

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

---

# PHA Plans

Streamlined for High Performing PHA  
5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

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



**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of Clackamas County

**PHA Number:** OR001

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2005

**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
- 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 – *13930 South Gain St., Oregon City, OR*
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main 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/](http://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 2005 - 2009**  
[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 40.*

**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 40.*

**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
    - Implement voucher homeownership program:
    - Implement public housing or other homeownership programs:
    - Implement public housing site-based waiting lists:
    - Convert public housing to vouchers:
    - Other: *Survey and Maintain a listing of Handicap Accessible Rental Properties*

**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 2005**  
[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 of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan. *Optional*

### **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.

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary - <i>optional</i>	
ii. Table of Contents	
1. Housing Needs	7
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	26
5. Operations and Management Policies ( <i>Not required*</i> )	30
6. Grievance Procedures ( <i>Not required*</i> )	30
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing ( <i>Not required*</i> )	33
10. Conversions of Public Housing( <i>Not required*</i> )	33
11. Homeownership	34
12. Community Service Programs ( <i>Not required*</i> )	35
13. Crime and Safety ( <i>Not required*</i> )	36
14. Pets (Inactive for January 1 PHAs) ( <i>Not required*</i> )	36
15. Civil Rights Certifications (included with PHA Plan Certifications)	36
16. Audit ( <i>Not required*</i> )	36
17. Asset Management ( <i>Not required*</i> )	36
18. Other Information	37
19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7(r)]	38
20. Attachments	40

\* Per Federal Register, November 8, 2004, Vol. 69 No. 215

## 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:

- G.** Admissions Policy for Deconcentration
- B.** FY 2005 Capital Fund Program Annual Statement (*also C, D, E, and F*)
- 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
- F.** FY 2005 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 40.*

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<i>X</i>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<i>X</i>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Not Required
<i>X</i>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Not Required
<i>X</i>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Not Required
<i>X</i>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<i>N/A</i>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
<i>X</i>	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
<i>N/A</i>	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	
<i>N/A</i>	Approved or submitted applications for demolition and/or disposition of public housing	
<i>N/A</i>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Not Required
<i>N/A</i>	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	Not Required
<i>N/A</i>	Approved or submitted public housing homeownership programs/plans	
<i>N/A</i>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	
<i>X</i>	Any cooperative agreement between the PHA and the TANF agency	Not Required
<i>X</i>	FSS Action Plan/s for public housing and/or Section 8	Not Required
<i>X</i>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Not Required
<i>N/A</i>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Not Required
<i>X</i>	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.	Not Required

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
<i>N/A</i>	Troubled PHAs: MOA/Recovery Plan	
<i>N/A</i>	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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall*	Afford- -ability	Supply	Quality	Access -ibility	S i z e	Loca- tion
All Households	37,031	4	4	3	2	3	3
Income <= 30% of AMI	5,918	5	5	4	2	3	4
Income >30% but <=50% of AMI	5,925	4	4	3	2	3	3
Income >50% but <80% of AMI	9,349	3	3	2	2	2	2
Elderly*	5,561	4	2	2	3	2	2
Families with Disabilities**	Estimate > 9000	4	4	3	4	3	3
White (non-hispanic)	33,179	4	4	3	2	3	3
Black (non-hispanic)	407	4	4	3	2	3	3
Hispanic (all races)	2,477	4	4	3	2	3	3
Native American (non-hispanic)	287	4	4	3	2	3	3
Asian/Pacific Islandrs (non-hispanic)	893	4	4	3	2	3	3
All Households	37,243						

\*Reflects 2000 Census data and does not directly compare to the 2003-2005 Consolidated Plan which utilizes 1990 Census information.

\*\* Elderly is defined as 65 years and over.

\*\*\* Census 2000 indicated 32,797 disabled and used an average family size of 3 to determine families.

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: 2003-2005 (1990 Census Data) – used for ratings 1-5
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (2000 Census)

- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information) *American FactFinder 2004*

## 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
Waiting list total	2203		95
Extremely low income <=30% AMI	1987	90.2%	
Very low income (>30% but <=50% AMI)	202	9.2%	
Low income (>50% but <80% AMI)	14	.6%	
Families with children	1558	70.7%	
Elderly families	189	8.6%	
Families with Disabilities	509	23.1%	
White	1966	89.2%	
Black/African Amer	145	6.6%	
Amer Ind/AK Native	54	2.5%	
Asian	38	1.7%	
Hispanic	157	7.1%	

<b>Housing Needs of Families on the Waiting List</b>			
Non-Hispanic	2046	92.9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	453	20.6%	
2 BR	1125	51.1%	
3 BR	508	23.1%	
4 BR	51	2.3%	
5 BR			
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

<b>Housing Needs of Families on the Waiting List</b>			
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	5154		229
Extremely low income <=30% AMI	4607	89.4%	
Very low income (>30% but <=50% AMI)	528	10.2%	
Low income (>50% but <80% AMI)	10	.19%	
Families with children	3424	66.4%	

<b>Housing Needs of Families on the Waiting List</b>			
Elderly families	567	11.0%	
Families with Disabilities	1405	27.3%	
White	4610	89.4%	
Black/African Amer	344	6.7%	
Amer Ind/AK Native	99	1.9%	
Asian	101	2.0%	
Hispanic	298	5.8%	
Non-Hispanic	4856	94.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1391	27.0%	
2 BR	2181	42.3%	
3 BR	1233	23.9%	
4 BR	224	4.3%	
5 BR	39	.8%	
5+ BR	10	.2%	
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: *Conduct Survey of Rental Properties for Handicap Accessibility*

**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)

**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 90% of the families on our waiting list are in this income range, and because nearly 84.5% of the families housed in the last fiscal year ending June 30, 2004, had 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 89% of the families in this income range). During the last fiscal year ending June 30, 2004, 84.8% of the families HACC initially housed had incomes in that range. Should this percentage fall below 75%, HACC will target applicants with income <30% AMI.*

**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**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) *The Housing Authority will provide case management assistance to elderly and disabled public housing residents using funds available through the ROSS grant.*

**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: *Fair housing brochures and complaint forms; language and translation services; TDD; accommodation and assistance for persons with disabilities, conduct survey and maintain listing of rental properties with handicap accessibility.*

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,501,662	
b) Public Housing Capital Fund	1,273,089	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,767,692	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	175,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,124,837	Public Housing (PH) Operations
Reimbursable Labor & Materials	53,086	PH Operations
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
Entrepreneurial Activities	8,400	PH Operations
PH Interest Income	36,000	PH Operations
Sec 8 Interest Income	10,000	Sec 8 Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>Total resources</b>	14,949,766	

### **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 website.*

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
- 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 84.5% 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: (list below) *Reasonable Accomodation*

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) Occpancy** )

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 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 (Continued) 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**

*See Attachment 'G' (or001g01) on page 40*

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)
- Name and address of current and previous landlord, if known.*
  - 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 120 days 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 disabled families. 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) *Families who are underhoused in our public housing program and there is not an appropriately sized unit available in that program*
  - (iv) *Eligible families displaced from Housing Authority-owned units due to rehabilitation work.*
  - (v) *Other eligible families displaced by the Housing Authority due to acquisition or sale of property.*
  - (vi) *Preference will be given to elderly, disabled, or displaced single persons over other single persons.*
  - (vii) *Families who have met the requirements for emergency or administrative transfer, but whose needs cannot be met within the Public Housing program.*
  - (viii) *Families currently receiving rental assistance through the Shelter Plus Care program who 1) are losing assistance through that program due to loss of, or reduction of, funding for the supportive services required by the program or 2) have successfully completed the goals and objectives of their Treatment Plan or their Case Management Plan.*

*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 receive equal preference weighting but is individually limited due to voucher availability. 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) *N/A*

- 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 (*as necessary to meet income targeting requirements*)
- 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
- Other (list below) – *HACC pre-application packet*

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))

---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% than 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)
- 95<sup>th</sup> 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 rent 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)

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

- 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 and HUD’s budget based funding*

## **(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, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

## **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, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

## **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 40. FY 2003 P&E report (or001c01), FY 2003 P&E report (or001d01), and FY 2004 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) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment F (or001f01), page 40.

-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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

**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.

***AS A HIGH PERFORMING HOUSING AUTHORITY, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

### **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, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

***AS A HIGH PERFORMING HOUSING AUTHORITY, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

### **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)]

***AS A HIGH PERFORMING HOUSING AUTHORITY, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

### **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, WE ARE NOT REQUIRED TO COMPLETE THIS SECTION OF THE ANNUAL PLAN PER FEDERAL REGISTER, NOVEMBER 8, 2004, VOL.69 NO. 215.***

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations (To be completed after 1/13/04 RAB Meeting)**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment I (or001i01), page 40.  
 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**

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 are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - 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 PHEDEP 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.

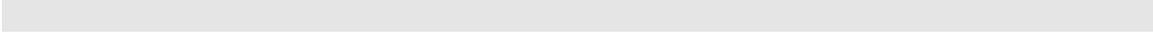
The PHA Plan template issued pursuant to the Interim Rule does not include a space for such definitions. Therefore, PHAs choosing to do so must submit these definitions as an attachment to the PHA Plan.

*HACC’s definition is included in Attachment J (or001j01), Page 40.*

## Attachments

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

- A. or001a01 – Mission and Goals Progress Statement
- B. or001b01 – FY 2005 Capital Fund Program Annual Statement
- C. or001c01 – FY 2003 CFP OR16P00150103 Performance and Evaluation Report/Budget Revision R3
- D. or001d01 – FY 2003 CFP OR16P00150203 Performance and Evaluation Report/Budget Revision R1
- E. or001e01 – FY 2004 CFP OR16P00150104 Performance and Evaluation Report/Budget Revision R2
- F. or001f01 – FY 2005 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.



**OR001v01 – Clackamas County, OR PHA Annual Plan 2005**

**OR001a01 – Attachment A.**

**Noteworthy progress made in 2004 toward HACC's 5 - Year Plan Goals and fulfilling HACC's Mission.**

*This past year, the Housing Authority substantially completed the renovation of one of its group homes for persons with a mental illness.*

*The Executive Director of the Housing Authority oversees the administration of the County's Community Development Block Grant Program, HOME Program, and Continuum of Care process. Under his guidance this past year, the following projects were completed or actions took place:*

- 1. A housing complex for victims of domestic violence was renovated and expanded.*
- 2. Funds were committed for the development of two new 811 projects for persons with a mental illness.*
- 3. Infrastructure improvements in support of the Meadows at Hope Village senior project in Canby and the Sandy Vista Phase 1 for low and moderate income families were completed.*
- 4. Completion of Whispering Pines Senior Village in Estacada, Meadows at Hope Village and Sandy Vista Phase 1 occurred with financing from the HOME Program.*
- 5. Staff provided support and facilitation to the Continuum of Care planning group. Prepared application documents to obtain funds for various homeless initiatives.*
- 6. Funded the County's first unsheltered homeless count.*

# Annual Statement/ Performance and Evaluation Report

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

PHA Name: <b>Housing Authority of Clackamas County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds	\$30,000	\$0	\$0	\$0	
2	1406 Operations	\$40,000.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements -- Soft Costs	\$4,000.00	\$0.00	\$0.00	\$0.00	
4	1408 Management Improvements -- Hard Costs	\$183,700.00	\$0.00	\$0.00	\$0.00	
5	1410 Administration	\$212,040.00	\$0.00	\$0.00	\$0.00	
6	1411 Audit					
7	1415 Liquidated Damages					
8	1430 Fees and Costs	\$13,500.00	\$0.00	\$0.00	\$0.00	
9	1440 Site Acquisition					
10	1450 Site Improvement	\$240,000.00	\$0.00	\$0.00	\$0.00	
11	1460 Dwelling Structures	\$508,000.00	\$0.00	\$0.00	\$0.00	
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
13	1470 Nondwelling Structures	\$10,000.00	\$0.00	\$0.00	\$0.00	
14	1475 Nondwelling Equipment	\$31,500.00	\$0.00	\$0.00	\$0.00	
15	1485 Demolition					
16	1490 Replacement Reserve					
17						
18	1495.1 Relocation Costs	\$30,000.00	\$0.00	\$0.00	\$0.00	
19	1499 Development Activities					
20	1502 Contingency (may not exceed 8% of line 21)	\$349.00	\$0.00	\$0.00	\$0.00	
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$1,273,089.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0	
23	Amount of line 21 Related to Section 504 Compliance	\$220,000	\$0	\$0	\$0	
24	Amount of line 21 Related to Security -- Soft Costs	\$0	\$0	\$0	\$0	
25	Amount of line 21 Related to Security -- Hard Costs	\$0	\$0	\$0	\$0	
26	Amount of line 21 Related to Energy Conservation Measures	\$90,000	\$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/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>	
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	
<b>PHA-wide Operations</b>	1. Operations	1406		\$40,000.00				
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$40,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Mgmt. Improve.</b>	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	\$40,000.00				
	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	\$300.00				
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$300.00				
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$500.00				
	8. Travel for Resident Services Specialist(s)	1408	1	\$100.00				
	9. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$4,000.00				
	10. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00				
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$187,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Admin.</b>	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,850.00				
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	100%	\$77,000.00				In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)
	3. CFP Drafting Specialist Salary & Benefits - A&E Design Work	1410	100%	\$51,240.00				In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)

