

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2006

**PHA Name:**

**Housing Authority of Clackamas County**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

**Form used Per November 8, 2004, Federal Register, Docket No. FR-4829-N-01**

### Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing Authority of Clackamas County    **PHA Number:** OR001

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2006

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units: 568    Number of S8 units:    Number of public housing units:  
Number of S8 units: 1542

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Gary DiCenzo    Phone: 503-655-8289  
TDD: 503-655-8639    Email: Gary@co.clackamas.or.us

**Public Access to Information**

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

PHA's main administrative office     PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

- Main administrative office of the PHA – 13930 South Gain St., Oregon City, OR 97045
- PHA development management offices
- Main administrative office of the local, county or State government
- 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 97045
- PHA development management offices     Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 20**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

<b>A. PHA PLAN COMPONENTS</b>	<b>Page</b>
1. Site-Based Waiting List Policies <b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>	4
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8. Capital Fund Program 5-Year Action Plan	Attachment

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. *HACC does not have any site-based wait lists. HACC has one centralized Public Housing Wait List and one Section 8 Tenant Based Wait List.*

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_\_\_
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_\_\_
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

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 next component. *HACC does not plan to operate any site-based wait lists in the coming year.*

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)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: 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:
5.  Yes  No: 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: *Working with Metro on two Fuller Road Properties being acquired for Tri-Met Max Line.*

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

**4. Use of the Project-Based Voucher Program**

**Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

**5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Clackamas County

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 on its waiting lists 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)  
*The Housing Authority will continue to operate the Janssen Road Transitional Housing Program which directly aligns with the Consolidated Plan funding of the Clackamas County Women's Shelter and Annie Ross House.*  
  
*The Housing Authority will continue to own and operate group homes for persons with a mental illness that were acquired or renovated with CDBG funds.*  
  
*The Housing Authority will continue to seek funding for a Family Self-Sufficiency Coordinator to work with low-income residents to build escrow accounts to purchase affordable housing.*
- Other:** *The Clackamas County Consolidated Plan 2003-2005 was in effect at the time of Annual Plan reporting and the Clackamas County Consolidated Plan for 2006-2008 is being drafted. Therefore, HACC aligns with the 2003-2005 Consolidated Plan and is participating in the preparation of the 2006-2008 Plan.*

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

*The County's Community Development Division has consulted with the Housing Authority concerning consideration of public housing needs and planned Capital Fund Program activities. Ongoing consultation is maintained to assure that activities funded under the Capital Fund Program and Consolidated Plan activities are fully coordinated. The Housing Authority may request CDBG funds in the next funding cycle. Because the CDBG program requires a minimum of 20% match, any planned activities would include funding from both Capital Fund and Consolidated Plan programs. In the past, for example, CDBG funds have been used to benefit the Park Place neighborhood in Oregon City.*

*Additionally, the HACC Board of Commissioners is composed of the Board of County Commissioners and one HACC Resident Commissioner. Coordination of housing and community development programs is streamlined by the consolidation of programs under one agency.*

### **6. Supporting Documents Available for Review for Streamlined Annual Plans**

PHAs are to 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>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP].	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document). <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

**Capital Fund Program under Separate Attachments as follows:**

File: OR001a01 - Attachment A: Capital Fund 2006 Annual Statement  
File: OR001b01 - Attachment B: 2004 Performance and Evaluation Report  
File: OR001c01 - Attachment C: 2005 Performance and Evaluation Report  
File: OR001d01 - Attachment D: 2006 – 2010 Capital Fund 5 Year Action Plan

