32.35	COMPLETE Fungigate from CGP '99	
Dev. #006		1460		\$194.25	\$194.25	\$194.25	\$194.25		
	Dev. #006 SUB-TOTAL			\$461.08	\$461.08	\$461.08	\$461.08		
Scattered Sites (33)	1. SITEWORK	1450							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
#007	a. Sitework Unit #007013 - 5125 SE Rainbow Ln., #007015 - 12205 SE 67th		2	\$0.00	\$0.00			To Proj# 01012 2/25/02 Dev 019 1450 \$4,350.00	
#007	Modernization Units #7013 & #7015	1450	2	\$4,350.00	\$0.00			To c034-02 Dev 019 2/25/02 \$4,350.00;	
#007	replace damaged rain drain, Unit 7010, 11635 SE 31st St., Milwaukie	1450	1	\$650.00	\$650.00	\$650.00	\$650.00	COMPLETE (emergency to prevent additional basement flooding and structural damage)	
Dev. #007		1450		\$5,000.00	\$650.00	\$650.00	\$650.00		
#007	2. DWELLING STRUCTURES	1460							
#007	new flooring Unit 7012, 9650 SE 75th Ave, Milwaukie	600-5007-00-1460-0000	1	\$2,997.08	\$2,997.08	\$2,997.08	\$2,997.08	COMPLETE	
#007	Modernization Units, Unit #7007, 7013, 7015, 7020	1460	4	\$15,000.00	\$0.00			To c017-02 \$10504.11; Dev 007 1460 \$4,495.89; To indiv. Units below	
#007	Asbestos Abatement Services - Unit 7033	1460	1	\$0.00	\$1,354.50	\$1,354.50	\$1,354.50	COMPLETE Fungibility from CGP '99	
#007	Modernization Dwelling Unit #7013	1460	2	\$39,666.25	\$0.00			To Unit 7013 \$39666.25	
#007	Modernization Dwelling Unit #7007	1460	1	\$0.00	\$45,000.00	\$45,000.00	\$38,830.50	ONGOING from Mod project above	
#007	Modernization Dwelling Unit #7013	1460	1	\$0.00	\$50,800.00	\$50,800.00	\$38,637.00	ONGOING from Mod project above	
#007	Modernization Dwelling Unit #7020	1460	1	\$0.00	\$14,400.00	\$14,400.00	\$12,420.00	ONGOING from Mod project above	
#007	Modernization Dwelling Unit #7027	1460	1	\$0.00	\$1,209.70	\$1,209.70	\$1,088.73	ONGOING Fungibility from CFP01	
#007	Modernization Dwelling Unit #7030	1460	1	\$1,616.13	\$1,616.13	\$1,616.13	\$1,616.13	COMPLETE Fungibility from CGP 1999;	
#007	Modernization Dwelling Unit #7031	1460	1	\$8,765.60	\$8,765.60	\$8,765.60	\$8,765.60	COMPLETE Fungibility from CGP 1999;	
Dev. #007		1460		\$68,045.06	\$126,143.01	\$126,143.01	\$105,709.54		
#007	7. Dwelling Equipment (ranges & refrigerators): Unit #007013 - 5125 SE Rainbow Ln., #007015 - 12205 SE 67th	1465.1	2	\$1,000.00	\$0.00			To c006-02 1/15/02 \$1,000.00;	
#007	Project #01012 ranges and refrigerators	1465	4	\$0.00	\$2,368.00	\$2,368.00	\$2,368.00	COMPLETE From Dev 003 1/15/02 \$22.45; From Dev 007 1/15/02 \$1,000.00; From Dev 019 1/15/02 \$1,345.55;	
Dev. #007		1465.1		\$1,000.00	\$2,368.00	\$2,368.00	\$2,368.00		
#007	5125 SE Rainbow Ln., #007015 - 12205 SE 67th	1495.1	2	\$3,000.00	\$0.00			To Proj #99026 Unit # 20014, \$3,000.00;	
#007	Relocation Services For Proj #01012	1495	1	\$0.00	\$754.32	\$754.32		ONGOING from CGP 1999 (fungibility)	

PHA-Wide Site/Dwelling MOD work to include but not limited to: new and replace ramp, sidewalk, driveway, patio, deck, grading, landscaping, kitchen, bathroom, door, siding/window, threshold, flooring, cabinet