# 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: <b>OR16P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>	
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	
	4. CFP Other Staff Salary & Benefits	1410						
	<i>Acct. Staff</i>	1410	0%	\$0.00				
	5. Advertising	1410	100%	\$2,500.00				
	6. Travel (Mileage, Parking, etc.)	1410	5	\$250.00				
	7. Legal Expenses	1410	6	\$200.00				
	<b>SUB-TOTAL</b>	<b>1410</b>		<b>\$212,040.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Fees &amp; Costs</b>	1. Architectural, Engineering, Consulting Services	1430	1	\$3,000.00				
	2. Mold Testing/Remediation: Dev. 001 thru 021	1430	1	\$10,000.00				
	3. Advertising, Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00				
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$13,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Site Improve.</b>	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	10%	\$20,000.00				
	<b>SUB-TOTAL</b>	<b>1450</b>		<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Dwelling Improve.</b>	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility	1460	10%	\$30,000.00				
	<b>SUB-TOTAL</b>	<b>1460</b>		<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Non Dwelling Equipment</b>	1. Maint Bldg - carpenter shop	1470	1	\$10,000.00				
	<b>SUB-TOTAL</b>	<b>1470</b>		<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Non Dwelling Equipment</b>	1. TOOLS: Power Equipment for Modernization	1475						

**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: <b>OR16P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>	
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	
	a. Airless Sprayer	1475	1	\$3,000.00				
	a. Portable Texture Machine	1475	1	\$1,000.00				
	2. COMPUTER/EQUIPMENT:	1475						
	a. Computer System (autocad)	1475	1	\$5,000.00				
	3. Maintenance Vehicles	1475						
	a. maintenance truck/van/trailer	1475	2	\$22,500.00				
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$31,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Contingency</b>	1. Contingency	1502	1	\$349.00				
	<b>SUB-TOTAL</b>	<b>1502</b>		<b>\$349.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>DEV 001 - Clackamas Heights (100 units)</b>	1. SITEWORK	1450						
	a. Sitework							
	repair/replace flatwork	1450	100	\$30,000.00				
	b. Landscaping (entire dev.)	1450	100	\$50,000.00				
	<b>DEV #001 1450 SUB-TOTAL</b>	<b>1450</b>		<b>\$80,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	2. DWELLING STRUCTURES	1460						
	a. Upgrade Ventilation	1460	100	\$30,000.00				
	<b>DEV #001 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>DEV #001 TOTAL</b>			<b>\$110,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>DEV 003 - Hillside Park (100 units)</b>	1. DWELLING STRUCTURES	1460						
	a. Upgrade Ventilation	1460	100	\$30,000.00				
	<b>DEV #003 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>DEV #003 TOTAL</b>			<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>DEV 004 - OCVM (100 units)</b>	1. SITEWORK	1450						
	a. Upgrade Street, Parking and Recreation Lighting	1450	100%	\$30,000.00				

**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: <b>OR16P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>	
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	
	b. Repair/Replace Flatwork (CDBG match)	1450	100%	\$80,000.00				
	c. Install Additional Parking w/Striping	1450	100%	\$30,000.00				
	<b>DEV #004 1450 SUB-TOTAL</b>	<b>1450</b>		<b>\$140,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>2. DWELLING STRUCTURES</b>	1460						
	a. Flooring							
	replace flooring	1460	75	\$210,000.00				Development to be completed in phases
	b. HVAC							
	Upgrade Ventilation	1460	100	\$30,000.00				
	c. Asbestos Abatement							
	abate asbestos floors	1460	75	\$178,000.00				Development to be completed in phases
	<b>DEV #004 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$418,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	1. Relocation costs due to modernization activities	1495.1	100%	\$30,000.00	\$0.00			
	<b>DEV #004 1495.1 SUB-TOTAL</b>	<b>1495.1</b>		<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>DEV #004 TOTAL</b>			<b>\$588,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL</b>			<b>\$1,273,089.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implemetation Schedule

<b>PHA Name:</b> Housing Authority of Clackamas County		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>OR16P00150105</b> Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> <b>2005</b>	
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	6/30/2007			6/30/2009				
PHA-Wide Mgmt. Improvem'ts	6/30/2007			6/30/2009				
PHA-Wide Admin.	6/30/2007			6/30/2009				
PHA-Wide Fees & Costs	6/30/2007			6/30/2009				
PHA-Wide Site Improvements	6/30/2007			6/30/2009				
PHA-Wide Dwelling Improvements	6/30/2007			6/30/2009				
PHA-Wide Non- Dwelling Equipment	6/30/2007			6/30/2009				
PHA-Wide Contingency	6/30/2007			6/30/2009				
004 - OCVM	6/30/2007			6/30/2009				
011 - Scattered Sites	6/30/2007			6/30/2009				
020 - Scattered Sites	6/30/2007			6/30/2009				
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.

# Annual Statement/ Performance and Evaluation Report

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

PHA Name: <b>Housing Authority of Clackamas County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150103</b> Replacement Housing Factor Grant No:	Federal ]
---	--	-----------

Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number 02

Performance and Evaluation Report for Program Year Ending: 12/31/04     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	]
1	Total Non-CFP Funds	\$0	\$0	\$0	
2	1406 Operations	\$74,133.00	\$74,133.00	\$74,133.00	
3	1408 Management Improvements -- Soft Costs	\$500.00	\$0.00	\$0.00	
4	1408 Management Improvements -- Hard Costs	\$162,000.00	\$161,884.96	\$161,884.96	
5	1410 Administration Note: \$118,500 exempted from total per 968.120(n)	\$132,355.00	\$199,800.88	\$199,800.88	
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$106,000.00	\$19,326.75	\$19,326.75	
9	1440 Site Acquisition				
10	1450 Site Improvement	\$85,000.00	\$48,122.20	\$48,122.20	
11	1460 Dwelling Structures	\$487,500.00	\$557,760.98	\$557,760.98	
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$695.56	\$695.56	
13	1470 Nondwelling Structures	\$35,000.00	\$37,167.66	\$37,167.66	
14	1475 Nondwelling Equipment	\$9,000.00	\$396.01	\$396.01	
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$1,000.00	\$0.00	\$0.00	
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$6,800.00	\$0.00	\$0.00	
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$1,099,288.00</b>	<b>\$1,099,288.00</b>	<b>\$1,099,288.00</b>	
22	Amount of line 21 Related to LBP Activities	\$2,000	\$0	\$0	
23	Amount of line 21 Related to Section 504 Compliance	\$20,000	\$43,656	\$43,656	
24	Amount of line 21 Related to Security -- Soft Costs	\$30,000	\$30,000	\$30,000	
25	Amount of line 21 Related to Security -- Hard Costs	\$0	\$0	\$0	
26	Amount of line 21 Related to Energy Conservation Measures	\$487,500	\$527,205	\$527,205	

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Adr
--	---

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: <b>OR16P00150103</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>
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	
<b>PHA-wide Operations</b>	1. Operations	1406		\$74,133.00	\$74,133.00	\$74,133.00	\$74,133.00	
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$74,133.00</b>	<b>\$74,133.00</b>	<b>\$74,133.00</b>	<b>\$74,133.00</b>	
<b>Mgmt. Improve.</b>	1. STAFF: Crime Prevention Program	1408	1	\$30,000.00	\$30,000.00	\$30,000.00	\$13,301.62	ONGOING
	2. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00	\$43,000.00	\$43,000.00	\$27,923.15	ONGOING
	3. STAFF: Youth Program Coordinator(s) Salary & Benefits	1408	1	\$50,000.00	\$50,000.00	\$50,000.00		ONGOING
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$36,000.00	\$36,000.00	\$36,000.00	\$7,000.00	ONGOING
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$1,000.00	\$623.51	\$623.51	\$623.51	COMPLETE
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$500.00	\$0.00			
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$1,000.00	\$2,261.45	\$2,261.45	\$2,261.45	COMPLETE
	8. Travel for Resident Services Specialist(s)	1408	1	\$500.00	\$0.00			
	9. SOFTWARE: Operating Systems & Office Software - Soft	1408	1	\$500.00	\$0.00			
	10. SOFTWARE: Upgrade (Maint.)	1408	1	\$0.00	\$0.00			
	12. TRAINING: Admin Handbook Revision	1408	1	\$0.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$162,500.00</b>	<b>\$161,884.96</b>	<b>\$161,884.96</b>	<b>\$51,109.73</b>	
<b>PHA-wide Admin.</b>	1. CFP Coordinator Salary & Benefits	1410	100%	\$78,000.00	\$78,000.00	\$78,000.00	\$43,365.37	ONGOING

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: <b>OR16P00150103</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>	
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		
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	40%	\$30,500.00	\$70,500.00	\$70,500.00	\$70,500.00	ONGOING - In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)	
	3. CFP Drafting Specialist Salary & Benefits - A&E Design Work	1410	40%	\$21,000.00	\$48,000.00	\$48,000.00	\$40,006.04	ONGOING - In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)	
	5. CFP Other Staff Salary & Acct. Staff	1410	5%	\$1,605.00	\$1,605.00	\$1,605.00	\$1,605.00	COMPLETE	
	6. Advertising	1410	50%	\$500.00	\$1,568.23	\$1,568.23	\$1,568.23	COMPLETE	
	7. Travel (Mileage, Parking, etc.)	1410	1	\$250.00	\$93.75	\$93.75	\$93.75	COMPLETE	
	8. Legal Expenses	1410	1	\$500.00	\$33.90	\$33.90	\$33.90	COMPLETE	
	<b>SUB-TOTAL</b>	<b>1410</b>		<b>\$132,355.00</b>	<b>\$199,800.88</b>	<b>\$199,800.88</b>	<b>\$157,172.29</b>		
<b>PHA-wide Fees &amp; Costs</b>	1. Lead Based Paint Testing/Abatement Project	1430	1	\$2,000.00	\$0.00				
	3. Architectural, Engineering, Consulting Services	1430	6	\$10,000.00	\$18,569.41	\$18,569.41	\$16,694.33	ONGOING	
	4. Advertising, Printing RFP's, Bid documents, other project related expenses	1430	50	\$2,000.00	\$757.34	\$757.34	\$757.34	COMPLETE	
	5. Consulting Services - Energy Audit PHA-Wide	1430	1	\$25,000.00	\$0.00			Fungigate to CFP 2002	
	6. Drafting Services	1430	60%	\$27,000.00	\$0.00			To 1410	
	7. Design Services	1430	60%	\$40,000.00	\$0.00			To 1410	
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$106,000.00</b>	<b>\$19,326.75</b>	<b>\$19,326.75</b>	<b>\$17,451.67</b>		
<b>PHA-wide Site Improve.</b>	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities as required for ADA 504 Accommodations	1450	10%	\$10,000.00	\$10,377.00	\$10,377.00	\$10,377.00	COMPLETE	
	<b>SUB-TOTAL</b>	<b>1450</b>		<b>\$10,000.00</b>	<b>\$10,377.00</b>	<b>\$10,377.00</b>	<b>\$10,377.00</b>		
<b>PHA-wide Dwelling Improve.</b>	1. PHA-Wide Dwelling Improvements as required for ADA 504 Accommodations	1460	10%	\$10,000.00	\$14,709.98	\$14,709.98	\$14,709.98	COMPLETE CFP Modernization at vacancy - phasing 14% complete;	