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# Annual Statement/ Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of Clackamas County	<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P00150106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$100,000.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$240,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements -- Soft Costs	\$500.00	\$0.00	\$0.00	\$0.00
4	1408 Management Improvements -- Hard Costs	\$108,100.00	\$0.00	\$0.00	\$0.00
5	1410 Administration	\$142,450.00	\$0.00	\$0.00	\$0.00
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$40,500.00	\$0.00	\$0.00	\$0.00
9	1440 Site Acquisition				
10	1450 Site Improvement	\$55,000.00	\$0.00	\$0.00	\$0.00
11	1460 Dwelling Structures	\$458,500.00	\$0.00	\$0.00	\$0.00
12	1465.1 Dwelling Equipment - Nonexpendable	\$1,000.00	\$0.00	\$0.00	\$0.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$63,000.00	\$0.00	\$0.00	\$0.00
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$2,500.00	\$0.00	\$0.00	\$0.00
19	1499 Development Activities	\$110,000.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 21)	\$721.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$1,222,271.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$72,000.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$199,500.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$297,500.00	\$0.00	\$0.00	\$0.00

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>OR16P00150106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</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	1	\$240,000.00				
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$240,000.00</b>				
<b>Mgmt. Improve.</b>	1. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00				
	2. STAFF: Capital Fund Manager Salary & Benefits	1408	25%	\$25,500.00				
	3. STAFF: Preventive Maintenance Salary & Benefits	1408	33%	\$20,000.00				
	4. STAFF: Preventive Maintenance Salary & Benefits	1408	33%	\$18,000.00				
	5. TRAINING: Staff Training Improvement	1408	1	\$1,000.00				
	6. Travel for Resident Services Specialist(s)	1408	1	\$100.00				
	7. SOFTWARE: Operating Systems & Office Software - Soft	1408	1	\$500.00				
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00				
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$108,600.00</b>				
<b>PHA-wide Admin.</b>	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,000.00				
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	1%	\$500.00				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%	\$59,500.00				In-house A&E work exempted from 10% max Admin costs per - 968.120 (n) (2) (ii)
	4. CFP Other Staff Salary & Benefits	1410						
	5. Advertising	1410	100%	\$2,000.00				
	6. Travel (Mileage, Parking, etc.)	1410	5	\$250.00				
	7. Legal Expenses	1410	6	\$200.00				
	<b>SUB-TOTAL</b>	<b>1410</b>		<b>\$142,450.00</b>				
<b>PHA-wide Fees &amp; Costs</b>	1. Architectural, Engineering, Consulting Services	1430	1	\$25,000.00				

**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>OR16P00150106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</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. Asbestos/Mold Testing/Remediation: Dev. 001 -	1430	1	\$15,000.00				
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00				
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$40,500.00</b>				
<b>PHA-wide Site Improve.</b>	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$20,000.00				
	<b>SUB-TOTAL</b>	<b>1450</b>		<b>\$20,000.00</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	\$26,500.00				
	<b>SUB-TOTAL</b>	<b>1460</b>		<b>\$26,500.00</b>				
<b>PHA-wide Dwelling Equipment</b>	1. Ranges & Refrigerators	1465	3	\$1,000.00				
	<b>SUB-TOTAL</b>	<b>1465</b>		<b>\$1,000.00</b>				
<b>PHA-wide Non-Dwelling Equipment</b>	1. TOOLS: Power Equipment for Modernization	1475	5	\$5,000.00				
	2. COMPUTER/EQUIPMENT:	1475	3	\$3,000.00				
	3. Furniture	1475	10	\$2,000.00				
	4. Playground Equipment	1475	3	\$15,000.00				
	5. Maintenance Vehicles/Equip	1475	3	\$38,000.00				
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$63,000.00</b>				
<b>PHA-wide Relocation</b>	1. Relocation costs due to modernization activities	1495	3	\$2,500.00				
	<b>SUB-TOTAL</b>	<b>1495</b>		<b>\$2,500.00</b>				
<b>PHA-wide Contingency</b>	1. Contingency	1502		\$721.00				
	<b>SUB-TOTAL</b>	<b>1502</b>		<b>\$721.00</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: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</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 001 - Clackamas Heights (100 units)</b>	1. SITEWORK	1450						
	install perimeter fence	1450	1	\$10,000.00				
	<b>DEV #001 1450 SUB-TOTAL</b>	<b>1450</b>		<b>\$10,000.00</b>				
	1. DWELLING STRUCTURES	1460						
	a. Install washer/dryer hook-ups	1460	26	\$90,000.00				
	<b>DEV #001 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$90,000.00</b>				
	2. DEVELOPMENT ACTIVITIES	1499						
a. Install 504 accessible units	1499	4	\$110,000.00					
	<b>DEV #001 1499 SUB-TOTAL</b>	<b>1499</b>		<b>\$110,000.00</b>				
	<b>DEV #001 TOTAL</b>			<b>\$210,000.00</b>				
<b>DEV 003 - Hillside Park (100 units)</b>	1. SITEWORK	1450						
	install perimeter fence	1450	1	\$5,000.00				
	<b>DEV #003 TOTAL</b>			<b>\$5,000.00</b>				
<b>DEV 004 - OCVM (100 units)</b>	2. DWELLING STRUCTURES	1460						
	b. HVAC	1460						
	Upgrade Ventilation	1460	100	\$110,000.00				
	<b>DEV #004 TOTAL</b>	<b>1460</b>		<b>\$110,000.00</b>				
<b>DEV 005 - Hillside Manor (100 units)</b>	1. SITEWORK	1450						
	Upgrade Parking	1450	1	\$20,000.00				
	<b>DEV #005 1450 SUB-TOTAL</b>	<b>1450</b>		<b>\$20,000.00</b>				
<b>DEV 005 - Hillside Manor (100 units)</b>	1. DWELLING STRUCTURES	1460						
	a. Install new siding @ duct chase	1460	1	\$15,000.00				
	b. Paint Building	1460	1	\$67,000.00				