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100					2000	
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
#007	emergency displacement for asbestos abatement	1495	1	\$0.00	\$61.50	\$61.50	\$61.50	COMPLETE - Emergency work	
#007	Moving Services for Project 01012;	1495	1	\$0.00	\$2,230.20	\$2,230.20	\$712.05	COMPLETE From 4. Relocation Costs #007	
Dev. #007		1495.1		\$3,000.00	\$3,046.02	\$3,046.02	\$773.55		
	Dev. #007 SUB-TOTAL			\$77,045.06	\$132,207.03	\$132,207.03	\$109,501.09		
Scattered Sites (21)	1. SITEWORK	1450		\$0.00					
#008	Proj #99026 sitework Unit #8004	1450	1	\$4,818.00	\$4,623.00	\$4,623.00	\$4,623.00	COMPLETE fungigate from CGP 1999;	
#008	Proj #99026 sitework Unit #8005	1450	1	\$6,960.00	\$6,765.00	\$6,765.00	\$6,765.00	COMPLETE fungigate from CGP 1999;	
#008	Remove diseased cedar hedges	1450	1	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	COMPLETE	
Dev. #008		1450		\$14,178.00	\$13,788.00	\$13,788.00	\$13,788.00		
#008	2. DWELLING STRUCTURES	1460							
#008	new roof Unit 8007	1460	1	\$0.00	\$3,171.90	\$3,171.90	\$2,259.00	ONGOING Fungigate from CFP '01	
#008	new roof Unit 8019	1460	1	\$0.00	\$5,205.00	\$5,205.00	\$4,212.00	ONGOING Fungigate from CFP '01	
#008	new roof Unit 8020	1460	1	\$0.00	\$5,205.00	\$5,205.00	\$4,212.00	ONGOING Fungigate from CFP '01	
#008	new roof Unit 8021	1460	1	\$0.00	\$5,205.00	\$5,205.00	\$4,212.00	ONGOING Fungigate from CFP '01	
#008	Proj #99026 dwelling Unit #8004	1460	1	\$55,866.89	\$55,866.89	\$55,866.89	\$55,866.89	COMPLETE fungigate from CGP 1999;	
#008	Proj #99026 dwelling Unit #8005	1460	1	\$44,820.00	\$44,820.00	\$44,820.00	\$44,820.00	COMPLETE fungigate from CGP 1999;	
Dev. #008		1460		\$100,686.89	\$119,473.79	\$119,473.79	\$115,581.89		
#008	moving expense	1495	1	\$0.00	\$30.00	\$30.00	\$30.00	COMPLETE From Dev 007 \$30.00;	
Dev. #008		1495.1		\$0.00	\$30.00	\$30.00	\$30.00		
	Dev. #008 SUB-TOTAL			\$114,864.89	\$133,291.79	\$133,291.79	\$129,399.89		
Scattered Sites (21)	1. SITEWORK	1450							
#010	replacement of septic tank Unit 10019	1450	1	\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	COMPLETE emergency work	
Dev. #010		1450		\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00		
#010	2. DWELLING STRUCTURES	1460							
#010	ADA handrails Units 10004, 10005, 10006	1460	1	\$1,673.00	\$1,673.00	\$1,673.00	\$1,673.00	COMPLETE	
Dev. #010		1460		\$1,673.00	\$1,673.00	\$1,673.00	\$1,673.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100				2000	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dev. #010 SUB-TOTAL			\$4,923.00	\$4,923.00	\$4,923.00	\$4,923.00	
Scattered Sites (39)	2. DWELLING STRUCTURES	1460						
#012	Replace Flooring Unit 12033	1460	1	\$950.00	\$950.00	\$950.00	\$950.00	COMPLETE Fungigate from CGP 99
#012	Replace Flooring Unit 12033	1460	1	\$224.83	\$224.83	\$224.83	\$224.83	COMPLETE Fungigate from CGP 99
#012	Asbestos Abatement Services Unit 12039	1460	1	\$0.00	\$874.30	\$874.30	\$874.30	COMPLETE Fungibility from CGP '99
#012	Asbestos Abatement Services Unit 12017	1460	1	\$0.00	\$748.50	\$748.50	\$748.50	COMPLETE Fungibility from CGP '99
	Dev. #012 SUB-TOTAL	1460		\$1,174.83	\$2,797.63	\$2,797.63	\$2,797.63	
Scattered Sites (20)	1. SITEWORK	1450						
#019	Proj #01012 - Mod Unit 19004 & 19006	1450	2	\$10,000.00	\$0.00			To Units 19004 & 19006 below
#019	Mod LBP Abate Unit #19004	1450	1	\$0.00	\$20,000.00	\$20,000.00	\$15,300.00	ONGOING from Proj 01012 above
#019	Mod LBP Abate Unit #19006	1450	1	\$0.00	\$20,000.00	\$20,000.00	\$18,256.50	ONGOING from Proj 01012 above
#019	install 180 ft of ground water	1450	1	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	COMPLETE
#019	e. Sitework - Accessibility (Sect. 504)							
Dev. #019		1450		\$11,675.00	\$41,675.00	\$41,675.00	\$35,231.50	
#019	2. DWELLING STRUCTURES	1460						
#019	ceiling repair/asbestos abatement, Unit 19011 4227 Paradise Ct. Mil.	1460	1	\$975.00	\$975.00	\$975.00	\$975.00	COMPLETE Fungigate from CGP '99
#019	ceiling repair/asbestos abatement, Unit 19015, 14540 SE Bunnell Rd	1460	1	\$675.00	\$675.00	\$675.00	\$675.00	COMPLETE Fungigate from CGP '99
#019	Asbestos Abatement Services Unit 19006	1460	1	\$0.00	\$3,739.50	\$3,739.50	\$3,739.50	COMPLETE Fungigate from CGP '99
#019	Proj #01012 - Mod Unit 19004 & 19006	1460	2	\$90,000.00	\$0.00			To unit 19004 & 19006
#019	Modernernization Unit #19004	1460	1	\$0.00	\$300.00	\$300.00	\$121.50	ONGOING from Proj 01012 above
#019	Modernernization Unit #19006	1460	1	\$0.00	\$61,000.00	\$61,000.00	\$54,225.00	ONGOING from Proj 01012 above
Dev. #019		1460		\$91,650.00	\$66,689.50	\$66,689.50	\$59,736.00	
#019	3. Dwelling Equipment (ranges & refrigerators): Unit #019004 - 8535 SE Jennings, #019006 - 17700 SE Cook	1465.1	2	\$2,800.00	\$0.00			To c006-02 \$2525.55; c034-02 \$270.45
#019	Project #01012 ranges and refrigerators	1465	2	\$0.00	\$1,184.00	\$1,184.00	\$1,184.00	COMPLETE from dwelling equip above
Dev. #019		1465.1		\$2,800.00	\$1,184.00	\$1,184.00	\$1,184.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150100				2000	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
#019	8535 SE Jennings,#019006 - 17700 SE Cook	1495.1	2	\$6,000.00	\$0.00			To c031-02 \$5553.20; To c034-02 \$446.80;
Dev. #019		1495.1		\$6,000.00	\$0.00	\$0.00	\$0.00	
	Dev. #019 SUB-TOTAL			\$112,125.00	\$109,548.50	\$109,548.50	\$96,151.50	
Scattered Sites (15)	1. SITEWORK	1450						
#020	Proj #01012 - Mod Unit 20004 & 20015	1450	2	\$10,000.00	\$0.00			To unit 20004
#020	Proj #01012 - Mod Unit #20004	1450	1	\$0.00	\$10,338.18	\$10,338.18	\$9,304.36	ONGOING from Proj 01012 above
#020	Proj #99026 sitework Unit #20014	1450	1	\$6,426.00	\$6,426.00	\$6,426.00	\$6,426.00	COMPLETE Fungigate from CGP '99
Dev. #020		1450		\$16,426.00	\$16,764.18	\$16,764.18	\$15,730.36	
#020	2. DWELLING STRUCTURES	1460						
#020	Proj #01012 - ModUnit 20004 & 20015	1460	2	\$10,000.00	\$0.00			To Dev. 007 Proj #01012 2/25/02 \$10,000.00;
#020	Proj #01012 - Mod Unit 20004 & 20015	1460	2	\$89,295.56	\$0.00			To Unit 20004 & 20015
#020	Proj #01012 - Modern. Unit #20004	1460	1	\$0.00	\$60,000.00	\$60,000.00	\$52,830.00	ONGOING from Proj 01012 above
#020	Proj #01012 - Modern. Unit #20015	1460	1	\$0.00	\$6,000.00	\$6,000.00	\$5,058.00	ONGOING from Proj 01012 above
#020	Mod dwelling Unit # 20014	600-5020-00-1460-0000	1	\$54,901.44	\$54,901.44	\$54,901.44	\$54,901.44	COMPLETE Fungigate from CGP '99
Dev. #020		1460		\$154,197.00	\$120,901.44	\$120,901.44	\$112,789.44	
#020	3. Dwelling Equipment (ranges & refrigerators): Unit #020004 - 6110 SE Thiessen Rd., #020015 - 7265 SE Webster Ln.	1465.1	2	\$2,800.00	\$0.00			To c006-02 \$1,184.00;To c034-02 \$1,616.00;
	appliance Unit 20014, 2620 SE Poplar	1465	1	\$116.13	\$0.00			To c034-02 Dev 019 2/25/02 \$116.13;
	Project #01012 ranges and refrigerators	1465	2	\$0.00	\$1,184.00	\$1,184.00	\$1,184.00	COMPLETE from above
Dev. #020		1465.1		\$2,916.13	\$1,184.00	\$1,184.00	\$1,184.00	
#020	4. Relocation Costs: Unit #020004 - 6110 SE Thiessen Rd., #020015 - 7265 SE Webster Ln.	1495.1	2	\$6,000.00	\$0.00			To c031-02 \$1,500.00; To c034-02 \$4,500.00
	Relocation Services for Project 01012;	1495	1	\$0.00	\$1,500.00	\$1,500.00		ONGOING from above
Dev. #020		1495.1		\$6,000.00	\$1,500.00	\$1,500.00	\$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant 2000	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dev. #020 SUB-TOTAL			\$179,539.13	\$140,349.62	\$140,349.62	\$129,703.80	
	TOTAL			\$1,369,604.00	\$1,369,604.00	\$1,369,604.00	\$1,257,276.81	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Housing Authority of Clackamas County		Grant and Type Number Capital Fund Program Grant No: OR16P00150100 Replacement Housing Factor Grant No:					Federal FY of Grant 2000
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Operations	3/31/2002		3/31/2002	6/30/2004			
PHA-Wide Mgmt. Improvem'ts	3/31/2002		3/31/2002	6/30/2004			
PHA-Wide Admin.	3/31/2002		3/31/2002	6/30/2004			
PHA-Wide Fees & Costs	3/31/2002		3/31/2002	6/30/2004			
PHA-Wide Non-Dwelling Structures	3/31/2002		3/31/2002	6/30/2004			
Dwelling Equipment	3/31/2002		3/31/2002	6/30/2004			
001 - Clackamas Heights	3/31/2002		3/31/2002	6/30/2004			
003 - Hillside Park	3/31/2002		3/31/2002	6/30/2004			
004 - OCVM	3/31/2002		3/31/2002	6/30/2004			
005 - Hillside	3/31/2002		3/31/2002	6/30/2004			
006 - Scattered	3/31/2002		3/31/2002	6/30/2004			
007 - Scattered	3/31/2002		3/31/2002	6/30/2004			
008 - Scattered	3/31/2002		3/31/2002	6/30/2004			
010 - Scattered	3/31/2002		3/31/2002	6/30/2004			
012 - Scattered	3/31/2002		3/31/2002	6/30/2004			
019 - Scattered	3/31/2002		3/31/2002	6/30/2004			
020 - Scattered	3/31/2002		3/31/2002	6/30/2004			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & E			

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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant and Type Number Capital Fund Program Grant No: OR16P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number R01a <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending December 31, 2002 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 19)	\$105,811.00	\$148,756.17	\$148,756.17	\$105,811.00
3	1408	Management Improvements -- Soft Costs	\$168,000.00	\$142,228.68	\$142,228.68	\$22,083.36
4	1408	Management Improvements -- Hard Costs				
5	1410	Administration	\$136,960.00	\$134,750.54	\$134,750.54	\$83,537.91
6	1411	Audit				
7	1415	Liquidated Damages				
8	1430	Fees and Costs	\$150,384.00	\$74,073.06	\$74,073.06	\$53,464.98
9	1440	Site Acquisition				
10	1450	Site Improvement	\$31,400.00	\$224,677.23	\$224,677.23	\$122,439.75
11	1460	Dwelling Structures	\$586,000.00	\$585,701.42	\$585,701.42	\$123,747.45
12	1465.1	Dwelling Equipment - Nonexpendable	\$6,200.00	\$5,922.00	\$5,922.00	\$5,922.00
13	1470	Nondwelling Structures	\$18,000.00	\$0.00	\$0.00	\$0.00
14	1475	Nondwelling Equipment	\$136,300.00	\$64,845.90	\$64,845.90	\$48,035.09
15	1485	Demolition				
16	1490	Replacement Reserve				
17	1495.1	Relocation Costs	\$9,000.00	\$19,460.00	\$19,460.00	\$480.00
18	1498	Mod Used for Development				
19	1502	Contingency (may not exceed 8% of line 19)	\$52,360.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-18)		\$1,400,415.00	\$1,400,415.00	\$1,400,415.00	\$565,521.54
21	Amount of line 20 Related to LBP Activities		\$0	\$36,055	\$36,055	\$30,793
22	Amount of line 20 Related to Section 504 Compliance		\$389,400	\$268,097	\$268,097	\$25,967
23	Amount of line 20 Related to Security -- Soft Costs		\$50,000	\$50,000	\$50,000	\$7,094
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 and Date:		