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: <b>OR16P00150103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
	<b>SUB-TOTAL</b>	<b>1460</b>		<b>\$10,000.00</b>	<b>\$14,709.98</b>	<b>\$14,709.98</b>	<b>\$14,709.98</b>	
<b>PHA-wide Dwelling Equipment</b>	1. Ranges & Refrigerators	1465	1	\$0.00	\$695.56	\$695.56	\$695.56	COMPLETE Fungigate forward Year 5 - 2004 5 yr action plan;
	<b>SUB-TOTAL</b>	<b>1465</b>		<b>\$0.00</b>	<b>\$695.56</b>	<b>\$695.56</b>	<b>\$695.56</b>	
<b>PHA-wide Non Dwelling Structures</b>	1. Admin. Bldg. - Parking Lot Expansion Project No.03012	1470	1	\$25,000.00	\$28,831.66	\$28,831.66	\$28,831.66	COMPLETE
	2. Admin Bldg. - HVAC upgrade Project No. 03013	1470	1	\$10,000.00	\$8,336.00	\$8,336.00	\$8,336.00	COMPLETE
	<i>Pole Bldg</i>	1470	1	\$0.00	\$4,136.00	\$4,136.00	\$4,136.00	COMPLETE Fungigate from CFP '02
	<i>Pole bldg roof</i>	1470	1	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	COMPLETE Fungigate from CFP '02
	<b>SUB-TOTAL</b>	<b>1470</b>		<b>\$35,000.00</b>	<b>\$37,167.66</b>	<b>\$37,167.66</b>	<b>\$37,167.66</b>	
<b>PHA-wide Non Dwelling Equipment</b>	1. COMPUTER/EQUIPMENT: Office	1475						
	a. Computer Systems	1475	4	\$0.00	\$0.00			
	b. Copy Machine (Admin)	1475	1	\$0.00	\$0.00			
	c. Color Printer (Resident Services)	1475	1	\$1,000.00	\$0.00			
	d. Laser Printer	1475	5	\$5,000.00	\$0.00			
	2. FURNITURE - Office	1475						
	a. Furniture, Workstations, Files & accessories	1475	2	\$2,000.00	\$0.00			
	b. Lateral Files & accessories	1475	6	\$500.00	\$0.00			
	c. Office Chairs	1475	12	\$500.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$9,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Relocation</b>	1. Relocation costs due to modernization activities	1495.1		\$1,000.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1495.1</b>		<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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: <b>OR16P00150103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
<b>PHA-wide Contingency</b>	1. Contingency	1502	1	\$6,800.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1502</b>		<b>\$6,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#001</b>	2. DWELLING STRUCTURES	1460						
	a. Plumbing - Project No. 03014 repair sink legs		100	\$0.00	\$0.00			
	<b>Dev. #001 SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>003 - Hillside Park (100 units)</b>	1. SITEWORK	1450						
	Project No. 04009 - Repair/Replace flatwork	1450	25%	\$75,000.00	\$37,745.20	\$37,745.20		ONGOING
	<b>Dev. #003 SUB-TOTAL</b>			<b>\$75,000.00</b>	<b>\$37,745.20</b>	<b>\$37,745.20</b>	<b>\$0.00</b>	
<b>005 - Hillside Manor (101 units)</b>	1. SITEWORK	1450						
	a. Sitework for bicycle lockers	1450	1	\$0.00	\$0.00			
<b>#005</b>	b. Bicycle Lockers	1450	6	\$0.00	\$0.00			
	<b>Dev. #005 1450 TOTAL</b>	<b>1450</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#005</b>	2. DWELLING STRUCTURES	1460						
	a. Windows							
	(1) Project No. 03020, Install new windows	1460	101	\$62,500.00	\$256,700.00	\$256,700.00	\$256,700.00	ONGOING - Construction Phase
	(2) Project No. 03021, Install new blinds	1460	101	\$6,500.00	\$6,585.00	\$6,585.00	\$6,585.00	ONGOING - Construction Phase
	(3) Project No. 03022, Install new screens	1460	101	\$7,500.00	\$7,910.00	\$7,910.00	\$7,910.00	ONGOING - Construction Phase
	b. HVAC							
	(1) Project No. 03015 Install window HVAC units	1460	101	\$173,000.00	\$162,005.00	\$162,005.00	\$111,566.00	ONGOING - Construction Phase

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: <b>OR16P00150103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
	c. Plumbing							
	(1) Project No. 03008, Remove/Replace valves	1460	101	\$100,000.00	\$0.00			Fungigated to CFP '02
	(2) Project No. 03009, Remove/Replace or descale hot water system	1460	1	\$45,000.00	\$0.00			Fungigated to CFP '02
	<i>Boiler and Combustion Services</i>	1460	1	\$0.00	\$980.00	\$980.00	\$980.00	COMPLETE Fungigate from CFP '02
	<i>Boiler and Combustion Services</i>	1460	1	\$0.00	\$895.00	\$895.00	\$895.00	COMPLETE Fungigate from CFP '02
	<i>Portland Electrical - boiler project</i>	1460	1	\$0.00	\$90.00	\$90.00	\$90.00	COMPLETE Fungigate from CFP '02
	c. Asbestos Abatement			\$0.00				
	(1) Project No. 03011, Abate asbestos of hot water recirculating valves	1460	39	\$15,000.00	\$0.00			Fungigated to CFP '02
	e. Space Needs							
	(1) Install new Trash Damper	1460	1	\$0.00	\$13,881.00	\$13,881.00	\$13,881.00	COMPLETE - Budget of \$10,000 in the original 2003 PHA Plan submission - money removed but project kept open as part of OR16P00150203 additional budget
	<b>Dev. #005 1460 TOTAL</b>	<b>1460</b>		<b>\$409,500.00</b>	<b>\$449,046.00</b>	<b>\$449,046.00</b>	<b>\$398,607.00</b>	
<b>#005</b>	a. Video Surveillance Cameras for Hillside Manor	1475	1s	\$0.00	\$396.01	\$396.01	\$396.01	COMPLETE Fungigate from CFP '02
	<b>Dev. #005 1475 TOTAL</b>	<b>1475</b>		<b>\$0.00</b>	<b>\$396.01</b>	<b>\$396.01</b>	<b>\$396.01</b>	
	<b>Dev. #005 SUB-TOTAL</b>			<b>\$409,500.00</b>	<b>\$449,442.01</b>	<b>\$449,442.01</b>	<b>\$399,003.01</b>	
<b>#008</b>	2. DWELLING STRUCTURES	1460						
	a. Install Siding Units 8016 & 8017		2	\$24,000.00	\$28,000.00	\$28,000.00	\$28,000.00	COMPLETE
	b. Install Windows Units 8016 & 8017		2	\$10,000.00	\$18,184.00	\$18,184.00	\$18,184.00	COMPLETE
	<b>Dev. #008 SUB-TOTAL</b>			<b>\$34,000.00</b>	<b>\$46,184.00</b>	<b>\$46,184.00</b>	<b>\$46,184.00</b>	
<b>#010</b>	2. DWELLING STRUCTURES	1460						

## 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: <b>OR16P00150103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
	a. Install Siding Units 10004 & 10005		2	\$24,000.00	\$22,000.00	\$22,000.00	\$22,000.00	COMPLETE
	b. Install Windows Units 10004 & 10005		2	\$10,000.00	\$8,751.00	\$8,751.00	\$8,751.00	COMPLETE
	<i>windows/siding unit 10014</i>	1460	1	\$0.00	\$10,570.00	\$10,570.00	\$10,570.00	COMPLETE Fungigate from OR16P00150203
	<i>new cabinets Unit 10015</i>	1460	1	\$0.00	\$6,500.00	\$6,500.00	\$6,500.00	COMPLETE CFP Modernization at vacancy - phasing 5% complete;
	<b>Dev. #010 SUB-TOTAL</b>			<b>\$34,000.00</b>	<b>\$47,821.00</b>	<b>\$47,821.00</b>	<b>\$47,821.00</b>	
	<b>TOTAL</b>			<b>\$1,099,288.00</b>	<b>\$1,099,288.00</b>	<b>\$1,099,288.00</b>	<b>\$855,824.90</b>	

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implemetation Schedule

<b>PHA Name:</b> Housing Authority of Clackamas County		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>OR16P00150103</b> Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> <b>2003</b>	
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 Mgmt. Improvem'ts	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
PHA-Wide Admin.	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
PHA-Wide Fees & Costs	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
PHA-Wide Non- Dwelling Structures	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007	12/31/2004	PIIH 2003-19 (PHA) Notice issued 7/23/03	
PHA-Wide Dwelling Equipment	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007	12/31/2004	PIIH 2003-19 (PHA) Notice issued 7/23/03	
PHA-Wide Non- Dwelling Equipment	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007	12/31/2004	PIIH 2003-19 (PHA) Notice issued 7/23/03	
001 - Clackamas Heights	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
003 - Hillside Park	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
005 - Hillside Manor	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
008 - Scattered Sites	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
010 - Scattered Sites	9/16/2005	9/16/2005	12/31/2004	9/16/2007	9/16/2007		PIIH 2003-19 (PHA) Notice issued 7/23/03	
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.

# Annual Statement/ Performance and Evaluation Report

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

PHA Name: <b>Housing Authority of Clackamas County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150203</b> Replacement Housing Factor Grant No:	Fede:
---	--	-------

Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number 01  
 Performance and Evaluation Report for Program Year Ending: 12/31/04     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual C	
		Original	Revised	Obligated	
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	
2	1406 Operations	\$43,817.00	\$43,817.00	\$43,817.00	
3	1408 Management Improvements -- Hard Costs	\$33,000.00	\$33,000.00	\$33,000.00	
4	1408 Management Improvements -- Soft Costs	\$0.00	\$0.00	\$0.00	
5	1410 Administration	\$0.00	\$0.00	\$0.00	
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$12,000.00	\$9,089.50	\$9,089.50	
9	1440 Site Acquisition				
10	1450 Site Improvement	\$20,000.00	\$18,574.50	\$18,574.50	
11	1460 Dwelling Structures	\$86,000.00	\$90,845.00	\$90,845.00	
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	
14	1475 Nondwelling Equipment	\$23,500.00	\$23,759.00	\$23,759.00	
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$768.00	\$0.00	\$0.00	
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$219,085.00</b>	<b>\$219,085.00</b>	<b>\$219,085.00</b>	
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	
23	Amount of line 21 Related to Section 504 Compliance	\$0	\$0	\$0	
24	Amount of line 21 Related to Security -- Soft Costs	\$0	\$0	\$33,000	
25	Amount of line 21 Related to Security -- Hard Costs	\$0	\$0	\$33,000	
26	Amount of line 21 Related to Energy Conservation Measures	\$66,000	\$0	\$0	