**Annual Statement/ Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Clackamas County</b>			Grant Type and Number Capital Fund Program Grant No: <b>OR16P00150106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</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. Install new safety railings @ balconies	1460	8	\$20,000.00				
	d. Replace Elevators	1460	2	\$65,000.00				
	e. Install Safety Alert System	1460	1	\$65,000.00				
	<b>DEV #005 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$232,000.00</b>				
	<b>DEV #005 TOTAL</b>			<b>\$252,000.00</b>				
	<b>TOTAL</b>			<b>\$1,222,271.00</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>OR16P00150106</b> Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> <b>2006</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	6/30/2008			6/30/2010				
PHA-Wide Mgmt. Improvem'ts	6/30/2008			6/30/2010				
PHA-Wide Admin.	6/30/2008			6/30/2010				
PHA-Wide Fees & Costs	6/30/2008			6/30/2010				
PHA-Wide Site Improvements	6/30/2008			6/30/2010				
PHA-Wide Dwelling Improvements	6/30/2008			6/30/2010				
PHA-Wide Dwelling Equipment	6/30/2008			6/30/2010				
PHA-Wide Non- Dwelling Equipment	6/30/2008			6/30/2010				
PHA-Wide	6/30/2008			6/30/2010				
PHA-Wide Contingency	6/30/2008			6/30/2010				
001 - Clackamas Heights	6/30/2008			6/30/2010				
003 - Hillside Park	6/30/2008			6/30/2010				
005 - Hillside Manor	6/30/2008			6/30/2010				
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 ]
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[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ X ] Revised Annual Statement/Revision Number 03  
 [ X ] Performance and Evaluation Report for Program Year Ending: 12/31/05 [ ] 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	\$102,200	\$102,200	
2	1406 Operations	\$37,000.00	\$37,000.00	\$37,000.00	
3	1408 Management Improvements -- Soft Costs	\$4,055.00	\$4,236.15	\$4,236.15	
4	1408 Management Improvements -- Hard Costs	\$187,000.00	\$184,002.17	\$183,774.37	
5	1410 Administration	\$204,400.00	\$204,603.46	\$204,399.41	
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$29,920.00	\$46,192.49	\$46,192.49	
9	1440 Site Acquisition				
10	1450 Site Improvement	\$64,616.77	\$138,452.12	\$138,452.12	
11	1460 Dwelling Structures	\$697,064.17	\$607,545.11	\$131,520.18	
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	\$48,533.06	\$48,376.05	\$48,376.05	
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$500.00	\$2,681.45	\$2,681.45	
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>\$796,632.22</b>	
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	
23	Amount of line 21 Related to Section 504 Compliance	\$58,019	\$75,634	\$75,634	
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	\$447,273	\$371,917	\$27,169	