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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide Operations	1. Operations	1406		\$105,811.00	\$148,756.17	\$148,756.17	\$105,811.00	
	SUB-TOTAL	1406		\$105,811.00	\$148,756.17	\$148,756.17	\$105,811.00	
PHA-wide Mgmt. Improve.	1. STAFF: Learning Center Coordination - Salary & Benefits	1408	1	\$27,000.00	\$0.00			To c092-01 3/12/02 \$27,000.00;
	<i>Learning Center Coordinator</i>	1408	1	\$0.00	\$27,000.00	\$27,000.00	\$1,331.75	ONGOING
	2. STAFF: Crime Prevention Program	1408	1	\$50,000.00	\$0.00			To c065-02 c117-02 50000
	<i>Crime Prevention contract</i>	1408	1	\$0.00	\$32,000.00	\$32,000.00	\$7,094.18	ONGOING
	<i>Drug Elimination Contract</i>	1408	1	\$0.00	\$18,000.00	\$18,000.00		ONGOING
	3. STAFF: Residents Services Coordination Salary & Benefits	1408	1	\$21,000.00	\$21,000.00	\$21,000.00	\$10,428.75	ONGOING
	4. STAFF: High-Rise Service Coordinator, Salary & Benefits	1408	1	\$9,000.00	\$0.00			To c092-02
	5. STAFF: Multi-Cultural Service Coordinator	1408	1	\$5,000.00	\$0.00			To c092-02
	6. STAFF: Resident Youth Services Coordinator	1408	1	\$27,000.00	\$0.00			To c092-02
	<i>Resident Youth Services Coordinator</i>	1408	1	\$0.00	\$41,000.00	\$41,000.00		ONGOING
	7. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$3,000.00	\$0.00			

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101					2001
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	<i>Nan McKay Seminar</i>	1408	1	\$0.00	\$680.00	\$680.00	\$680.00	COMPLETE
	<i>Nan McKay seminar - Seattle</i>	1408	1	\$0.00	\$848.84	\$848.84	\$848.84	COMPLETE
	<i>HUD Davis-Bacon seminar</i>	1408	1	\$0.00	\$41.85	\$41.85	\$41.85	COMPLETE
	<i>NAHRO Conference - Seaside</i>	1408	1	\$0.00	\$379.61	\$379.61	\$379.61	COMPLETE
	<i>NAHRO Conference - Seaside</i>	1408	1	\$0.00	\$291.45	\$291.45	\$291.45	COMPLETE
	8. TRAINING: Staff Training Improvement - computer training	1408	1	\$1,500.00	\$0.00			To 1406 12/30/02 \$1,500.00
	9. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$1,000.00	\$0.00			To 1406 12/30/02 \$1,000.00
	10. Travel for Resident Services Coordinator	1408	1	\$500.00	\$0.00			To 1406 12/30/02 \$500.00
	11. SOFTWARE: Operating Systems & Office Software	1408	1	\$2,000.00	\$0.00			To 1406 12/30/02 \$1,013.07
	<i>software</i>	1408	1	\$0.00	\$30.93	\$30.93	\$30.93	COMPLETE
	<i>Autocad upgrade</i>	1408	1	\$0.00	\$956.00	\$956.00	\$956.00	COMPLETE
	12. SOFTWARE: Server Upgrade Software	1408	1	\$2,000.00	\$0.00			To 1406 12/30/02 \$2,000.00
	13. TRAINING: Resident training related to Agency Plan resident partnership process	1408	1	\$7,000.00	\$0.00			To 1406 12/30/02 \$7,000.00
	15. Salary Comp. Study	1408	1	\$5,000.00	\$0.00			To 1406 12/30/02
	16. SOFTWARE: System Management	1408	1	\$2,000.00	\$0.00			To 1406 12/30/02
	17. Risk Assessment incl. Sidewalks, decks, trees, etc. to meet PHAS requirements	1408	1	\$5,000.00	\$0.00			To 1406 12/30/02 \$5,000.00
	SUB-TOTAL	1408		\$168,000.00	\$142,228.68	\$142,228.68	\$22,083.36	
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$74,490.00	\$68,490.00	\$68,490.00	\$35,262.78	ONGOING

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	2. CFP Rehab Specialist Sal & Benefits	1410	40%	\$27,216.00	\$29,456.44	\$29,456.44	\$28,389.06	ONGOING
	3. CFP Secretarial Salary & Benefits	1410	80%	\$31,254.00	\$31,254.00	\$31,254.00	\$16,335.97	ONGOING
	<i>Acct. Staff</i>	1410	0%	\$0.00	\$5,000.00	\$5,000.00	\$3,000.00	ONGOING
	6. Advertising	1410		\$1,500.00	\$0.00			To 5. 5/8/02 \$1,500.00;
	7. Travel (Mileage, Parking, etc.)	1410		\$500.00	\$0.00			To 5. 5/8/02 \$500.00;
	8. Legal Expenses	1410		\$2,000.00	\$0.00			To 5.\$1,000; To 1406 \$449;
	<i>Clack County legal services</i>	1410		\$0.00	\$18.60	\$18.60	\$18.60	COMPLETE
	<i>Clack County legal services</i>	1410		\$0.00	\$158.10	\$158.10	\$158.10	COMPLETE
	<i>Clack County legal services</i>	1410		\$0.00	\$139.50	\$139.50	\$139.50	COMPLETE
	<i>Clack County legal services</i>	1410		\$0.00	\$55.80	\$55.80	\$55.80	COMPLETE
	<i>Clack County legal services</i>	1410		\$0.00	\$65.10	\$65.10	\$65.10	COMPLETE
	<i>Clack County legal services</i>	1410		\$0.00	\$56.50	\$56.50	\$56.50	COMPLETE
	<i>Clack County legal services</i>	1410		\$0.00	\$56.50	\$56.50	\$56.50	COMPLETE
	SUB-TOTAL	1410		\$136,960.00	\$134,750.54	\$134,750.54	\$83,537.91	
PHA-wide Fees &	1. Lead Based Paint Testing/Abatement Project Monitoring	1430-0100	1					
	<i>LBP sample testing</i>	1430		\$0.00	\$20.00	\$20.00	\$20.00	COMPLETE
	2. Asbestos Testing: Dev. 001 thru 021	1430-0100	37	\$7,400.00	\$0.00			To c106-02 \$7400
	<i>Asbestos Air Monitoring Services</i>	1430	1	\$0.00	\$9,475.00	\$9,475.00	\$534.00	ONGOING
	<i>Asbestos Survey On Demand</i>	1430	1	\$0.00	\$215.00	\$215.00	\$215.00	COMPLETE from above
	<i>Asbestos Survey</i>	1430	1	\$0.00	\$9,040.00	\$9,040.00		ONGOING from above
	<i>Asbestos Air Monitoring Services</i>	1430	1	\$0.00	\$801.00	\$801.00	\$801.00	COMPLETE from above
	3. Architect, Engineering, Consulting Services	1430						To various
	<i>aerial survey Hillside park</i>	1430	1	\$0.00	\$115.31	\$115.31	\$115.31	COMPLETE from above
	<i>survey unit 7007</i>	1430	1	\$0.00	\$159.00	\$159.00	\$159.00	COMPLETE from above
	<i>survey unit 19006</i>	1430	1	\$0.00	\$265.00	\$265.00	\$265.00	COMPLETE from above
	<i>survey unit 7013</i>	1430	1	\$0.00	\$212.00	\$212.00	\$212.00	COMPLETE from above