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs
--	---

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: <b>OR16P00150203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
<b>PHA-wide Operations</b>	1. Operations	1406		\$43,817.00	\$43,817.00	\$43,817.00	\$43,817.00	
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$43,817.00</b>	<b>\$43,817.00</b>	<b>\$43,817.00</b>	<b>\$43,817.00</b>	
<b>Mgmt. Improve.</b>	1. STAFF: Crime Prevention Program	1408	1	\$33,000.00	\$33,000.00	\$33,000.00		
	<i>Clackamas County SSD</i>	1408	1	-	\$33,000.00	\$33,000.00		ONGOING - Staff
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$33,000.00</b>	<b>\$33,000.00</b>	<b>\$33,000.00</b>	<b>\$0.00</b>	
<b>PHA-wide Fees &amp; Costs</b>	1. Lead Based Paint Testing/Abatement Project	1430	1					
	3. Architectural, Engineering, Consulting Services	1430	2	\$10,000.00	\$9,034.50	\$9,034.50	\$9,034.50	COMPLETE
	<i>Asbestos Project Manager</i>	1430	1	-	\$442.00	\$442.00	\$442.00	COMPLETE
	<i>Asbestos Testing</i>	1430	1	-	\$22.50	\$22.50	\$22.50	COMPLETE
	<i>Asbestos Testing unit 19005</i>	1430	1	-	\$600.00	\$600.00	\$600.00	COMPLETE
	<i>mold survey HSM 5304</i>	005-1430	1	-	\$450.00	\$450.00	\$450.00	COMPLETE
	<i>Design Consultation</i>	1430	1	-	\$410.00	\$410.00	\$410.00	COMPLETE
	<i>mold survey HSM 5304</i>	005-1430	1	-	\$150.00	\$150.00	\$150.00	COMPLETE
	<i>mold survey 3012</i>	003-1430	1	-	\$300.00	\$300.00	\$300.00	COMPLETE
	<i>asbestos abatement</i>	1430	1	-	\$47.00	\$47.00	\$47.00	COMPLETE
	<i>mold survey 12011</i>	012-1430	1	-	\$300.00	\$300.00	\$300.00	COMPLETE
	<i>mold survey 7006</i>	012-1430	1	-	\$180.00	\$180.00	\$180.00	COMPLETE
	<i>asbestos abatement</i>	005-1430	1	-	\$2,305.00	\$2,305.00	\$2,305.00	COMPLETE
	<i>mold survey 19020</i>	019-1430	1	-	\$300.00	\$300.00	\$300.00	COMPLETE

## 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: <b>OR16P00150203</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>
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	
	<i>mold survey</i>	1430	1	-	\$1,400.00	\$1,400.00	\$1,400.00	COMPLETE
	<i>mold survey</i>	1430	1	-	\$300.00	\$300.00	\$300.00	COMPLETE
	<i>Asbestos Air Monitoring Services</i>	1430	1	-	\$550.00	\$550.00	\$550.00	COMPLETE
	<i>Window Testing</i>	1430	1	-	\$1,278.00	\$1,278.00	\$1,278.00	COMPLETE
	4. Advertising, Printing RFP's, Bid documents, other project related expenses	1430	10	\$2,000.00	\$55.00	\$55.00	\$55.00	COMPLETE
	<i>NADCA Standards</i>	1430	1	-	\$55.00	\$55.00	\$55.00	COMPLETE
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$12,000.00</b>	<b>\$9,089.50</b>	<b>\$9,089.50</b>	<b>\$9,089.50</b>	
<b>PHA-Wide Dwelling Structures</b>	2. DWELLING STRUCTURES	1460		\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	
	<i>Asbestos Services - 2002 Unit 510</i>	005-1460		-	\$683.75	\$683.75	\$683.75	DEV 005 COMPLETE Fungigate from CFP '01
	<i>11002</i>	011-1460		-	\$2,316.25	\$2,316.25	\$2,316.25	DEV 011 COMPLETE Fungigate from CFP '01
	<b>SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	
<b>PHA-wide Non Dwelling Equipment</b>	1. COMPUTER/EQUIPMENT: Office	1475						
	a. Computer Systems	1475	4	\$5,000.00	\$6,009.00	\$6,009.00	\$6,009.00	COMPLETE
	<i>Hewlett Packard</i>	1475	1	-	\$4,665.00	\$4,665.00	\$4,665.00	COMPLETE
	<i>CompuTek</i>	1475	1	-	\$1,089.00	\$1,089.00	\$1,089.00	COMPLETE
	<i>Hewlett Packard</i>	1475	1	-	\$255.00	\$255.00	\$255.00	COMPLETE
	b. Copy Machine (Admin)	1475	1	\$13,500.00	\$0.00			
	2. FURNITURE - Office	1475						

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: <b>OR16P00150203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
	a. Furniture, Workstations, Files & accessories	1475	2	\$1,000.00	\$0.00			
	b. Lateral Files & accessories	1475	6	\$2,000.00	\$0.00			
	c. Office Chairs	1475	12	\$2,000.00	\$0.00			
	Maintenance Vehicle	1475	1	\$0.00	\$0.00			
	<i>Maintenance Vehicle</i>	1475	<i>1</i>	<i>\$0.00</i>	<i>\$17,750.00</i>	<i>\$17,750.00</i>	<i>\$17,750.00</i>	COMPLETE Fungigate forward from 5 year plan year 2004;
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$23,500.00</b>	<b>\$23,759.00</b>	<b>\$23,759.00</b>	<b>\$23,759.00</b>	
<b>PHA-wide Contingency</b>	1. Contingency	1502	1	\$768.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1502</b>		<b>\$768.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#001</b>	2. DWELLING STRUCTURES	1460						
<b>#001</b>	a. Plumbing - Project No. 03014 repair sink legs		100	\$20,000.00	\$0.00			
	<b>Dev. #001 SUB-TOTAL</b>			<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>003 - Hillside Park (100 units)</b>	1. SITEWORK	1450						
	<i>Paving</i>	1450	<i>1</i>	<i>\$0.00</i>	<i>\$13,040.50</i>	<i>\$13,040.50</i>		ONGOING - Construction Phase Fungigate CFP 2003
	<b>Dev. #003 1450 TOTAL</b>	<b>1450</b>		<b>\$0.00</b>	<b>\$13,040.50</b>	<b>\$13,040.50</b>	<b>\$0.00</b>	
	<b>Dev. #003 SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$13,040.50</b>	<b>\$13,040.50</b>	<b>\$0.00</b>	
<b>005 - Hillside Manor (101 units)</b>	1. SITEWORK	1450						
	a. Sitework for bicycle lockers	1450	1	\$1,000.00	\$0.00			
<b>#005</b>	b. Bicycle Lockers	1450	6	\$4,000.00	\$0.00			
	<b>Dev. #005 1450 TOTAL</b>	<b>1450</b>		<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#005</b>	2. DWELLING STRUCTURES	1460						
	<i>Replace Boiler</i>		<i>1</i>	<i>\$0.00</i>	<i>\$1,845.00</i>	<i>\$1,845.00</i>	<i>\$1,845.00</i>	COMPLETE Fungigate CFP '02;

# 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: <b>OR16P00150203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
	<b>Dev. #005 1460 TOTAL</b>			<b>\$0.00</b>	<b>\$1,845.00</b>	<b>\$1,845.00</b>	<b>\$1,845.00</b>	
	<b>Dev. #005 SUB-TOTAL</b>			<b>\$5,000.00</b>	<b>\$1,845.00</b>	<b>\$1,845.00</b>	<b>\$1,845.00</b>	
<b>#008</b>	2. SITEWORK	1450						
<b>#008</b>	a. Sitework - full remodel units 8016 & 8017		2	\$10,000.00	\$4,298.00	\$4,298.00	\$4,298.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	full remodel unit 8016	1450	1	\$0.00	\$563.00	\$563.00	\$563.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	full remodel unit 8017	1450	1	\$0.00	\$3,735.00	\$3,735.00	\$3,735.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	<b>Dev. #008 1450 TOTAL</b>	<b>1450</b>		<b>\$10,000.00</b>	<b>\$4,298.00</b>	<b>\$4,298.00</b>	<b>\$4,298.00</b>	
<b>#008</b>	2. DWELLING STRUCTURES	1460						
<b>#008</b>	a. Dwelling - full remodel units 8016 & 8017		2	\$44,000.00	\$44,000.00	\$44,000.00	\$44,000.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	full remodel unit 8016	1460	1	\$0.00	\$22,000.00	\$22,000.00	\$22,000.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	full remodel unit 8017	1460	1	\$0.00	\$22,000.00	\$22,000.00	\$22,000.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	<b>Dev. #008 1460 TOTAL</b>	<b>1460</b>		<b>\$44,000.00</b>	<b>\$44,000.00</b>	<b>\$44,000.00</b>	<b>\$44,000.00</b>	
	<b>Dev. #008 SUB-TOTAL</b>			<b>\$54,000.00</b>	<b>\$48,298.00</b>	<b>\$48,298.00</b>	<b>\$48,298.00</b>	
<b>#010</b>	2. SITEWORK	1450						
	a. Sitework - full remodel unit 10014		1	\$5,000.00	\$1,236.00	\$1,236.00	\$1,236.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	full remodel unit 10014	1450	1	\$0.00	\$1,236.00	\$1,236.00	\$1,236.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	<b>Dev. #010 1450 TOTAL</b>	<b>1450</b>		<b>\$5,000.00</b>	<b>\$1,236.00</b>	<b>\$1,236.00</b>	<b>\$1,236.00</b>	
<b>#010</b>	2. DWELLING STRUCTURES	1460						
	a. Dwelling - full remodel unit 10014		1	\$22,000.00	\$42,000.00	\$42,000.00	\$42,000.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	full remodel unit 10014	1460	1	\$0.00	\$42,000.00	\$42,000.00	\$42,000.00	COMPLETE funigigate forward Year 5 - 2004 5 yr action plan;
	<b>Dev. #010 1460 TOTAL</b>	<b>1460</b>		<b>\$22,000.00</b>	<b>\$42,000.00</b>	<b>\$42,000.00</b>	<b>\$42,000.00</b>	
	<b>Dev. #010 SUB-TOTAL</b>			<b>\$27,000.00</b>	<b>\$43,236.00</b>	<b>\$43,236.00</b>	<b>\$43,236.00</b>	

**Annual Statement/ Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Clackamas County</b>			Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
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	
	<b>TOTAL</b>			<b>\$219,085.00</b>	<b>\$219,085.00</b>	<b>\$219,085.00</b>	<b>\$173,044.50</b>	

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implemetation Schedule

<b>PHA Name:</b> Housing Authority of Clackamas County		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>OR16P00150203</b> Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 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 Operations	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
PHA-Wide Mgmt. Improvem'ts	2/12/2006		9/30/2004	2/12/2008				
PHA-Wide Fees & Costs	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
PHA-Wide Non-Dwelling Equipment	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
001 - Clackamas Heights	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
003 - Hillside Park	2/12/2006		9/30/2004	2/12/2008				
005 - Hillside Manor	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
008 - Scattered Sites	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
010 - Scattered Sites	2/12/2006		9/30/2004	2/12/2008		12/31/2004		
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.

# Annual Statement/ Performance and Evaluation Report

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

PHA Name: <b>Housing Authority of Clackamas County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150104</b> Replacement Housing Factor Grant No:	Federal ]
---	--	-----------

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ X ] Revised Annual Statement/Revision Number 02

[ X ] Performance and Evaluation Report for Program Year Ending: 12/31/04 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	]
1	Total Non-CFP Funds	\$0	\$0	\$0	
2	1406 Operations	\$97,000.00	\$37,000.00	\$0.00	
3	1408 Management Improvements -- Soft Costs	\$1,000.00	\$4,055.00	\$4,055.00	
4	1408 Management Improvements -- Hard Costs	\$187,000.00	\$187,000.00	\$0.00	
5	1410 Administration	\$204,800.00	\$204,400.00	\$77,792.53	
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$37,520.00	\$29,920.00	\$29,920.00	
9	1440 Site Acquisition				
10	1450 Site Improvement	\$15,000.00	\$64,616.77	\$42,116.77	
11	1460 Dwelling Structures	\$698,769.00	\$697,064.17	\$28,911.65	
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	
14	1475 Nondwelling Equipment	\$31,500.00	\$48,533.06	\$24,204.06	
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$500.00	\$500.00	\$0.00	
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$1,273,089.00</b>	<b>\$1,273,089.00</b>	<b>\$207,000.01</b>	
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	
23	Amount of line 21 Related to Section 504 Compliance	\$42,769	\$58,019	\$34,639	
24	Amount of line 21 Related to Security -- Soft Costs	\$0	\$0	\$0	
25	Amount of line 21 Related to Security -- Hard Costs	\$0	\$0	\$0	
26	Amount of line 21 Related to Energy Conservation Measures	\$451,000	\$447,273	\$0	