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Adr
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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		\$37,000.00	\$37,000.00	\$37,000.00	\$37,000.00	COMPLETE
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$37,000.00</b>	<b>\$37,000.00</b>	<b>\$37,000.00</b>	<b>\$37,000.00</b>	
<b>Mgmt. Improve.</b>	1. STAFF: Crime Prevention Program	1408	1	\$63,000.00	\$63,000.00	\$63,000.00	\$12,954.83	ONGOING
	2. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00	\$42,620.43	\$42,620.43	\$32,418.11	ONGOING
	3. STAFF: Youth Program Coordinator(s) Salary & Benefits	1408	1	\$40,000.00	\$40,379.57	\$40,379.57		ONGOING
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$36,000.00	\$35,000.00	\$35,000.00		ONGOING
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$500.00	\$1,530.00	\$1,425.00	\$1,425.00	ONGOING
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$500.00	\$0.00			
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$750.00	\$1,472.17	\$1,349.37	\$1,349.37	ONGOING
	8. Travel for Resident Services Specialist(s)	1408	1	\$250.00	\$0.00			
	9. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$4,055.00	\$4,236.15	\$4,236.15	\$3,236.15	ONGOING
	10. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00			
	11. TRAINING: Admin Handbook Revision	1408	1	\$2,500.00	\$0.00			
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$191,055.00</b>	<b>\$188,238.32</b>	<b>\$188,010.52</b>	<b>\$51,383.46</b>	
<b>PHA-wide Admin.</b>	1. CFP Coordinator Salary & Benefits	1410	100%	\$77,000.00	\$76,000.00	\$76,000.00	\$51,072.01	
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	100%	\$77,000.00	\$77,000.00	\$77,000.00	\$77,000.00	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>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		
	3. CFP Drafting Specialist Salary & Benefits - A&E Design Work	1410	100%	\$48,800.00	\$48,800.00	\$48,800.00	\$48,107.41	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	\$2,426.25	\$2,222.20	\$2,222.20	ONGOING	
	7. Travel (Mileage, Parking, etc.)	1410		\$500.00	\$38.21	\$38.21	\$38.21	COMPLETE	
	8. Legal Expenses	1410		\$100.00	\$339.00	\$339.00	\$339.00	COMPLETE	
	<b>SUB-TOTAL</b>	<b>1410</b>		<b>\$204,400.00</b>	<b>\$204,603.46</b>	<b>\$204,399.41</b>	<b>\$178,778.83</b>		
<b>PHA-wide Fees &amp; Costs</b>	1. Architectural, Engineering, Consulting Services	1430-0100	1	\$4,600.50	\$17,011.50	\$17,011.50	\$15,379.15	ONGOING	
	a. Asbestos Survey - on demand contract	1430	1	\$0.00	\$390.00	\$390.00	\$390.00	COMPLETE - \$1,500 budget in original plan	
	b. Asbestos Abatement - on demand contract	1430	1	\$18,265.00	\$20,091.00	\$20,091.00	\$20,091.00	COMPLETE	
	c. Asbestos Air Monitoring - on demand	1430	1	\$6,966.55	\$6,966.55	\$6,966.55	\$6,868.00	ONGOING	
	2. Advertising, Printing RFP's, Bid documents, other related expenses	1430-0100	50		\$87.95	\$1,733.44	\$1,733.44	\$1,733.44	COMPLETE
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$29,920.00</b>	<b>\$46,192.49</b>	<b>\$46,192.49</b>	<b>\$44,461.59</b>		
<b>PHA-wide Site Improve.</b>	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities	1450	10%	\$28,227.47	\$19,802.47	\$19,802.47	\$19,802.47	COMPLETE	
	<b>SUB-TOTAL</b>	<b>1450</b>		<b>\$28,227.47</b>	<b>\$19,802.47</b>	<b>\$19,802.47</b>	<b>\$19,802.47</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%	\$29,791.64	\$55,831.85	\$55,831.85	\$51,086.85	ONGOING	
	<b>SUB-TOTAL</b>	<b>1460</b>		<b>\$29,791.64</b>	<b>\$55,831.85</b>	<b>\$55,831.85</b>	<b>\$51,086.85</b>		
<b>PHA-wide Non Dwelling Equipment</b>	1. COMPUTER/EQUIPMENT: Office	1475							
	a. Copy Machine (Admin)	1475	1	\$10,445.00	\$8,677.85	\$8,677.85	\$8,677.85	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	
	b. Office Chairs	1475	5	\$0.00	\$1,610.14	\$1,610.14	\$1,610.14	COMPLETE Fungigate from CFP
	2. Maintenance Vehicles	1475	2					
	a. maintenance truck/van	1475	2	\$38,088.06	\$38,088.06	\$38,088.06	\$38,088.06	COMPLETE
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$48,533.06</b>	<b>\$48,376.05</b>	<b>\$48,376.05</b>	<b>\$48,376.05</b>	