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	<i>survey unit 7032</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$159.00</i>	<i>\$159.00</i>	<i>\$159.00</i>	<i>COMPLETE from above</i>
	<i>survey unit 7033</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$159.00</i>	<i>\$159.00</i>	<i>\$159.00</i>	<i>COMPLETE from above</i>
	<i>survey unit 12010</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$265.00</i>	<i>\$265.00</i>	<i>\$265.00</i>	<i>COMPLETE from above</i>
	<i>materials testing for Proj# 01012</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$642.25</i>	<i>\$642.25</i>	<i>\$642.25</i>	<i>COMPLETE from above</i>
	<i>Hillside Park Tree Inventory</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$150.00</i>	<i>\$150.00</i>	<i>\$150.00</i>	<i>COMPLETE from above</i>
	<i>plumbing consultation at Hillside</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$138.00</i>	<i>\$138.00</i>	<i>\$138.00</i>	<i>COMPLETE from above</i>
	Engineering for 1-5 Elevator Upgrade	1430	1	\$4,000.00	\$0.00			To c093-02 8/30/02
	A/E for 1-5 Accessibility Upgrades		1	\$37,000.00	(\$0.00)			To various A&E projects
	<i>Hillside Park light pole investigation</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$150.00</i>	<i>\$150.00</i>	<i>\$150.00</i>	<i>COMPLETE from above</i>
	A/E for Full Remodel @ 5 units		1	\$33,400.00	\$0.00			To various A&E projects
	A/E for Replace Roofs at 12 Dwell Units		1	\$5,760.00	\$0.00			To Proj 01012 \$5,760.00;
	Structural Engineering Earthquake Assessment of 1-5 high-rise		1	\$15,000.00	\$0.00			To c093-02 8/30/02 \$600.00; Fungigate portion of Proj to CFP '00
	<i>Hillside Manor Seismic Study</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$488.50</i>	<i>\$488.50</i>	<i>\$488.50</i>	<i>COMPLETE from above</i>
	<i>Hillside Manor remodel project # 02017</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$2,400.00</i>	<i>\$2,400.00</i>		<i>ONGOING from above</i>
	4. Advertising, Printing RFP's, Bid documents, other project related expenses	1430		\$7,000.00	\$0.00			To various
	<i>Ad for Proj#02001</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$203.84</i>	<i>\$203.84</i>	<i>\$203.84</i>	<i>COMPLETE from above</i>
	<i>Ad for Proj#01018</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$247.24</i>	<i>\$247.24</i>	<i>\$247.24</i>	<i>COMPLETE from above</i>
	<i>Ad for Proj#01023</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$107.25</i>	<i>\$107.25</i>	<i>\$107.25</i>	<i>COMPLETE from above</i>
	<i>copy of Bid Documents for Proj. #01012</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$473.40</i>	<i>\$473.40</i>	<i>\$473.40</i>	<i>COMPLETE from above</i>
	<i>copy of drawings for Proj. #01012</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$228.00</i>	<i>\$228.00</i>	<i>\$228.00</i>	<i>COMPLETE from above</i>
	<i>Ad for Proj#01023</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$249.57</i>	<i>\$249.57</i>	<i>\$249.57</i>	<i>COMPLETE from above</i>
	<i>Ad for Proj#02001</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$121.87</i>	<i>\$121.87</i>	<i>\$121.87</i>	<i>COMPLETE from above</i>
	<i>Ad for Proj#01023</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$203.84</i>	<i>\$203.84</i>	<i>\$203.84</i>	<i>COMPLETE from above</i>
	<i>Ad for Proj#01012</i>	<i>1430</i>	<i>1</i>	<i>\$0.00</i>	<i>\$162.50</i>	<i>\$162.50</i>	<i>\$162.50</i>	<i>COMPLETE from above</i>

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101					2001	
			Replacement Housing Factor Grant No:						
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work	
	<i>Ad for Proj#01018</i>	1430	1	\$0.00	\$130.00	\$130.00	\$130.00	COMPLETE from above	
	<i>Ad for Proj#01012</i>	1430	1	\$0.00	\$443.60	\$443.60	\$443.60	COMPLETE from above	
	<i>Ad for Proj#01018</i>	1430	1	\$0.00	\$247.24	\$247.24	\$247.24	COMPLETE from above	
	<i>drawing holder for Proj. #01012</i>	1430	1	\$0.00	\$9.00	\$9.00	\$9.00	COMPLETE from above	
	<i>copy of drawings for Proj. #01012</i>	1430	1	\$0.00	\$34.20	\$34.20	\$34.20	COMPLETE from above	
	<i>project specifications</i>	1430	1	\$0.00	\$45.00	\$45.00	\$45.00	COMPLETE from above	
	<i>copy of project drawings</i>	1430	1	\$0.00	\$145.80	\$145.80	\$145.80	COMPLETE from above	
	<i>copy of drawings for Proj. #01013</i>	1430	1	\$0.00	\$85.80	\$85.80	\$85.80	COMPLETE from above	
	<i>2002 Repair/Remodeling Estimator</i>	1430	1	\$0.00	\$56.50	\$56.50	\$56.50	COMPLETE from above	
	<i>Ad for Proj#02011</i>	1430	1	\$0.00	\$107.25	\$107.25	\$107.25	COMPLETE from above	
	<i>Ad for Proj#02002</i>	1430	1	\$0.00	\$102.38	\$102.38	\$102.38	COMPLETE from above	
	<i>Ad for Proj#02002</i>	1430	1	\$0.00	\$186.88	\$186.88	\$186.88	COMPLETE from above	
	<i>Ad for Proj#02002</i>	1430	1	\$0.00	\$162.68	\$162.68	\$162.68	COMPLETE from above	
	<i>Ad for Proj#02011</i>	1430	1	\$0.00	\$161.98	\$161.98	\$161.98	COMPLETE from above	
	<i>Ad for Proj#02009</i>	1430	1	\$0.00	\$328.30	\$328.30	\$328.30	COMPLETE from above	
	<i>copy of drawings for Proj. #01020</i>	1430	1	\$0.00	\$792.92	\$792.92	\$792.92	COMPLETE from above	
	<i>Ad for Proj#01020</i>	1430	1	\$0.00	\$395.92	\$395.92	\$395.92	COMPLETE from above	
	<i>Ad for Proj#01020</i>	1430	1	\$0.00	\$178.75	\$178.75	\$178.75	COMPLETE from above	
	<i>copy of drawings for Proj. #01019</i>	1430	1	\$0.00	\$75.00	\$75.00	\$75.00	COMPLETE from above	
	<i>RS Means Estim Methods 3rd Edition</i>	1430	1	\$0.00	\$64.15	\$64.15	\$64.15	COMPLETE from above	
	<i>Ad for Proj#01019</i>	1430	1	\$0.00	\$170.63	\$170.63	\$170.63	COMPLETE from above	
	<i>Ad for Annual Residents Meeting</i>	1430	1	\$0.00	\$90.25	\$90.25	\$90.25	COMPLETE from above	
	<i>Ad for Proj#01019</i>	1430	1	\$0.00	\$396.62	\$396.62	\$396.62	COMPLETE from above	
	<i>Ad for Proj#01019</i>	1430	1	\$0.00	\$227.08	\$227.08		ONGOING from above	
	6. In-house Architectural Staff - Rehab. Specialist salary & benefits	1430	60%	\$40,824.00	\$42,583.56	\$42,583.56	\$42,583.56	COMPLETE	
	SUB-TOTAL	1430		\$150,384.00	\$74,073.06	\$74,073.06	\$53,464.98		

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150101 Replacement Housing Factor Grant No:					Federal FY of Grant 2001
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-wide Site	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities.	1450		\$5,000.00	\$0.00			To Dev. 007, 010, 012, 019
	<i>new fence 6309 SE Alberta Unit 20012</i>	<i>1450</i>	<i>1</i>	<i>\$0.00</i>	<i>\$301.04</i>	<i>\$301.04</i>	<i>\$301.04</i>	<i>COMPLETE from Sitework above</i>
	<i>On-Demand flatwork contract</i>	<i>1450</i>	<i>1</i>	<i>\$0.00</i>	<i>\$24,000.00</i>	<i>\$24,000.00</i>	<i>\$12,300.00</i>	<i>ONGOING from Sitework above Units 1070, 12025, 19020, 8001, 7015</i>
SUB-TOTAL		1450		\$5,000.00	\$24,301.04	\$24,301.04	\$12,601.04	
PHA-wide Dwelling Structures	1. Cabinets, flooring, doors, garage doors, in-place accessibility accommodation, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens.	1460		\$25,000.00	\$0.00			To Dev. 001, 007, 008, 011, 012, 019, 020
	<i>c112-00 Proj #2000-039 Provide Asbestos Abatement Services - 2000</i>	<i>1460</i>	<i>100</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>		<i>CONTRACT EXPIRED transferred to follow-on contract Fungigate from CFP '00; To c090-02 \$3,237.60;</i>
	<i>c090-02 Project #02007 Asbestos Abatement Services - 2002</i>		<i>100</i>	<i>\$0.00</i>	<i>\$36,400.00</i>	<i>\$36,400.00</i>	<i>\$5,873.50</i>	<i>ONGOING Fungigate from CFP '00</i>
SUB-TOTAL		1460		\$25,000.00	\$36,400.00	\$36,400.00	\$5,873.50	
PHA-Wide Dwelling Equip.	1. Ranges & Refrigerators	1465.1	5	\$2,000.00	\$0.00			To 1406 12/30/02 \$2,000.00
SUB-TOTAL		1465.1		\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling	1. Admin. Bldg. - Repl. Flooring	1470	1	\$18,000.00	\$0.00			Fungigate forward to CFP '02; To c078-02 12/12/02 \$18,000.00;