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Adr
--	---

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: <b>OR16P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
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	
<b>PHA-wide Operations</b>	1. Operations	1406		\$97,000.00	\$37,000.00			
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$97,000.00</b>	<b>\$37,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Mgmt. Improve.</b>	1. STAFF: Crime Prevention Program	1408	1	\$63,000.00	\$63,000.00			
	2. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00	\$43,000.00			
	3. STAFF: Youth Program Coordinator(s) Salary & Benefits	1408	1	\$40,000.00	\$40,000.00			
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$36,000.00	\$36,000.00			
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$500.00	\$500.00			
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$500.00	\$500.00			
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$750.00	\$750.00			
	8. Travel for Resident Services Specialist(s)	1408	1	\$250.00	\$250.00			
	9. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$1,000.00	\$4,055.00	\$4,055.00		
	<i>HAB software</i>	1408	<i>1</i>	-	\$1,000.00	\$1,000.00		ONGOING - Purchasing Process
	<i>FAS software</i>	1408	<i>1</i>	-	\$3,055.00	\$3,055.00		ONGOING - Purchasing Process
	10. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00			
	11. TRAINING: Admin Handbook Revision	1408	1	\$2,500.00	\$2,500.00			
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$188,000.00</b>	<b>\$191,055.00</b>	<b>\$4,055.00</b>	<b>\$0.00</b>	
<b>PHA-wide Admin.</b>	1. CFP Coordinator Salary & Benefits	1410	100%	\$77,000.00	\$77,000.00			

**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: <b>OR16P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
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	
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	100%	\$77,000.00	\$77,000.00	\$77,000.00	\$9,196.08	In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)
	3. CFP Drafting Specialist Salary & Benefits - A&E Design Work	1410	100%	\$48,800.00	\$48,800.00			In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)
	5. CFP Other Staff Salary & Benefits	1410						
	<i>Acct. Staff</i>	1410	0%	\$0.00	\$0.00			
	6. Advertising	1410		\$1,000.00	\$1,000.00	\$758.63		
	<i>Ad for Annual Plan Mtg</i>	1410	1	-	\$85.50	\$85.50	\$85.50	COMPLETE
	<i>Ad for Annual Plan Mtg</i>	1410	1	-	\$194.20	\$194.20		ONGOING
	<i>Ad for Cabinet Contract</i>	1410	1	-	\$92.63	\$92.63	\$92.63	COMPLETE
	<i>Ad for Annual Plan Mtg</i>	1410	1	-	\$194.20	\$194.20	\$194.20	COMPLETE
	<i>Ad for Cabinet Contract</i>	1410	1	-	\$192.10	\$192.10		ONGOING
	7. Travel (Mileage, Parking, etc.)	1410		\$500.00	\$500.00			
	8. Legal Expenses	1410		\$500.00	\$100.00	\$33.90		
	<i>Clackamas County</i>	1410	1	-	\$33.90	\$33.90	\$33.90	COMPLETE
	<b>SUB-TOTAL</b>	<b>1410</b>		<b>\$204,800.00</b>	<b>\$204,400.00</b>	<b>\$77,792.53</b>	<b>\$9,602.31</b>	
PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$10,000.00	\$4,600.50	\$4,600.50	\$4,600.50	
	<i>mold survey #1017</i>	1430	1	-	\$600.00	\$600.00	\$600.00	COMPLETE
	<i>Performance Testing</i>	1430	1	-	\$1,250.25	\$1,250.25	\$1,250.25	COMPLETE
	<i>mold survey #21006</i>	1430	1	-	\$450.00	\$450.00	\$450.00	COMPLETE
	<i>mold survey #1017</i>	1430	1	-	\$300.00	\$300.00	\$300.00	COMPLETE
	<i>mold survey</i>	1430	1	-	\$30.00	\$30.00	\$30.00	COMPLETE
	<i>Mold Survy 98 OCVM &amp; Unit 19018</i>	1430	1	-	\$750.00	\$750.00	\$750.00	COMPLETE
	<i>Performance Testing</i>	1430	1	-	\$422.00	\$422.00	\$422.00	COMPLETE
	<i>Performance Testing</i>	1430	1	-	\$798.25	\$798.25	\$798.25	COMPLETE

## 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: <b>OR16P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
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	
	a. Asbestos Survey - on demand contract	1430	1	\$1,500.00	\$0.00			
	b. Asbestos Abatement - on demand contract	1430	1	\$18,265.00	\$18,265.00	\$18,265.00	\$1,486.60	
	<i>IRS Environmental - abatement</i>	1430	1	-	\$18,265.00	\$18,265.00	\$1,486.60	ONGOING- Construction Phase
	c. Asbestos Air Monitoring - on demand	1430	1	\$7,255.00	\$6,966.55	\$6,966.55	\$1,271.00	
	<i>CEC - Air Monitoring</i>	1430	1	-	\$6,966.55	\$6,966.55	\$1,271.00	ONGOING - Monitoring Contract
	2. Advertising, Printing RFP's, Bid documents, other related expenses	1430	50	\$500.00	\$87.95	\$87.95	\$87.95	
	<i>BNi Building News</i>	1430	1	-	\$87.95	\$87.95	\$87.95	COMPLETE
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$37,520.00</b>	<b>\$29,920.00</b>	<b>\$29,920.00</b>	<b>\$7,446.05</b>	
<b>PHA-wide Site Improve.</b>	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities	1450	10%	\$15,000.00	\$28,227.47	\$5,727.47	\$5,727.47	
	<i>504 Accommodation</i>	<i>007-1450</i>	<i>1</i>	-	\$271.00	\$271.00	\$271.00	COMPLETE
	<i>Alumiramp 504 Accommodation</i>	<i>003-1450</i>	<i>1</i>	-	\$5,456.47	\$5,456.47	\$5,456.47	COMPLETE
	<b>SUB-TOTAL</b>	<b>1450</b>		<b>\$15,000.00</b>	<b>\$28,227.47</b>	<b>\$5,727.47</b>	<b>\$5,727.47</b>	
<b>PHA-wide Dwelling Improve.</b>	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, in-place accessibility accommodation, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens	1460	10%	\$27,769.00	\$29,791.64	\$28,911.65	\$12,413.06	
	<i>Modernization Unit 8016/8017/10004/10005/10014</i>	<i>008-1460</i>	<i>5</i>	-	\$3,487.00	\$3,487.00	\$3,487.00	COMPLETE <i>Fungigate CFP '03</i>
	<i>Modernization Units 5001 - 5100</i>	<i>005-1460</i>	<i>100</i>	-	\$2,399.42	\$2,399.42	\$2,159.48	ONGOING <i>Modernization - Fungigate CFP '03</i>
	<i>Force Account Unit 21006</i>	<i>021-1460</i>	<i>1</i>	-	\$811.80	\$811.80	\$811.80	COMPLETE
	<i>cabinets Unit 1017</i>	<i>604-5001-00-1460-0000</i>	<i>1</i>	-	\$3,200.00	\$3,200.00	\$3,200.00	COMPLETE
	<i>Force Account Unit 21006</i>	<i>021-1460</i>	<i>1</i>	-	\$2,023.02	\$2,023.02	\$2,023.02	COMPLETE
	<i>Force Account Unit 21005</i>	<i>021-1460</i>	<i>1</i>	-	\$731.76	\$731.76	\$731.76	COMPLETE

**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: <b>OR16P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
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	
	<i>cabinets Unit 19018</i>	<i>019-1460</i>	<i>1</i>	-	<i>\$8,350.00</i>	<i>\$8,350.00</i>		<i>ONGOING CFP Modernization at vacancy - phasing 5% complete;</i>
	<i>new flooring Unit 19018</i>	<i>019-1460</i>	<i>1</i>	-	<i>\$3,752.00</i>	<i>\$3,752.00</i>		<i>ONGOING CFP Modernization at vacancy - phasing 5% complete;</i>
	<i>new flooring Unit 4098</i>	<i>004-1460</i>	<i>1</i>	-	<i>\$1,773.40</i>	<i>\$1,773.40</i>		<i>ONGOING CFP Modernization at vacancy - phasing 2% complete;</i>
	<i>Mold Remediation Unit 1017</i>	<i>001-1460</i>	<i>1</i>	-	<i>\$2,383.25</i>	<i>\$2,383.25</i>		<i>ONGOING Hazardous MOLD Remediation</i>
	<b>SUB-TOTAL</b>	<b>1460</b>		<b>\$27,769.00</b>	<b>\$29,791.64</b>	<b>\$28,911.65</b>	<b>\$12,413.06</b>	
<b>PHA-wide Non Dwelling Equipment</b>	1. COMPUTER/EQUIPMENT: Office	1475						
	a. Copy Machine (Admin)	1475	1	\$13,500.00	\$10,445.00	\$840.00	\$840.00	
	<i>HP copier</i>	1475	1	-	<i>\$840.00</i>	<i>\$840.00</i>	<i>\$840.00</i>	COMPLETE
	2. Maintenance Vehicles	1475	1					
	a. maintenance truck/van	1475		\$18,000.00	\$38,088.06	\$23,364.06	\$23,364.06	
	<i>Gresham Ford</i>	1475		-	<i>\$23,364.06</i>	<i>\$23,364.06</i>	<i>\$23,364.06</i>	COMPLETE
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$31,500.00</b>	<b>\$48,533.06</b>	<b>\$24,204.06</b>	<b>\$24,204.06</b>	
<b>PHA-wide Relocation</b>	1. Relocation costs due to modernization activities	1495.1	100%	\$500.00	\$500.00			
	<b>SUB-TOTAL</b>	<b>1495.1</b>		<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>PHA-wide Contingency</b>	1. Contingency	1502	1	\$0.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1502</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>003 - Hillside Park (100 units)</b>	1. SITEWORK	1450		\$0.00				
	<i>Signature Paving</i>	<i>003-1450</i>	<i>1</i>	<i>\$0.00</i>	<i>\$36,389.30</i>	<i>\$36,389.30</i>		<i>ONGOING Fungigate CFP 2003</i>
	<b>Dev. #003 SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$36,389.30</b>	<b>\$36,389.30</b>	<b>\$0.00</b>	
<b>004 - OCVM (100 units) #004</b>	2. DWELLING STRUCTURES	1460						
	a. Flooring							

**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: <b>OR16P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
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	
	replace flooring	1460	50	\$100,000.00	\$100,000.00			Development to be completed in phases
	b. HVAC							
	install gas furnace	1460	100	\$340,000.00	\$340,000.00			
	c. Plumbing							
	install gas water heaters	1460	100	\$60,000.00	\$60,000.00			
	c. Asbestos Abatement							
	abate asbestos floors	1460	50	\$120,000.00	\$120,000.00			Development to be completed in phases
	<b>Dev. #004 SUB-TOTAL</b>	<b>1460</b>		<b>\$620,000.00</b>	<b>\$620,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#011</b>	<b>2. DWELLING STRUCTURES</b>	1460						
	16739 & 16747 SE Oatfield Rd, Milwaukie	1460	2	\$24,000.00	\$20,272.53			Development to be completed in phases
	b. Install Windows Units 11001 & 11002 - 16739 & 16747 SE Oatfield Rd, Milwaukie	1460	2	\$10,000.00	\$10,000.00			Development to be completed in phases
	<b>Dev. #011 SUB-TOTAL</b>			<b>\$34,000.00</b>	<b>\$30,272.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#020</b>	<b>2. DWELLING STRUCTURES</b>	1460						
	a. Install Siding Unit 20002 - 7495 SE Thiessen Rd Milwaukie	1460	2	\$12,000.00	\$12,000.00			Development to be completed in phases
	b. Install Windows Unit 20002 - 7495 SE Thiessen Rd Milwaukie	1460	2	\$5,000.00	\$5,000.00			Development to be completed in phases
	<b>Dev. #020 SUB-TOTAL</b>			<b>\$17,000.00</b>	<b>\$17,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL</b>			<b>\$1,273,089.00</b>	<b>\$1,273,089.00</b>	<b>\$207,000.01</b>	<b>\$59,392.95</b>	

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implemetation Schedule

<b>PHA Name:</b> Housing Authority of Clackamas County		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>OR16P00150104</b> Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> <b>2004</b>
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 Mgmt. Improvem'ts	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
PHA-Wide Admin.	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
PHA-Wide Fees & Costs	6/30/2006	9/13/2006	12/31/2004	9/13/2008			Revised date according to PIH Notice
PHA-Wide Site Improvements	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
PHA-Wide Dwelling Improvements	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
PHA-Wide Non- Dwelling Equipment	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
PHA-Wide Contingency	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
004 - OCVM	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
011 - Scattered Sites	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
020 - Scattered Sites	6/30/2006	9/13/2006		9/13/2008			Revised date according to PIH Notice
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.