<b>PHA-wide Relocation</b>	1. Relocation costs due to modernization activities	1495.1	4	\$500.00	\$2,681.45	\$2,681.45	\$2,681.45	COMPLETE
	<b>SUB-TOTAL</b>	<b>1495.1</b>		<b>\$500.00</b>	<b>\$2,681.45</b>	<b>\$2,681.45</b>	<b>\$2,681.45</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>001 - Clackamas Hts (100 units)</b>	1. SITEWORK - Repair/Replace flatwork	1450	100	\$0.00	\$74,185.35	\$74,185.35	\$70,350.35	ONGOING Fungigate Year 2 from CFP 2004 - 2008 5 Yr Plan - Repair/Replace Flatwork - CDBG Funds Match = \$102,200
	<b>Dev. #003 SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$74,185.35</b>	<b>\$74,185.35</b>	<b>\$70,350.35</b>	
<b>003 - Hillside Park (100 units)</b>	1. SITEWORK - Repair/Replace flatwork	1450	100	\$36,389.30	\$44,464.30	\$44,464.30	\$44,464.30	COMPLETE - Repair/Replace flatwork
	<b>Dev. #003 SUB-TOTAL</b>			<b>\$36,389.30</b>	<b>\$44,464.30</b>	<b>\$44,464.30</b>	<b>\$44,464.30</b>	
<b>004 - OCVM (100 units)</b>	2. DWELLING STRUCTURES	1460						
<b>#004</b>	a. Flooring							
<b>#004</b>	replace flooring	1460	50	\$100,000.00	\$59,891.33	\$24,524.30	\$24,524.30	ONGOING Development to be completed in phases
<b>#004</b>	b. HVAC							
<b>#004</b>	install gas furnace	1460	100	\$340,000.00	\$264,644.40	\$27,168.73	\$8,628.73	ONGOING Development to be completed in phases
<b>#004</b>	c. Plumbing							
<b>#004</b>	install gas water heaters	1460	100	\$60,000.00	\$60,000.00			Development to be completed in phases
<b>#004</b>	c. Asbestos Abatement							
<b>#004</b>	abate asbestos floors	1460	50	\$120,000.00	\$119,353.00	\$23,443.30	\$23,443.30	ONGOING Development to be completed in phases
	<b>Dev. #004 SUB-TOTAL</b>	<b>1460</b>		<b>\$620,000.00</b>	<b>\$503,888.73</b>	<b>\$75,136.33</b>	<b>\$56,596.33</b>	
<b>#005</b>	2. DWELLING STRUCTURES	1460						
	Project #03027	1460	1	\$0.00	\$552.00	\$552.00	\$552.00	COMPLETE Fungigate CFP '03;
	<b>Dev. #005 SUB-TOTAL</b>			<b>\$0.00</b>	<b>\$552.00</b>	<b>\$552.00</b>	<b>\$552.00</b>	
<b>#011</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: <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 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>#011</b>	a. Install Siding Units 11001 & 11002 - 16739 & 16747 SE Oatfield Rd, Milwaukie		2	\$20,272.53	\$20,272.53			Development to be completed in phases
<b>#011</b>	b. Install Windows Units 11001 & 11002 - 16739 & 16747 SE Oatfield Rd, Milwaukie		2	\$10,000.00	\$10,000.00			Development to be completed in phases
	<b>Dev. #011 SUB-TOTAL</b>			<b>\$30,272.53</b>	<b>\$30,272.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>#020</b>	<b>2. DWELLING STRUCTURES</b>	1460						
<b>#020</b>	a. Install Siding Unit 20002 - 7495 SE Thiessen Rd Milwaukie		2	\$12,000.00	\$12,000.00			Development to be completed in phases
<b>#020</b>	b. Install Windows Unit 20002 - 7495 SE Thiessen Rd Milwaukie		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>\$796,632.22</b>	<b>\$605,533.68</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	9/13/2006		12/31/2005	9/13/2008		12/31/2005		
PHA-Wide Mgmt. Improvem'ts	9/13/2006			9/13/2008				
PHA-Wide Admin.	9/13/2006			9/13/2008				
PHA-Wide Fees & Costs	9/13/2006		12/31/2005	9/13/2008				
PHA-Wide Site Improvements	9/13/2006			9/13/2008				
PHA-Wide Dwelling Improvements	9/13/2006			9/13/2008				
PHA-Wide Non- Dwelling Equipment	9/13/2006		12/31/2005	9/13/2008		12/31/2005		
Relocation Costs	9/13/2006		12/31/2005	9/13/2008		12/31/2005		
PHA-Wide Contingency	9/13/2006			9/13/2008				
001 - Clackamas Heights			12/31/2005	9/13/2008				
003 - Hillside park	9/13/2006		12/31/2005	9/13/2008		12/31/2005		
004 - OCVM	9/13/2006			9/13/2008				
005 - Hillside Manor			12/31/2005	9/13/2008		12/31/2005		
011 - Scattered Sites	9/13/2006			9/13/2008				
020 - Scattered Sites	9/13/2006			9/13/2008				
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>OR16P00150105</b> Replacement Housing Factor Grant No:	Federal ]
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number 02