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	SUB-TOTAL	1470		\$18,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling	1. TOOLS: Maint. - Tools	1475		\$2,000.00	\$0.00			To various
	<i>camera locator system</i>	1475	1	\$0.00	\$9,160.00	\$9,160.00	\$9,160.00	COMPLETE from Tools above
	<i>cordless shears</i>	1475	1	\$0.00	\$250.00	\$250.00	\$250.00	COMPLETE from Tools above
	<i>storage tank</i>	1475	1	\$0.00	\$1,165.00	\$1,165.00		ONGOING from Tools above
	<i>locator</i>	1475	1	\$0.00	\$2,337.39	\$2,337.39	\$2,337.39	COMPLETE from Tools above
	<i>track lift system</i>	1475	1	\$0.00	\$4,190.00	\$4,190.00	\$4,190.00	COMPLETE from Tools above
	<i>dehumidifiers</i>	1475	8	\$0.00	\$1,193.44	\$1,193.44	\$1,193.44	COMPLETE from Tools above
	a. Office Furniture & Accessories	1475	1	\$1,000.00	\$0.00			To c142-02 \$1,000.00;
	b. Color Copier	1475	1	\$20,000.00	\$0.00			To 1. TOOLS no longer required
	<i>copy machine</i>	1475	1	\$0.00	\$836.78	\$836.78		ONGOING from above
	c. Cellular/Digital phones	1475	1	\$3,000.00	\$0.00			To c145-02 \$836.78;To 1406 \$2,163.22;
	2. TOOLS: Maint. - Power Tools	1475	1	\$3,000.00	\$0.00			To various below
	<i>c049-02 Fisher Implement - Wheel</i>	1475	1	\$0.00	\$749.00	\$749.00	\$749.00	COMPLETE from above
	<i>Pressure washer</i>	1475	1	\$0.00	\$599.00	\$599.00		ONGOING from above
	3. TOOLS: Maint. - Power Equipment							To 2. TOOLS no longer required
	Mower	1475	1	\$450.00	\$0.00			To 2. TOOLS \$1,030 no longer required;To c122-02 11/13/02 \$15,970;
	a. Riding mower	1475	1	\$17,000.00	\$0.00			To 2. TOOLS \$1,030 no longer required;To c122-02 11/13/02 \$15,970;
<i>John Deere Model No. 1445</i>	1475	1	\$0.00	\$15,970.00	\$15,970.00	\$15,970.00	COMPLETE	
<i>Mower vac (2)</i>	1475	2	\$0.00	\$6,800.00	\$6,800.00	\$6,800.00	COMPLETE	
<i>60" riding mower & 3 21" mowers</i>	1475	3	\$0.00	\$9,286.83	\$9,286.83		ONGOING from Tools	
b. Hedge trimmers	1475	2	\$350.00	\$0.00			To c142-02 \$60.00;c049-02 290	

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PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No.	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	<i>c049-02 Fisher Implement - Trimmer</i>	1475	1	\$0.00	\$290.00	\$290.00	\$290.00	COMPLETE
	c. Concrete Grinder	1475	1	\$7,500.00	\$0.00			To 2. TOOLS no longer required
	a. Computer Monitors	1475	5	\$2,000.00	\$0.00			To c142-02 \$690.66;1406 \$791.34;c115-02 \$518
	<i>21" monitor</i>	1475	1	\$0.00	\$518.00	\$518.00	\$518.00	COMPLETE
	b. Computer Keyboard/Mouse	1475	10	\$1,000.00	\$0.00			To 1406 \$1,000.00
	c. Repl. Drives, Mboard/Chip/Memory	1475	10	\$5,000.00	\$0.00			To 1406 12/30/02
	d. Computer Misc. Hardware	1475	1	\$1,000.00	\$0.00			To c130-02 \$130.00;1406 \$381.22;
	<i>Scanner</i>	1475	1	\$0.00	\$488.78	\$488.78	\$488.78	COMPLETE
	e. Computer Workstation		50	\$50,000.00	(\$0.00)			To various below
	f. Notebook Computer	1475	1	\$2,500.00	\$0.00			To 1406 12/30/02
	g. Laser printers	1475	1	\$2,000.00	\$0.00			To c113-02 10/10/02
	<i>Laser Printer</i>	1475	1	\$0.00	\$2,014.40	\$2,014.40		ONGOING
	<i>printer scanner</i>	1475	1	\$0.00	\$448.40	\$448.40	\$448.40	COMPLETE
	h. Personal Printers	1475	10	\$8,000.00	\$0.00			To various
	i. Print Servers	1475	10	\$500.00	\$0.00			To 1406 12/30/02 \$500.00;
	j. Misc. ie. Shredder, fax machine, burster, sorter, envelope stuffer, etc.	1475	1	\$5,000.00	\$0.00			To c148-02 5,000.00;
	k. Amplification system for meetings		1	\$2,000.00	\$0.00			To 1406 12/30/02 \$363.81
	<i>Community Center Equip.</i>	1475	1	\$0.00	\$4,425.95	\$4,425.95	\$4,425.95	COMPLETE Fungibility from CFP 00
	<i>Community Center Equip.</i>	1475	1	\$0.00	\$1,214.13	\$1,214.13	\$1,214.13	COMPLETE Fungibility from CFP 00
	a. Furniture, Files & accessories	1475	1	\$1,000.00	\$0.00			To c146-02 908.80;1406 \$91.20;
	a. Picnic tables for Dev. 1-5	1475	1	\$500.00	\$0.00			To c146-02 12/20/02
	c. Tables & Chairs @ Community	1475	1	\$1,500.00	\$0.00			To c146-02 12/20/02
	<i>folding tables</i>	1475	12	\$0.00	\$2,908.80	\$2,908.80		ONGOING

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	SUB-TOTAL	1475		\$136,300.00	\$64,845.90	\$64,845.90	\$48,035.09	
PHA-wide Contingenc	1. Contingency	1502		\$52,360.00	\$0.00			To Proj #01012 Dev 007 1450 2/25/02 \$52,360.00;
	SUB-TOTAL	1502		\$52,360.00	\$0.00	\$0.00	\$0.00	
#001	<i>install window J channel</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$2,772.00</i>	<i>\$2,772.00</i>		<i>ONGOING emergency water damage prevention from PHA Wide Dwelling</i>
	SUB-TOTAL	1460		\$0.00	\$2,772.00	\$2,772.00	\$0.00	
	Dev. #001 SUB-TOTAL			\$0.00	\$2,772.00	\$2,772.00	\$0.00	
003 - Hillside Park	<i>Hillside Park Tree Removal (landscape)</i>	<i>1450</i>	<i>75</i>	<i>\$0.00</i>	<i>\$34,930.00</i>	<i>\$34,930.00</i>		<i>ONGOING Fungigate Project from CFP '02;</i>
	SUB-TOTAL	1450		\$0.00	\$34,930.00	\$34,930.00	\$0.00	
#003	<i>Dwelling Unit #3052 full renovation change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$198.05</i>	<i>\$198.05</i>		<i>ONGOING Fungigate CFP '00</i>
#003	<i>Dwelling Unit #3058 full renovation change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$198.05</i>	<i>\$198.05</i>		<i>ONGOING Fungigate CFP '00</i>
#003	<i>Dwelling Unit #3070 full renovation change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$198.05</i>	<i>\$198.05</i>		<i>ONGOING Fungigate CFP '00</i>
#003	<i>Dwelling Unit #3079 full renovation change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$468.06</i>	<i>\$468.06</i>		<i>ONGOING Fungigate CFP '00</i>
#003	<i>Dwelling Unit #3081 full renovation change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$198.05</i>	<i>\$198.05</i>		<i>ONGOING Fungigate CFP '00</i>
	SUB-TOTAL	1460		\$0.00	\$1,260.26	\$1,260.26	\$0.00	
#003	<i>moving reimbursement - Proj #01013</i>	<i>1495</i>	<i>1</i>	<i>\$0.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>COMPLETE from Dev 007</i>
#003	<i>moving reimbursement - Proj #01013</i>	<i>1495</i>	<i>1</i>	<i>\$0.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>COMPLETE from Dev 007</i>
#003	<i>moving expense unit 3081</i>	<i>1495</i>	<i>1</i>	<i>\$0.00</i>	<i>\$180.00</i>	<i>\$180.00</i>	<i>\$180.00</i>	<i>COMPLETE from Dev 007</i>
	SUB-TOTAL	1495.1		\$0.00	\$280.00	\$280.00	\$280.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