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Housing Authority of Clackamas County</b>					<input checked="" type="checkbox"/> Original <input type="checkbox"/>
Development Number/Name/HA- Wide	Year 1 PHA FY: 2005	Work Statement of Year 2 FFY Grant: PHA FY: 2006	Work Statement of Year 3 FFY Grant: PHA FY: 2007	Work Statement of Year 4 FFY Grant: PHA FY: 2008	
A. Developments					
001	<b>SEE</b>	\$ 120,000.00	\$ 108,400.00		
003	<b>ANNUAL</b>	\$ 20,000.00		\$ 10,000.00	
004	<b>STATE-</b>	\$ 333,700.00		\$ 25,000.00	
005	<b>MENT</b>	\$ 78,000	\$ 220,000.00		
007			\$ 50,200		
019					
020			\$ 48,700		
PHA - Wide Physical Improvement		\$ 190,000.00	\$ 224,000.00	\$ 595,000.00	
B. Physical Improvements Subtotal		\$ 741,700.00	\$ 651,300.00	\$ 630,000.00	
C. HA-Wide Dwelling Equipment		\$ 3,600.00	\$ 3,600.00	\$ 8,100.00	
D. HA-Wide Nondwelling Structures and Equipment		\$ 33,000.00	\$ 28,000	\$ 35,500.00	
E. Management Improvements		\$ 184,700.00	\$ 184,700.00	\$ 184,700.00	
F. Administration		\$ 218,144.50	\$ 221,442.10	\$ 221,450.00	
G. Other		\$ 51,944.50	\$ 149,046.90	\$ 113,339.00	
H. Operations		\$ 40,000.00	\$ 35,000.00	\$ 80,000.00	
I. Demolition					
J. Replacement Reserves					
K. Mod Used for Development					
L. Total CFP Funds		\$ 1,273,089.00	\$ 1,273,089.00	\$ 1,273,089.00	
M. Total Non-CFP Funds		\$ 0	\$ 0	\$ 250,000.00	
N. Grand Total		\$ 1,273,089.00	\$ 1,273,089.00	\$ 1,523,089.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Progra:		

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: PHA FY: 2006			Activities for Year: 3 FFY Grant: PHA FY: 2007		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Dev 001 Clackamas Heights</b>	Sitework - Install perimeter fencing	\$ 35,000.00	<b>Dev 001 Clackamas Heights</b>	Dwelling - Remove and replace existing hazardous porches (front and rear)	\$ 108,400.00
		Dwelling - Install washer/dryer hookups in 1BR units	\$ 85,000.00			
		<b>Dev 001 Sub-Total</b>	\$ 120,000.00		<b>Dev 001 Sub-Total</b>	\$ 108,400.00
	<b>Dev 003 Hillside Park</b>	Sitework - Install perimeter fencing	\$ 20,000.00	<b>Dev 005 Hillside Manor</b>	Replace elevators	\$ 125,000.00
					Energy Savings (2003 Energy Audit)	\$ 45,000.00
		<b>Dev 003 Sub-Total</b>	\$ 20,000.00		upgrade lighting, upgrade insulation	\$ 50,000.00
					Install Safety Alert System	\$ 50,000.00
	<b>Dev 004 OCVM</b>	Dwelling - Install new windows	\$ 243,700.00		<b>Dev 005 Sub-Total</b>	\$ 220,000.00
		Dwelling - Install siding 17 units (4019-22,29,30,41,42,59-64,65,66,74)	\$ 90,000.00	<b>Dev 007 Scattered Sites (33)</b>	Sitework - full remodel Unit 7012	\$ 10,000.00
		<b>Dev 004 Sub-Total</b>	\$ 333,700.00		Dwelling - full remodel Unit 7012	\$ 36,500.00
					Dwelling Equipment - range/refrigerator	\$ 1,200.00
	<b>Dev 005 Hillside Manor</b>	Siding - cover duct chase/paint exterior	\$ 65,000.00		Relocation Costs	\$ 2,500.00
		Install safety railings at all balconies	\$ 13,000.00		<b>Dev 007 Sub-Total</b>	\$ 50,200.00
		<b>Dev 005 Sub-Total</b>	\$ 78,000.00	<b>Dev 020 Scattered Sites (15)</b>	Sitework - full remodel Unit 20005	\$ 10,000.00
	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00		Dwelling - full remodel Unit 20005	\$ 35,000.00
	Sitework modernization full remodel (3 ADA units TBD)	\$ 25,000.00		Dwelling Equipment - range/refrigerator	\$ 1,200.00	
	<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 50,000.00		Relocation Costs	\$ 2,500.00	
				<b>Dev 020 Sub-Total</b>	\$ 48,700.00	
			<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00	
				Sitework modern. full remodel (3 units TBD)	\$ 18,000.00	
				<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 43,000.00	



**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: PHA FY: 2006			Activities for Year: 3 FFY Grant: PHA FY: 2007		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Adminstration 1410</b>	CFP Coordinator Salary & Benefits	\$ 84,892.50	<b>Adminstration 1410</b>	CFP Coordinator Salary & Benefits	\$ 85,000.00
		CFP Rehab Spec. Salary A&E Services	\$ 77,000.00		CFP Rehab Spec. Salary A&E Services	\$ 77,000.00
		CFP Drafting Spec. Salary A&E Services	\$ 53,802.00		CFP Drafting Spec. Salary A&E Services	\$ 56,492.10
		Accounting Staff	\$ -		Accounting Staff	\$ -
		Advertising	\$ 2,000.00		Advertising	\$ 2,500.00
		Travel (mileage, parking etc.)	\$ 250.00		Travel (mileage, parking etc.)	\$ 250.00
		Legal Expenses	\$ 200.00		Legal Expenses	\$ 200.00
		<b>Sub-Total Administration - 1410</b>	\$ 218,144.50		<b>Sub-Total Administration - 1410</b>	\$ 221,442.10
	<b>PHA Other</b>	A/E & Consulting	\$ 3,000.00	<b>PHA Other</b>	A/E & Consulting	\$ 100,000.00
		PHA-Wide Relocation Costs	\$ 8,500.00		PHA-Wide Relocation Costs	\$ 8,500.00
		Asbestos Testing/Abatement	\$ 29,500.00		Asbestos Testing/Abatement	\$ 29,500.00
		Mold Testing/Remediation	\$ 10,000.00		Mold Testing/Remediation	\$ 10,000.00
		Contingency	\$ 444.50		Contingency	\$ 546.90
		Advertising	\$ 500.00		Advertising	\$ 500.00
		<b>Sub-Total Other</b>	\$ 51,944.50		<b>Sub-Total Other</b>	\$ 149,046.90
	<b>Operations 1406</b>	Operations	\$ 40,000.00	<b>Operations 1406</b>	Operations	\$ 35,000.00
		<b>Sub-Total Operations</b>	\$ 40,000.00		<b>Sub-Total Operations</b>	\$ 35,000.00
	<b>2006 Grand Total</b>	\$ 1,273,089.00		<b>2007 Grand Total</b>	\$ 1,273,089.00	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Dev 003 Hillside Park</b>	Sitework - Replace Sewer Line (match CDBG)	\$ 10,000.00	<b>Dev 001 Clackamas Heights</b>	Dwelling - upgrade lighting, upgrade insulation	\$ 33,000.00
		<b>Dev 003 Sub-Total</b>	\$ 10,000.00		<b>Dev 001 Sub-Total</b>	\$ 33,000.00
	<b>Dev 004 OCVM</b>	Sitework - Replace Sewer Line (match CDBG)	\$ 25,000.00	<b>Dev 003 Hillside Park</b>	Dwelling - upgrade lighting, upgrade insulation	\$ 29,500.00
		<b>Dev 004 Sub-Total</b>	\$ 25,000.00		<b>Dev 003 Sub-Total</b>	\$ 29,500.00
	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00
		Sitework modernization full remodel (9 units - 4 ADA TBD)	\$ 90,000.00		Sitework modern. full remodel (5 units TBD)	\$ 60,000.00
		<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 115,000.00		<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 85,000.00
	<b>PHA-Wide Dwelling Structures 1460</b>	PHA-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$ 30,000.00	<b>PHA-Wide Dwelling Structures 1460</b>	PHA-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$ 50,000.00
		Dwelling modernization full remodel (9 units- 4 ADA TBD)	\$ 450,000.00		Dwelling modern. full remodel (5 units TBD)	\$ 225,000.00
		<b>Sub-Total PHA-Wide Dwelling 1460</b>	\$ 480,000.00		Energy Savings Upgrades (per 2003 Energy Audit)	\$ 178,500.00
	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 8,100.00	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 5,400.00
		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 8,100.00		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 5,400.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	TOOLS: Maint - Power Equip/Mower Computer Systems/Equipment Sub-Tot. PHA-Wide Non-Dwell Equip 1475	\$27,500.00 \$8,000.00 \$35,500.00	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	Computer Systems/Equipment Maint Vehicle Truck/Van Sub-Tot. PHA-Wide Non-Dwell Equip 1475	\$45,000.00 \$62,000.00 \$107,000.00
	<b>Management Improvements 1408</b>	Crime Prevention Services Resident Service Coordinator Youth Program Coordinator High Rise Service Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs) Resident Training Staff Training Sub-Total Management Improv. - 1408	\$ 63,000.00 \$ 43,000.00 \$ 40,000.00 \$ 36,000.00 \$ 100.00 \$ 1,000.00 \$ 500.00 \$ 1,100.00 \$ 184,700.00	<b>Management Improvements 1408</b>	Crime Prevention Services Resident Service Coordinator Youth Program Coordinator High Rise Service Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs) Resident Training Staff Training Sub-Total Management Improv. - 1408	\$ 63,000.00 \$ 43,000.00 \$ 40,000.00 \$ 36,000.00 \$ 100.00 \$ 1,000.00 \$ 500.00 \$ 1,100.00 \$ 184,700.00
	<b>Administration 1410</b>	CFP Coordinator Salary & Benefits CFP Rehab Spec. Salary A&E Services CFP Drafting Spec. Salary A&E Services Accounting Staff Advertising Travel (mileage, parking etc.) Legal Expenses Sub-Total Administration - 1410	\$ 85,000.00 \$ 77,000.00 \$ 56,500.00 \$ - \$ 2,500.00 \$ 250.00 \$ 200.00 \$ 221,450.00	<b>Administration 1410</b>	CFP Coordinator Salary & Benefits CFP Rehab Spec. Salary A&E Services CFP Drafting Spec. Salary A&E Services Accounting Staff Advertising Travel (mileage, parking etc.) Legal Expenses Sub-Total Administration - 1410	\$ 85,000.00 \$ 77,000.00 \$ 59,325.00 \$ - \$ 2,500.00 \$ 250.00 \$ 200.00 \$ 224,275.00
	<b>PHA Other</b>	A/E & Consulting PHA-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency Advertising Sub-Total Other	\$ 53,000.00 \$ 20,000.00 \$ 29,500.00 \$ 10,000.00 \$ 339.00 \$ 500.00 \$ 113,339.00	<b>PHA Other</b>	A/E & Consulting PHA-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency Advertising Sub-Total Other	\$ 3,000.00 \$ 11,000.00 \$ 29,500.00 \$ 10,000.00 \$ 1,714.00 \$ 500.00 \$ 55,714.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>Operations 1406</b>	Operations	\$ 80,000.00	<b>Operations 1406</b>	Operations	\$ 95,000.00
		<b>Sub-Total Operations</b>	\$ 80,000.00		<b>Sub-Total Operations</b>	\$ 95,000.00
		<b>2008 Grand Total</b>	\$ 1,273,089.00		<b>2009 Grand Total</b>	\$ 1,273,089.00