Performance and Evaluation Report for Program Year Ending: 12/31/05     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	\$30,000	\$90,000	\$90,000	
2	1406 Operations	\$40,000.00	\$40,000.00	\$0.00	
3	1408 Management Improvements -- Soft Costs	\$4,000.00	\$4,000.00	\$2,090.32	
4	1408 Management Improvements -- Hard Costs	\$107,700.00	\$183,700.00	\$0.00	
5	1410 Administration	\$212,040.00	\$212,040.00	\$209,529.04	
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$13,500.00	\$5,390.36	\$1,897.81	
9	1440 Site Acquisition				
10	1450 Site Improvement	\$240,000.00	\$240,349.00	\$145,190.38	
11	1460 Dwelling Structures	\$533,182.00	\$458,000.00	\$20,792.83	
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	
13	1470 Nondwelling Structures	\$10,000.00	\$10,000.00	\$5,135.67	
14	1475 Nondwelling Equipment	\$31,500.00	\$38,791.64	\$38,791.64	
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$30,000.00	\$30,000.00	\$21,501.85	
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$349.00	\$0.00	\$0.00	
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$1,222,271.00</b>	<b>\$1,222,271.00</b>	<b>\$444,929.54</b>	
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	
23	Amount of line 21 Related to Section 504 Compliance	\$245,182	\$270,349	\$165,983	
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	\$90,000	\$40,000	\$0	