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PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	Dev. #003 SUB-TOTAL			\$0.00	\$36,470.26	\$36,470.26	\$280.00	
#005	install new gas line	1460	1	\$0.00	\$8,653.00	\$8,653.00		ONGOING Fungigate CFP '02
#005	(1) Upgrade Elevator.	1460	2	\$7,500.00	\$0.00			To c098-02
#005	ADA and Seismic upgrade elevators	1460	2	\$0.00	\$14,475.00	\$14,475.00		ONGOING from above
#005	Asbestos Abatement	1460	1	\$0.00	\$9,719.50	\$9,719.50	\$9,719.50	COMPLETE Fungigate CFP '00
#005	Section 504 Accessibility	1460	6 units	\$307,500.00	(\$0.00)			To c138-02
#005	504 remodel Unit 5220	1460	1	\$0.00	\$37,089.00	\$37,089.00		ONGOING from above
#005	504 remodel Unit 5221	1460	1	\$0.00	\$37,088.00	\$37,088.00		ONGOING from above
#005	504 remodel Unit 5222	1460	1	\$0.00	\$37,088.00	\$37,088.00		ONGOING from above
#005	504 remodel Unit 5312	1460	1	\$0.00	\$34,000.00	\$34,000.00		ONGOING from above
#005	504 remodel Unit 5313	1460	1	\$0.00	\$34,000.00	\$34,000.00		ONGOING from above
#005	504 remodel Unit 5402	1460	1	\$0.00	\$34,000.00	\$34,000.00		ONGOING from above
	SUB-TOTAL	1460		\$315,000.00	\$246,112.50	\$246,112.50	\$9,719.50	
#005	ADA compliant appliances	1465	6	\$0.00	\$5,922.00	\$5,922.00	\$5,922.00	COMPLETE from PHAWide 1465
	SUB-TOTAL	1465.1		\$0.00	\$5,922.00	\$5,922.00	\$5,922.00	
	Dev. #005 SUB-TOTAL			\$315,000.00	\$252,034.50	\$252,034.50	\$15,641.50	
007 - Scattered Sites (33 units)								
	full remodel Units 7032 & 7033	1450	2 units	\$17,600.00	\$0.00			
#007	Sitework Project #01020 Unit 7032	1450	1	\$0.00	\$22,491.00	\$22,491.00		ONGOING from above
#007	Sitework Project #01020 Unit 7033	1450	1	\$0.00	\$13,131.00	\$13,131.00		ONGOING from above
#007	Modernization Sitework - Unit #7007	1450	1	\$0.00	\$18,959.00	\$18,959.00	\$17,460.00	ONGOING Fung from CFP 00
#007	Modernization Sitework - Unit #7013	1450	1	\$0.00	\$17,000.00	\$17,000.00	\$15,795.00	ONGOING Fung from CFP 00
#007	Modernization Sitework - Unit #7020	1450	1	\$0.00	\$11,000.00	\$11,000.00	\$9,733.50	ONGOING Fung from CFP 00
#007	Modernization Sitework - Unit #7027	1450	1	\$0.00	\$10,000.00	\$10,000.00	\$8,887.50	ONGOING Fung from CFP 00
#007	new concrete Units 7005, 7017, 7021	1450	3	\$0.00	\$14,177.00	\$14,177.00	\$14,177.00	COMPLETE from PHAWide 1450
#007	new fence requested accom on move-in	1450	1	\$0.00	\$318.37	\$318.37	\$318.37	COMPLETE from PHAWide 1450

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

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PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150101 Replacement Housing Factor Grant No:					Federal FY of Grant 2001
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
#007	504 accom at 6708 Hazel St. Unit 7018	1450	1	\$0.00	\$4,448.00	\$4,448.00	\$4,448.00	ONGOING From PHA Wide 1450
	SUB-TOTAL	1450		\$17,600.00	\$111,524.37	\$111,524.37	\$70,819.37	
#007	Replace roof at Unit 7012		1 unit	\$6,000.00	\$0.00			To c034-02
#007	new roof unit 7012	1460	1	\$0.00	\$5,770.83	\$5,770.83	\$4,176.00	ONGOING from above
#007	504 accom new elec panel Unit 7018	1460	1	\$0.00	\$1,429.98	\$1,429.98		ONGOING From PHA Wide 1460
#007	Modernization Units 7032 & 7033	1460	2 units	\$116,000.00	\$0.00			To c126-02 below
#007	modernization Unit 7032	1460	1	\$0.00	\$51,120.00	\$51,120.00		ONGOING from above
#007	modernization Unit 7033	1460	1	\$0.00	\$58,982.00	\$58,982.00		ONGOING from above
#007	Modernization Unit #7007	1460	1	\$0.00	\$4,028.00	\$4,028.00	\$2,688.30	ONGOING Fungigate CFP '00
#007	Modernization Unit #7013	1460	1	\$0.00	\$2,511.00	\$2,511.00	\$2,259.90	ONGOING Fungigate CFP '00
#007	Modernization Unit #7027	1460	1	\$0.00	\$24,590.30	\$24,590.30	\$21,411.27	ONGOING Fungigate CFP '00
	SUB-TOTAL	1460		\$122,000.00	\$148,432.11	\$148,432.11	\$30,535.47	
#007	Units 7032 7033	1465.1	2 units	\$2,800.00	\$0.00			To c132-02 \$2,800.00;
	SUB-TOTAL	1465.1		\$2,800.00	\$0.00	\$0.00	\$0.00	
#007	Units #7032 #7033	1495.1	2 units	\$6,000.00	\$0.00			To c031-02
#007	moving reimbursement	1495	1	\$0.00	\$50.00	\$50.00	\$50.00	COMPLETE from above
#007	moving reimbursement	1495	1	\$0.00	\$50.00	\$50.00	\$50.00	COMPLETE from above
#007	Moving Services 2002	1495	2	\$0.00	\$12,980.00	\$12,980.00		ONGOING Fung from CFP 00
	SUB-TOTAL	1495.1		\$6,000.00	\$13,080.00	\$13,080.00	\$100.00	
	Dev. #007 SUB-TOTAL			\$148,400.00	\$273,036.48	\$273,036.48	\$101,454.84	
#008	Replace roof: #8007, 8019, 8020, 8021	1460	4 units	\$24,000.00	\$0.00			To c034-02
#008	re-roof Unit 8007 change order	1460	1	\$0.00	\$2,557.60	\$2,557.60		ONGOING from above
#008	re-roof Unit 8019 change order	1460	1	\$0.00	\$162.50	\$162.50		ONGOING from above
#008	re-roof Unit 8020 change order	1460	1	\$0.00	\$162.50	\$162.50		ONGOING from above
#008	re-roof Unit 8021 change order	1460	1	\$0.00	\$162.50	\$162.50		ONGOING from above
#008	new siding/windows units 8006 & 8007	1460	2	\$0.00	\$28,445.00	\$28,445.00	\$20,480.40	ONGOING from PHAWide 1460
	SUB-TOTAL	1460		\$24,000.00	\$31,490.10	\$31,490.10	\$20,480.40	
	Dev. #008 SUB-TOTAL			\$24,000.00	\$31,490.10	\$31,490.10	\$20,480.40	