*OR001v01 – Clackamas County, OR PHA Annual Plan 2005*

**OR001g01 – 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:

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

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: PHA FY: 2006			Activities for Year: 3 FFY Grant: PHA FY: 2007		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Dev 001 Clackamas Heights</b>	Sitework - Install perimeter fencing	\$ 35,000.00	<b>Dev 001 Clackamas Heights</b>	Dwelling - Remove and replace existing hazardous porches (front and rear)	\$ 108,400.00
		Dwelling - Install washer/dryer hookups in 1BR units	\$ 85,000.00			
		<b>Dev 001 Sub-Total</b>	\$ 120,000.00		<b>Dev 001 Sub-Total</b>	\$ 108,400.00
	<b>Dev 003 Hillside Park</b>	Sitework - Install perimeter fencing	\$ 20,000.00	<b>Dev 005 Hillside Manor</b>	Replace elevators	\$ 125,000.00
					Energy Savings (2003 Energy Audit)	\$ 45,000.00
		<b>Dev 003 Sub-Total</b>	\$ 20,000.00		upgrade lighting, upgrade insulation	\$ 50,000.00
					Install Safety Alert System	\$ 50,000.00
	<b>Dev 004 OCVM</b>	Dwelling - Install new windows	\$ 243,700.00		<b>Dev 005 Sub-Total</b>	\$ 220,000.00
		Dwelling - Install siding 17 units (4019-22,29,30,41,42,59-64,65,66,74)	\$ 90,000.00	<b>Dev 007 Scattered Sites (33)</b>	Sitework - full remodel Unit 7012	\$ 10,000.00
		<b>Dev 004 Sub-Total</b>	\$ 333,700.00		Dwelling - full remodel Unit 7012	\$ 36,500.00
					Dwelling Equipment - range/refrigerator	\$ 1,200.00
	<b>Dev 005 Hillside Manor</b>	Siding - cover duct chase/paint exterior	\$ 65,000.00		Relocation Costs	\$ 2,500.00
		Install safety railings at all balconies	\$ 13,000.00		<b>Dev 007 Sub-Total</b>	\$ 50,200.00
		<b>Dev 005 Sub-Total</b>	\$ 78,000.00	<b>Dev 020 Scattered Sites (15)</b>	Sitework - full remodel Unit 20005	\$ 10,000.00
	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00		Dwelling - full remodel Unit 20005	\$ 35,000.00
	Sitework modernization full remodel (3 ADA units TBD)	\$ 25,000.00		Dwelling Equipment - range/refrigerator	\$ 1,200.00	
	<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 50,000.00		Relocation Costs	\$ 2,500.00	
				<b>Dev 020 Sub-Total</b>	\$ 48,700.00	
			<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00	
				Sitework modern. full remodel (3 units TBD)	\$ 18,000.00	
				<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 43,000.00	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: PHA FY: 2006			Activities for Year: 3 FFY Grant: PHA FY: 2007		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>PHA-Wide Dwelling Structures 1460</b>	PHA-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$ 20,000.00	<b>PHA-Wide Dwelling Structures 1460</b>	PHA-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$ 20,000.00
		Dwelling Modernization full remodel (3 ADA units TBD)	\$ 120,000.00		PHA-Wide flooring on demand contract	\$ 14,000.00
					Dwelling modernization full remodel (3 units TBD)	\$ 105,000.00
		<b>Sub-Total PHA-Wide Dwelling 1460</b>	\$ 140,000.00		Single pane window replacement - 8 units	\$ 42,000.00
	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 3,600.00	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 3,600.00
		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 3,600.00		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 3,600.00
	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	TOOLS: Maint - Power Equip/Mower	\$7,000.00	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	Computer Systems/Equipment	\$8,000.00
		Computer Systems/Equipment	\$5,000.00		Maint Vehicle Truck/Van	\$20,000.00
		Furniture - Community Centers, new playground equipment	\$21,000.00		<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>	\$28,000.00
		<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>	\$33,000.00			
	<b>Management Improvements 1408</b>	Crime Prevention Services	\$ 63,000.00	<b>Management Improvements 1408</b>	Crime Prevention Services	\$ 63,000.00
		Resident Service Coordinator	\$ 43,000.00		Resident Service Coordinator	\$ 43,000.00
		Youth Program Coordinator	\$ 40,000.00		Youth Program Coordinator	\$ 40,000.00
		High Rise Service Coordinator	\$ 36,000.00		High Rise Service Coordinator	\$ 36,000.00
		Travel for Resident Service Specialist	\$ 100.00		Travel for Resident Service Specialist	\$ 100.00
		Computer Software (Soft Costs)	\$ 1,000.00		Computer Software (Soft Costs)	\$ 1,000.00
		Resident training	\$ 500.00		Resident Training	\$ 500.00
		Staff Training	\$ 1,100.00		Staff Training	\$ 1,100.00
<b>Sub-Total Management Improv. - 1408</b>		\$ 184,700.00	<b>Sub-Total Management Improv. - 1408</b>		\$ 184,700.00	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: PHA FY: 2006			Activities for Year: 3 FFY Grant: PHA FY: 2007		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Adminstration 1410</b>	CFP Coordinator Salary & Benefits	\$ 84,892.50	<b>Adminstration 1410</b>	CFP Coordinator Salary & Benefits	\$ 85,000.00
		CFP Rehab Spec. Salary A&E Services	\$ 77,000.00		CFP Rehab Spec. Salary A&E Services	\$ 77,000.00
		CFP Drafting Spec. Salary A&E Services	\$ 53,802.00		CFP Drafting Spec. Salary A&E Services	\$ 56,492.10
		Accounting Staff	\$ -		Accounting Staff	\$ -
		Advertising	\$ 2,000.00		Advertising	\$ 2,500.00
		Travel (mileage, parking etc.)	\$ 250.00		Travel (mileage, parking etc.)	\$ 250.00
		Legal Expenses	\$ 200.00		Legal Expenses	\$ 200.00
		<b>Sub-Total Administration - 1410</b>	\$ 218,144.50		<b>Sub-Total Administration - 1410</b>	\$ 221,442.10
	<b>PHA Other</b>	A/E & Consulting	\$ 3,000.00	<b>PHA Other</b>	A/E & Consulting	\$ 100,000.00
		PHA-Wide Relocation Costs	\$ 8,500.00		PHA-Wide Relocation Costs	\$ 8,500.00
		Asbestos Testing/Abatement	\$ 29,500.00		Asbestos Testing/Abatement	\$ 29,500.00
		Mold Testing/Remediation	\$ 10,000.00		Mold Testing/Remediation	\$ 10,000.00
		Contingency	\$ 444.50		Contingency	\$ 546.90
		Advertising	\$ 500.00		Advertising	\$ 500.00
		<b>Sub-Total Other</b>	\$ 51,944.50		<b>Sub-Total Other</b>	\$ 149,046.90
	<b>Operations 1406</b>	Operations	\$ 40,000.00	<b>Operations 1406</b>	Operations	\$ 35,000.00
		<b>Sub-Total Operations</b>	\$ 40,000.00		<b>Sub-Total Operations</b>	\$ 35,000.00
	<b>2006 Grand Total</b>	\$ 1,273,089.00		<b>2007 Grand Total</b>	\$ 1,273,089.00	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Dev 003 Hillside Park</b>	Sitework - Replace Sewer Line (match CDBG)	\$ 10,000.00	<b>Dev 001 Clackamas Heights</b>	Dwelling - upgrade lighting, upgrade insulation	\$ 33,000.00
		<b>Dev 003 Sub-Total</b>	\$ 10,000.00		<b>Dev 001 Sub-Total</b>	\$ 33,000.00
	<b>Dev 004 OCVM</b>	Sitework - Replace Sewer Line (match CDBG)	\$ 25,000.00	<b>Dev 003 Hillside Park</b>	Dwelling - upgrade lighting, upgrade insulation	\$ 29,500.00
		<b>Dev 004 Sub-Total</b>	\$ 25,000.00		<b>Dev 003 Sub-Total</b>	\$ 29,500.00
	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$ 25,000.00
		Sitework modernization full remodel (9 units - 4 ADA TBD)	\$ 90,000.00		Sitework modern. full remodel (5 units TBD)	\$ 60,000.00
		<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 115,000.00		<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 85,000.00
	<b>PHA-Wide Dwelling Structures 1460</b>	PHA-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$ 30,000.00	<b>PHA-Wide Dwelling Structures 1460</b>	PHA-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$ 50,000.00
		Dwelling modernization full remodel (9 units- 4 ADA TBD)	\$ 450,000.00		Dwelling modern. full remodel (5 units TBD)	\$ 225,000.00
		<b>Sub-Total PHA-Wide Dwelling 1460</b>	\$ 480,000.00		Energy Savings Upgrades (per 2003 Energy Audit)	\$ 178,500.00
	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 8,100.00	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 5,400.00
		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 8,100.00		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 5,400.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	TOOLS: Maint - Power Equip/Mower	\$27,500.00	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	Computer Systems/Equipment	\$45,000.00
		Computer Systems/Equipment	\$8,000.00		Maint Vehicle Truck/Van	\$62,000.00
		<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>	<b>\$35,500.00</b>		<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>	<b>\$107,000.00</b>
	<b>Management Improvements 1408</b>	Crime Prevention Services	\$ 63,000.00	<b>Management Improvements 1408</b>	Crime Prevention Services	\$ 63,000.00
		Resident Service Coordinator	\$ 43,000.00		Resident Service Coordinator	\$ 43,000.00
		Youth Program Coordinator	\$ 40,000.00		Youth Program Coordinator	\$ 40,000.00
		High Rise Service Coordinator	\$ 36,000.00		High Rise Service Coordinator	\$ 36,000.00
		Travel for Resident Service Specialist	\$ 100.00		Travel for Resident Service Specialist	\$ 100.00
		Computer Software (Soft Costs)	\$ 1,000.00		Computer Software (Soft Costs)	\$ 1,000.00
		Resident Training	\$ 500.00		Resident Training	\$ 500.00
		Staff Training	\$ 1,100.00		Staff Training	\$ 1,100.00
		<b>Sub-Total Management Improv. - 1408</b>	<b>\$ 184,700.00</b>		<b>Sub-Total Management Improv. - 1408</b>	<b>\$ 184,700.00</b>
	<b>Administration 1410</b>	CFP Coordinator Salary & Benefits	\$ 85,000.00	<b>Administration 1410</b>	CFP Coordinator Salary & Benefits	\$ 85,000.00
		CFP Rehab Spec. Salary A&E Services	\$ 77,000.00		CFP Rehab Spec. Salary A&E Services	\$ 77,000.00
		CFP Drafting Spec. Salary A&E Services	\$ 56,500.00		CFP Drafting Spec. Salary A&E Services	\$ 59,325.00
		Accounting Staff	\$ -		Accounting Staff	\$ -
		Advertising	\$ 2,500.00		Advertising	\$ 2,500.00
		Travel (mileage, parking etc.)	\$ 250.00		Travel (mileage, parking etc.)	\$ 250.00
		Legal Expenses	\$ 200.00		Legal Expenses	\$ 200.00
		<b>Sub-Total Administration - 1410</b>	<b>\$ 221,450.00</b>		<b>Sub-Total Administration - 1410</b>	<b>\$ 224,275.00</b>
<b>PHA Other</b>	A/E & Consulting	\$ 53,000.00	<b>PHA Other</b>	A/E & Consulting	\$ 3,000.00	
	PHA-Wide Relocation Costs	\$ 20,000.00		PHA-Wide Relocation Costs	\$ 11,000.00	
	Asbestos Testing/Abatement	\$ 29,500.00		Asbestos Testing/Abatement	\$ 29,500.00	
	Mold Testing/Remediation	\$ 10,000.00		Mold Testing/Remediation	\$ 10,000.00	
	Contingency	\$ 339.00		Contingency	\$ 1,714.00	
	Advertising	\$ 500.00		Advertising	\$ 500.00	
	<b>Sub-Total Other</b>	<b>\$ 113,339.00</b>		<b>Sub-Total Other</b>	<b>\$ 55,714.00</b>	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
PHA FY: 2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>Operations 1406</b>	Operations	\$ 80,000.00	<b>Operations 1406</b>	Operations	\$ 95,000.00
		<b>Sub-Total Operations</b>	\$ 80,000.00		<b>Sub-Total Operations</b>	\$ 95,000.00
		<b>2008 Grand Total</b>	\$ 1,273,089.00		<b>2009 Grand Total</b>	\$ 1,273,089.00

**OR001i01 - Clackamas County, OR PHA Annual Plan 2005**

**OR001i01 – Attachment I.**

**RESIDENT ADVISORY BOARD (RAB) MEETING ON ANNUAL PLAN  
(Minutes and Overview of Comments)  
January 13, 2005**

The following Resident Advisory Board (RAB) members attended the meeting: Public Housing members were: Janice Sibert, Lorraine Schwindt, Marojie Prewitt, and Shirley Sobolewski of Hillside Manor; Marcella “Marty” Kleinhans and Steven Kleinhans of Hillside Park. Also: Rita Davis, Mildred “Millie” Taylor, and Laverne Lee of Clackamas Heights; Ellen Stewart of Oregon City View Manor. Invited, but unable to attend were: Russell Miller, Margie Frith, Kevin Huff, and Jalene Faulk.