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PHA Name:			Grant Type and Number					Federal FY of Grant
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101					2001
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
010 - Scattered Sites (21 units)	<i>new concrete Unit 10009</i>	1450	1	\$0.00	\$1,344.00	\$1,344.00	\$1,344.00	COMPLETE from PHA Wide 1450
	SUB-TOTAL	1450		\$0.00	\$1,344.00	\$1,344.00	\$1,344.00	
#010	Replace Roofs: #10001, 10003, 10005	1460	3 units	\$18,000.00	\$0.00			To c032-02
#010	<i>re-roof Unit 10001</i>	1460	1	\$0.00	\$5,367.50	\$5,367.50	\$4,212.00	ONGOING from above
#010	<i>re-roof Unit 10003</i>	1460	1	\$0.00	\$5,367.50	\$5,367.50	\$4,212.00	ONGOING from above
#010	<i>re-roof Unit 10005</i>	1460	1	\$0.00	\$5,367.50	\$5,367.50	\$4,212.00	ONGOING from above
	SUB-TOTAL	1460		\$18,000.00	\$16,102.50	\$16,102.50	\$12,636.00	
	Dev. #010 SUB-TOTAL			\$18,000.00	\$17,446.50	\$17,446.50	\$13,980.00	
#011	<i>install new furnace Unit 11004</i>	1460	1	\$0.00	\$1,963.00	\$1,963.00	\$1,963.00	COMPLETE emergency From PHA Wide Dwelling 1460
	SUB-TOTAL	1460		\$0.00	\$1,963.00	\$1,963.00	\$1,963.00	
	Dev. #011 SUB-TOTAL			\$0.00	\$1,963.00	\$1,963.00	\$1,963.00	
012 - Scattered Sites (39 units)	Unit #012010 - 6449 SE Fern.Project 01020	1450	1 unit	\$8,800.00	\$0.00			To c126-02
#012	<i>Sitework full remodel Unit 12010</i>	1450	1	\$0.00	\$11,112.00	\$11,112.00		ONGOING from above
#012	<i>504 accomm Unit12023 8455 Roots Rd</i>	1450	1	\$0.00	\$2,848.00	\$2,848.00	\$2,848.00	COMPLETE from PHAWide 1450
	SUB-TOTAL	1450		\$8,800.00	\$13,960.00	\$13,960.00	\$2,848.00	
#012	Replace Roofs: #12003, 12018, 12037	1460	3 units	\$18,000.00	\$0.00			To c034-02 2/25/02 Unit 7027 \$2,651.00;
#012	<i>re-roof Unit 12003</i>	1460	1	\$0.00	\$5,656.83	\$5,656.83	\$4,347.00	ONGOING from above
#012	<i>re-roof Unit 12018</i>	1460	1	\$0.00	\$5,519.50	\$5,519.50	\$4,338.00	ONGOING from above
#012	<i>re-roof Unit 12037</i>	1460	1	\$0.00	\$4,781.50	\$4,781.50	\$3,744.00	ONGOING from above

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Part II: Supporting Pages

PHA Name:			Grant Type and Number					Federal FY of Grant
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101					2001
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
#012	new carpet Unit 12014	1460	1	\$0.00	\$2,144.36	\$2,144.36	\$2,144.36	COMPLETE from PHAWide 1460
#012	new carpet Unit 12023	1460	1	\$0.00	\$2,695.60	\$2,695.60	\$2,695.60	COMPLETE from PHAWide 1460
#012	install new furnace Unit 12035	1460	1	\$0.00	\$1,963.00	\$1,963.00	\$1,963.00	COMPLETE emergency from PHA Wide 1460
#012	Full remodel Unit 12010 6449 SE Fern.	1460	1 unit	\$58,000.00	\$0.00			To c126-02
#012	Dwelling full remodel	1460	1	\$0.00	\$52,811.00	\$52,811.00		ONGOING from above
	SUB-TOTAL	1460		\$76,000.00	\$75,571.79	\$75,571.79	\$19,231.96	
#012	Unit 12010 - 6449 SE Fern. Proj 01020	1465.1	1 unit	\$1,400.00	\$0.00			To c132-02 \$1,400.00;
	SUB-TOTAL	1465.1		\$1,400.00	\$0.00	\$0.00	\$0.00	
#012	Unit 12010 6449 SE Fern. Proj 01020	1495.1	1 unit	\$3,000.00	\$0.00			To c031-02
#012	Moving Services	1495	1	\$0.00	\$3,000.00	\$3,000.00		ONGOING from above
	SUB-TOTAL	1495.1		\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	
	Dev. #012 SUB-TOTAL			\$89,200.00	\$92,531.79	\$92,531.79	\$22,079.96	
019 - Scattered Sites (20 units)	<i>Sitework full remodel Unit 19006 change order</i>	1450	1	\$0.00	\$384.00	\$384.00	\$345.60	ONGOING Fungigate from CFP 2000;
#019	new driveway Unit 19001	1450	1	\$0.00	\$5,888.00	\$5,888.00	\$5,888.00	COMPLETE from PHAWide 1450
	SUB-TOTAL	1450		\$0.00	\$6,272.00	\$6,272.00	\$6,233.60	
#019	2. DWELLING STRUCTURES	1460						
#019	Replace Roofs: 19011 Project #01018	1460	1 unit	\$6,000.00	\$0.00			To c032-02
#019	re-roof Unit 19011	1460	1	\$0.00	\$6,342.84	\$6,342.84	\$4,797.00	ONGOING from above
#019	new carpet Unit 19005 from VC tile	1460	1	\$0.00	\$2,808.52	\$2,808.52	\$2,808.52	COMPLETE from PHAWide 1460
#019	install new furnace	1460	1	\$0.00	\$1,480.00	\$1,480.00	\$1,480.00	COMPLETE emergency from PHA Wide 1460
#019	shower seat, 504 accommodation	1460	1	\$0.00	\$449.00	\$449.00	\$449.00	COMPLETE from PHAWide 1460
#019	Dwelling full remodel Unit #19006	1460	1	\$0.00	\$2,511.00	\$2,511.00	\$2,259.90	ONGOING Fungigate from CFP 2000;

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150101				2001	
			Replacement Housing Factor Grant No:					
Development	General Description of Major Work	Dev. Acct. No	Quantit	Total Estimated Cost		Total Actual Cost		Status of Work
	SUB-TOTAL	1460		\$6,000.00	\$13,591.36	\$13,591.36	\$11,794.42	
#019	<i>moving reimbursement</i>	<i>1495</i>	<i>1</i>	<i>\$0.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>COMPLETE from Dev 007</i>
	SUB-TOTAL	1495.1		\$0.00	\$50.00	\$50.00	\$50.00	
	Dev. #019 SUB-TOTAL			\$6,000.00	\$19,913.36	\$19,913.36	\$18,078.02	
020 - Scattered Sites (15 units)								
	<i>full remodel Sitework - Unit #20004</i>	<i>1450</i>	<i>1</i>	<i>\$0.00</i>	<i>\$10,045.82</i>	<i>\$10,045.82</i>	<i>\$8,793.74</i>	<i>ONGOING Fungigate from CFP '00</i>
#020	<i>full remodel Sitework - Unit #20015</i>	<i>1450</i>	<i>1</i>	<i>\$0.00</i>	<i>\$22,300.00</i>	<i>\$22,300.00</i>	<i>\$19,800.00</i>	<i>ONGOING Fungigate from CFP '00</i>
	SUB-TOTAL	1450		\$0.00	\$32,345.82	\$32,345.82	\$28,593.74	
#020	<i>Asbestos Abatement Units 20004 and 20005</i>	<i>1460</i>	<i>2</i>	<i>\$0.00</i>	<i>\$5,829.80</i>	<i>\$5,829.80</i>	<i>\$5,829.80</i>	<i>COMPLETE Fungigate from CFP '00</i>
#020	<i>new ceiling from asbestos abatement Unit 20004, 6110 SE Thiessen Mil</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$1,250.00</i>	<i>\$1,250.00</i>	<i>\$1,250.00</i>	<i>COMPLETE from PHAWide 1460</i>
#020	<i>full remodel Dwelling Unit #20004 change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$4,808.00</i>	<i>\$4,808.00</i>	<i>\$4,327.20</i>	<i>ONGOING Fungigate from CFP '00</i>
#020	<i>full remodel Dwelling Unit #20015 change order</i>	<i>1460</i>	<i>1</i>	<i>\$0.00</i>	<i>\$118.00</i>	<i>\$118.00</i>	<i>\$106.20</i>	<i>ONGOING Fungigate from CFP '00</i>
	Dev. #020	1460		\$0.00	\$12,005.80	\$12,005.80	\$11,513.20	
#020	<i>moving reimbursement</i>	<i>1495</i>	<i>1</i>	<i>\$0.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>COMPLETE from Dev 007</i>
#020	<i>Moving Services 2002</i>	<i>1495</i>	<i>2</i>	<i>\$0.00</i>	<i>\$3,000.00</i>	<i>\$3,000.00</i>		<i>ONGOING Fungigate from CFP '00</i>
	SUB-TOTAL	1495.1		\$0.00	\$3,050.00	\$3,050.00	\$50.00	
	Dev. #020 SUB-TOTAL			\$0.00	\$47,401.62	\$47,401.62	\$40,156.94	
	TOTAL			\$1,400,415.00	\$1,400,415.00	\$1,400,415.00	\$565,521.54	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Housing Authority of Clackamas County		Grant and Type Number Capital Fund Program Grant No: OR16P00150101 Replacement Housing Factor Grant No:					Federal FY of Grant 2001
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	6/30/2003		12/31/2002	6/30/2005			
PHA-Wide Mgmt. Improvem'ts	6/30/2003		12/31/2002	6/30/2005			
PHA-Wide Admin	6/30/2003		12/31/2002	6/30/2005			
PHA-Wide Fees & Costs	6/30/2003		12/31/2002	6/30/2005			
PHA-Wide Non-Dwelling Structures	6/30/2003		12/31/2002	6/30/2005			
PHA-Wide Non-Dwelling Equipment	6/30/2003		12/31/2002	6/30/2005			
001 - Clackamas Heights	6/30/2003		12/31/2002	6/30/2005			
003 - Hillside Park	6/30/2003		12/31/2002	6/30/2005			
005 - Hillside Manor	6/30/2003		12/31/2002	6/30/2005			
007 - Scattered	6/30/2003		12/31/2002	6/30/2005			
008 - Scattered	6/30/2003		12/31/2002	6/30/2005			
010 - Scattered	6/30/2003		12/31/2002	6/30/2005			
011 - Scattered	6/30/2003		12/31/2002	6/30/2005			
012 - Scattered	6/30/2003		12/31/2002	6/30/2005			
019 - Scattered	6/30/2003		12/31/2002	6/30/2005			
020 - Scattered	6/30/2003		12/31/2002	6/30/2005			
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		

Performance and Evaluation Report
 Capital Fund Program (CFP)
 CFP 2000 Revision r00a starting 7/26/00

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 Grant Number OR16P00150100		FFY of Grant Approval 2000				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Er <input type="checkbox"/> Final Performance and Evaluation Report								
Line No.	Summary by Development Account		Total Estimated Cost		Actual Cost 2/		Percentage of	Percentage of
			Original	Revised 1/	Obligated	Expended	Budget Obligated	Budget Spent
1	Total Non-CFP Funds							
2	1406	Operations (May not exceed 10% of line 19)						
3	1408	Management Improvements	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4	1410	Administration	\$2,500.00	\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
5	1411	Audit						
6	1415	Liquidated Damages						
7	1430	Fees and Costs	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
8	1440	Site Acquisition						
9	1450	Site Improvement	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
10	1460	Dwelling Structures	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
11	1465.1	Dwelling Equipment - Nonexpendable	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
12	1470	Nondwelling Structures	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
13	1475	Nondwelling Equipment	\$15,000.00	\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
14	1485	Demolition						
15	1490	Replacement Reserve						
16	1495.1	Relocation Costs	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
17	1498	Mod Used for Development						
18	1502	Contingency (may not exceed 8% of line 1	#REF!	#REF!	#REF!	#REF!	0%	0%
19	Amount of Annual Grant (Sum of lines 2-18)		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
20	Amount of line 19 Related to LBP Activities		#REF!	#REF!	#REF!	#REF!	N/A	N/A
21	Amount of line 19 Related to Section 504 Compliance		#REF!	#REF!	#REF!	#REF!	N/A	N/A
17	Amount of line 19 Related to Security		#REF!	#REF!	#REF!	#REF!	N/A	N/A
18	Amount of line 19 Related to Energy Conservation Me		\$0	\$0	\$0	\$0	N/A	N/A
Signature of Executive Director and Date:					Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant and Type Number Capital Fund Program Grant No: OR16P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending - December 31, 2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised /	Obligated	Expended
1	Total Non-CFP Funds	\$179,000			
2	1406 Operations	\$267,210.00	\$0.00	\$267,210.00	\$267,210.00
3	1408 Management Improvements	\$196,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$194,216.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$46,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$125,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$335,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$90,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$64,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$10,000.00			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	\$1,000.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$7,126.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)	\$1,336,052.00	\$0.00	\$267,210.00	\$267,210.00
20	Amount of line 19 Related to LBP Activities	\$0	\$0	\$0	\$0
21	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
17	Amount of line 19 Related to Security	\$5,000	\$0	\$0	\$0
18	Amount of line 19 Related to Energy Conservation Measur	\$245,000	\$0	\$0	\$0
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:	

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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant 2002	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-wide Operations				Original	Revised R/	Funds Obligated	Funds Expended	
	1. Operations		1406		\$267,210.00		\$267,210.00	\$267,210.00
SUB-TOTAL		1406		\$267,210.00	\$0.00	\$267,210.00	\$267,210.00	
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				
	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.) 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 Spec Salary & Benefits	1410	40%	\$28,684.00				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150102				2002	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
	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						
	<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							
	9. In-house A&E Staff - Drafting Specialist salary & benefits (total not included in 10% max)	1410-0200	60%	\$27,693.00				
	10. In-house A&E Staff - Rehab. Specialist salary & benefits (total not included in 10% max)	1410-0200	60%	\$40,824.00				
	SUB-TOTAL	1410		\$194,216.00	\$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	100	\$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				
	SUB-TOTAL	1430		\$46,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Structures	1. Admin. Bldg. - Expansion	1470	1	\$50,000.00				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150102				2002	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
	2. Maintenance Pole Bldg - OCVM	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	\$0.00				
	2. TOOLS: Force Acct. - Power Tools	1475	1 ls	\$5,000.00				
	a. Metal Snake Detector	1475	1 ea	\$1,500.00				
	b. Table Saw	1475	1 ea	\$1,500.00				
	3. TOOLS:- Power Equipment/Mower							
	a. Turf Vacuum	1475	1 ea	\$4,500.00				
	4. COMPUTER/EQUIPMENT: Office	1475						
	a. Computer Systems	1475	1s	\$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	1s	\$12,500.00				
	f. Electronic Clipboard	1475	1	\$8,000.00				
	5. FURNITURE - Office	1475						
a. Furniture, Workstations, Files & accessories	1475	1s	\$12,000.00					
	SUB-TOTAL	1475		\$59,500.00	\$0.00	\$0.00	\$0.00	
Demolition	(1) Remove Water Tower	1485	1	\$10,000.00			Total Non-CFP Funds = \$79,000	
	SUB-TOTAL	1485		\$10,000.00				
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		\$7,126.00				
	SUB-TOTAL	1502		\$7,126.00	\$0.00	\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name:			Grant Type and Number				Federal FY of Grant	
Housing Authority of Clackamas County			Capital Fund Program Grant No: OR16P00150102				2002	
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
003 - Hillside Park (100 units) #003 #003 #003 #003	1. SITEWORK	1450						
	a. Sitework							
	Match	1450	1s	\$25,000.00			Total Non-CFP Funds = \$100,000	
	d. Landscaping							
	(1) Re-landscape Park	1450	1s	\$100,000.00			Fungigate to CFP '01 11/01/02 c107-02 \$35,760.00;	
	Dev. #003 SUB-TOTAL	1450		\$125,000.00	\$0.00	\$0.00	\$0.00	
004 - OCVM (100 units) Dev. #004	1. SITEWORK	1450						
#004 #004 #004 #004	2. DWELLING STRUCTURES	1460						
	m. Plumbing							
	(1) Replumb/Insulate water lines	1460	25	\$15,000.00				
	(1) Install sewer cleanouts	1460	100	\$50,000.00				
	Dev. #004	1460		\$65,000.00				
	Dev. #004 SUB-TOTAL			\$65,000.00	\$0.00	\$0.00	\$0.00	
#005 #005 #005 #005 #005 #005 #005 #005 #005 #005	2. DWELLING STRUCTURES	1460						
	d. Interior Doors							
	(1) Repair/Replace door threshold	1460	101	\$15,000.00				
	m. Plumbing							
	(1) Replace gas boiler	1460	1	\$70,000.00				
	(2) Remove/Replace valves	1460	101	\$100,000.00				
	(3) Remove/Replace or descale hot water system	1460	1	\$45,000.00				
	(4) Remove/Replace drain system	1460	5	\$25,000.00				
	q. Asbestos Abatement							
	(1) Abate asbestos of hot water recirculating valves	1460	39	\$15,000.00				

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHP)

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant 2002	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
Dev. #005		1460		\$270,000.00	\$0.00	\$0.00	\$0.00	
#005	a. Video Surveillance Cameras for Hillside Manor	1475	1	\$5,000.00				
Dev. #005		1475		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Dev. #005 SUB-TOTAL			\$275,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Housing Authority of Clackamas County		Grant and Type Number Capital Fund Program Grant No: OR16P00150102 Replacement Housing Factor Grant No:					Federal FY of Grant 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide Operations	6/30/2004			6/30/2006				
PHA-Wide Mgmt. Improvem'ts	6/30/2004			6/30/2006				
PHA-Wide Admin.	6/30/2004			6/30/2006				
PHA-Wide Fees & Costs	6/30/2004			6/30/2006				
PHA-Wide Non- Dwelling Structures	6/30/2004			6/30/2006				
Dwelling Equipment	6/30/2004			6/30/2006				
003 - Hillside Park	6/30/2004			6/30/2006				
004 - OCVM	6/30/2004			6/30/2006				
005 - Hillside	6/30/2004			6/30/2006				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & I				

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.