Housing Choice Voucher (Section 8) members were: Susan Philips, Lisa Nelson, and Sherry Swafford. Invited, but unable to attend were: Karen Carriera, Cynda Wood, Lynette Bort, Jamie Hawk, Leslie Ormandy, Janette Smith, and Ameer Foster.

Staff from the Housing Authority were: Gary DiCenzo – Executive Director; Tim Nielsen – Housing Services Manager; Jon Garcia – Housing Services Supervisor; Dave Huff - Capital Improvement Coordinator. Also: Toni Karter – Administrative Analyst; Jane Brown – Human Services Coordinator; Jemila Hart – Resident Services Specialist; and Gary Knepper – FSS 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 of Clackamas County and gave an overview of its programs. He reviewed the requirements for the 5-Year Plan and the Annual Plans from the Quality Housing and Work Responsibility Act of 1998 (QHWRA). In addition, he discussed some of changes in subsidized housing programs proposed by Congress and HUD.

Mr. DiCenzo said that QHWRA required the establishment of the Resident Advisory Board (RAB), and he explained its role. He said the recommendations of the RAB would be included as part of the Annual Plan. The complete Plan and supporting documents would be submitted for consideration to the Clackamas County Board of Commissioners which also serves as the Board of Commissioners for the Housing Authority (HA).

### **Review of 5-Year Plan**

Toni Karter, Administrative Analyst, reviewed the Housing Authority planning process and discussed the functions of the 5-Year Plan and Annual Plans. She reviewed the 5-Year Plan, including the goals, and discussed Attachment A: “Noteworthy Progress Made in 2004 Toward HACC’s 5-Year Plan Goals and Fulfilling HACC’s Mission.”

Comment: Lisa Nelson asked what the homeless count was. Response: Gary DiCenzo responded it was the number of people without a permanent place to live – living on the streets, under bridges, in cars, in tents, etc.

Comment: Sue Philips asked how many homeless there were in Clackamas County. Response: Ron Rubino said the count last year found about 1,600 homeless persons, of whom about 40% were children. He said the count was done in January 2004 and was probably a gross undercount. Response: Gary DiCenzo said the actual number of homeless was probably much greater than the 1,600 counted last year.

Comment: Shirley Sobolewski asked how the homeless were counted. Response: Ron Rubino said this year more sites will be surveyed and more connections will be made with agencies serving the homeless in an attempt to get a more accurate count. Some of these would be emergency food sites, homeless shelters, liaisons at the schools, camp sites, etc.

Response: Ron Rubino said anyone interested in the homeless problem was invited to attend the regular monthly meeting of the Coordinating Council for Homeless Programs held on the fourth Wednesday of each month at the Clackamas County Public Service Building in Oregon City.

Response: Gary Knepper said he would send information about the time and date for the next meeting of the Homeless Council. He also said volunteers were needed for the homeless count and would include this information in the mailing.

Gary DiCenzo said HACC removed the goal of increasing the voucher payment standards due to the decreasing voucher subsidy and the stability of rents in the area. He said that HACC added the goal of surveying and maintaining a list of handicapped-accessible rental units. This was in response to a suggestion from Ron Rubino at the previous RAB meeting.

Comment: Ron said he appreciated that HACC was developing this list since a greater percentage of low-income people have disabilities than does the general population. It is very difficult for these individuals to find affordable, accessible housing.

## **Review of Annual Plan**

(Every component was reviewed. Those that generated questions or comments are noted below).

### **Components 1-6**

#### **Component 1: Statement of Housing Needs**

Toni Karter said the numbers in the Housing Needs tables were updated using the 2000 census data due to the comments by Ron Rubino at the RAB meeting last year. In response to a question from Ron, Toni explained that the data was collected from the PSU Center for Population Research, Chuck Robbins from Clackamas County Community Development, as well as 2000 census statistics.

Comment: Shirley Sobolewski asked how long the waiting list was. Response: Tim Nielsen said it was over four years for Section 8 and over two years for public housing. Comment: Ron Rubino mentioned that the waiting list at HA of Portland was six to eight years. Response: Gary Knepper said some people asking about subsidized are referred to Marion County HA that has a much shorter waiting list.

Comment: Ron Rubino asked if there was a difference in waiting list demographics this year in comparison with last year. Response: Toni Karter said there is a somewhat higher percentage of extremely low income applicants this year. In addition, the annual turnover was slightly higher this year for public housing, but lower for Section 8.

Toni Karter reviewed the Strategies for Addressing Needs for the eligible populations. In response to a question from Ron Rubino, Jane Brown summarized the scope of integrated services to public housing residents funded by the ROSS Grant and the partnerships formed with public and non-profit agencies to deliver these services. In addition, she reviewed other funding sources and programs that she coordinates to provide assistance for specific needs of residents.

#### **Component 3 – PHA Policies Governing Eligibility, Selection, Admissions**

Toni Karter reviewed the admissions preferences. Comment – Millie Taylor asked about the background checking process for new public housing residents. Response: Tim Nielsen said when an application is received by HACC a preliminary background check is done to determine if the applicant has previously been a resident of another Housing Authority.

If so, HACC checks with that HA to determine if the applicant was in good standing there or left owing money for damages, unpaid rent etc. After the applicant has come to the top of the waiting list a few years later, a much more extensive background check is done by HACC including a criminal background check, landlord check, etc. A similar process is used to add a person to the lease of a current resident.

Comment: Jemila Hart asked if a criminal record automatically disqualified an applicant. Response: Tim Nielsen said HACC uses a matrix of screening categories that ranks criminal history from 1-4 depending on severity, length of time since the offense, etc. The matrix provides direction to HACC staff in the approval or denial of an application. If the application is denied, a hearing can be requested.

### **Components 7-19**

#### **Component 7 – Capital Improvement Needs & Component 8 – Demolition and Disposition**

Dave Huff, Capital Improvements Coordinator, provided an overview of the Capital Funds Program (CFP). Copies were available for RAB members of the 5-Year Comprehensive Plan; 2005 Annual Statement; Management and Physical Needs Assessments; Performance and Evaluation Reports; and supporting information.

Comment: As Dave Huff was discussing the major work categories in the Capital Fund Table, Susan Philips asked how to handle a mold problem in her Section 8 unit. Response: Dave discussed using proper ventilation methods; keeping the heat on in each room; not closing off individual rooms, etc. Then he talked about the best way to clean up mold on the walls and ways to prevent it return. Response: Ron Rubino said if the mold problem was severe, Susan should contact her landlord about the problem.

Dave Huff said upgrades of ventilation systems are planned at Clackamas Heights, Hillside Manor, and Oregon City View Manor (OCVM) to help reduce the mold problem. He said new bathroom fans with automatic humidistats will be installed to provide much better venting of moisture.

Removal of the flooring for asbestos abatement at OCVM is planned to start in FY 2005. Comment: Ron Rubino asked how the floor replacement will affect residents. Response: Dave Huff said a set number of units will be worked on as a group. Residents in these units will be relocated to a motel until the work in their units has been completed. Comment: Ron asked about a food allowance during relocation. Response: Dave said each family would receive a food allowance during relocation.

Comment: Rita Davis asked if residents' furniture and possessions would be removed from the unit due to asbestos dust. Response: Dave replied that everything would be covered with plastic and sealed. After the floors were replaced, the asbestos dust would be removed according to strict environmental control procedures so that no asbestos residue would remain. Then environmental testing would be done on the unit.

Comment: Shirley Sobolewski asked about painting the outside of Hillside Manor. Response: Dave Huff said it is in the FY 2006 budget. He also reviewed other projects planned at Hillside Manor, such as replacing the elevators and installing a new safety alert system in FY 2007.

Comment: Shirley S. said the installation of new windows and the new air conditioning system has cut down the noise and fumes from the trains that pass by near the back of Hillside Manor.

Comment: Marojie Prewitt said the air conditioning unit from the apartment above her leaks water onto her window sill. Response: Dave Huff said she should call Maintenance for a work order to repair the leaking air conditioning unit on the floor above her.

Comment: Millie Taylor asked when the replacement of the rest of the old sidewalks at Clackamas Heights would be completed. Response: Dave Huff said after Portland General Electric finished installation of new light poles, wiring, and street lighting the rest of the sidewalk project would be completed.

Comment: Ellen Stewart asked if additional lighting was planned for OCVM. Response: Dave Huff said requests for additional lighting near the sidewalks and playground have been put into the Physical Needs Assessment. In addition, there was a general upgrading of the lighting at OCVM within the last two years.

Comment: Rita Davis wondered why HACC did not put sidewalks on both sides of the streets at Clackamas Heights. Response: Dave Huff replied that, under current environmental standards for water runoff, installing sidewalks on both sides would require the construction of a huge water retention basin, which would not be practical.

Dave Huff said 119 trees will soon be planted at Clackamas Heights. Old diseased trees and the remaining apple trees will be removed. Large older trees in good condition will be retained.

Comment: Millie Taylor asked where the new trees would be planted. Response: Dave Huff said there said there was a large map of the tree placements on the wall of the meeting room. She could also get a smaller copy for her own use after the meeting.

Comment: Ellen Stewart asked if trees would be replaced at OCVM. Response: Dave Huff said landscaping and tree replacement at OCVM are planned for FY 2007.

Comment: Millie Taylor asked when and where washer/dryer hook-ups would be installed in the one-bedroom units at Clackamas Heights. Response: Dave Huff said this work was scheduled for FY 2006, but might be done somewhat sooner. The hook-ups would be installed in the pantry areas.

Comment: Ellen Stewart asked if washer/dryer hook-ups could also be put in the one-bedroom units at OCVM. Response: Dave replied that washer/dryer hook-ups could not be installed at OCVM or Hillside Park due to the structure of the one-bedroom units.

Comment: Rita Davis asked if a fence was planned for the Clackamas Heights property line near Steve's Market where an old fence been removed. Response: Dave Huff replied that new replacement fencing would be installed there and at other locations during FY 2006.

Comment: Millie Taylor asked if installation of gas heating at OCVM was still planned. Response: Dave Huff replied that NW Natural Gas had tentatively planned to run gas lines and

other needed infrastructure for the gas heating. However, the projected cost had risen sharply. Thus, installation of gas heating was not feasible at this time.

However, as part of the removal and replacement of the flooring for asbestos abatement, HACC will install hard-wired dehumidifiers in all of the units. Dave Huff said this will be effective in controlling moisture and attendant mold problems. Comment: Rita Davis asked if the dehumidifier would increase utility costs significantly. Response: Dave said the energy cost would be about the same as the cost to operate a fluorescent light.

Comment: Dave Huff said no demolition or disposition of units was planned for the next year.

Toni Karter reviewed the other components of the Plan. The meeting was adjourned at noon.

***OR001v01 – Clackamas County, OR PHA Annual Plan 2005***

**OR001j01 – Attachment J.**

**HACC’s definition of “substantial deviation” or “significant amendment or modification” ---**

*Discretionary changes (changes which are not mandated by regulation) 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. Discretionary changes include Capital Fund items that have a cumulative total expense in excess of \$250,000 in any single year.*

*OR001v01 – Clackamas County, OR PHA Annual Plan 2005*

**OR001k01 – Attachment K.**

**The purpose of the Clackamas County Housing Authority Board is:** To provide affordable, safe, decent and sanitary housing opportunities in a fiscally responsible manner to low-income people in Clackamas County.

One Commissioner shall be a resident as defined by federal law.

HACC's current Housing Authority Commissioner is Erica Allison, her term expires on 1/1/09.

**Meeting:** Third Thursday of each month, after the Board of County Commissioners Business Meeting