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Adr
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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	\$40,000.00			
	<b>SUB-TOTAL</b>	<b>1406</b>		<b>\$40,000.00</b>	<b>\$40,000.00</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	\$0.00	\$40,000.00			Fungigate from year 2 2005-2009 5 year plan
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$0.00	\$36,000.00			Fungigate from year 2 2005-2009 5 year plan
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$300.00	\$300.00			
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$300.00	\$300.00			
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$500.00	\$500.00			
	8. Travel for Resident Services Specialist(s)	1408	1	\$100.00	\$100.00			
	9. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$4,000.00	\$4,000.00	\$2,090.32	\$2,090.32	ONGOING
	10. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00			
	<b>SUB-TOTAL</b>	<b>1408</b>		<b>\$111,700.00</b>	<b>\$187,700.00</b>	<b>\$2,090.32</b>	<b>\$2,090.32</b>	
<b>PHA-wide Admin.</b>	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,850.00	\$80,850.00	\$80,850.00		
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	100%	\$77,000.00	\$77,000.00	\$77,000.00	\$11,647.09	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	\$51,240.00	\$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	\$0.00			
	5. Advertising	1410	100%	\$2,500.00	\$2,500.00	\$439.04	\$439.04	ONGOING
	6. Travel (Mileage, Parking, etc.)	1410	5	\$250.00	\$250.00			
	7. Legal Expenses	1410	6	\$200.00	\$200.00			
	<b>SUB-TOTAL</b>	<b>1410</b>		<b>\$212,040.00</b>	<b>\$212,040.00</b>	<b>\$209,529.04</b>	<b>\$12,086.13</b>	
<b>PHA-wide Fees &amp; Costs</b>	1. Architectural, Engineering, Consulting Services	1430	1	\$3,000.00	\$3,000.00	\$1,541.42	\$1,541.42	ONGOING
	2. Mold Testing/Remediation: Dev. 001 thru 021	1430	1	\$10,000.00	\$1,890.36			
	3. Advertising, Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00	\$500.00	\$356.39	\$356.39	ONGOING
	<b>SUB-TOTAL</b>	<b>1430</b>		<b>\$13,500.00</b>	<b>\$5,390.36</b>	<b>\$1,897.81</b>	<b>\$1,897.81</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	\$20,000.00	\$1,050.00	\$1,050.00	ONGOING
	<b>SUB-TOTAL</b>	<b>1450</b>		<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$1,050.00</b>	<b>\$1,050.00</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%	\$55,182.00	\$30,000.00	\$20,792.83	\$4,931.83	ONGOING
	<b>SUB-TOTAL</b>	<b>1460</b>		<b>\$55,182.00</b>	<b>\$30,000.00</b>	<b>\$20,792.83</b>	<b>\$4,931.83</b>	
<b>PHA-wide Non Dwelling Structures</b>	1. Maint Bldg - carpenter shop	1470	1	\$10,000.00	\$10,000.00	\$5,135.67	\$4,587.24	ONGOING
	<b>SUB-TOTAL</b>	<b>1470</b>		<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$5,135.67</b>	<b>\$4,587.24</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	\$1,002.00	\$1,002.00	\$1,002.00	COMPLETE	
	a. Portable Texture Machine	1475	1	\$1,000.00	\$1,515.00	\$1,515.00	\$0.00	ONGOING	
	<b>2. COMPUTER/EQUIPMENT:</b>	1475							
	a. Computer System (autocad)	1475	1	\$5,000.00	\$3,354.64	\$3,354.64	\$3,354.64	COMPLETE	
	<b>3. Maintenance Vehicles</b>	1475							
	a. maintenance truck/van/trailer	1475	2	\$22,500.00	\$32,920.00	\$32,920.00	\$32,920.00	COMPLETE	
	<b>SUB-TOTAL</b>	<b>1475</b>		<b>\$31,500.00</b>	<b>\$38,791.64</b>	<b>\$38,791.64</b>	<b>\$37,276.64</b>		
	1. Relocation costs due to modernization activities	1495.1	100%	\$0.00	\$22,500.00	\$20,773.60	\$3,776.99	ONGOING - FROM DEV 004 BELOW	
	<b>SUB-TOTAL</b>	<b>1495.1</b>		<b>\$0.00</b>	<b>\$22,500.00</b>	<b>\$20,773.60</b>	<b>\$3,776.99</b>		
<b>PHA-wide Contingency</b>	1. Contingency	1502	1	\$349.00	\$0.00			To Dev 004 Sitework (b)	
	<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	\$0.00			Fungigated to CFP '04	
	b. Landscaping (entire dev.)	1450	100	\$50,000.00	\$0.00			Fungigated to CFP '04	
	<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>		
	<b>2. DWELLING STRUCTURES</b>	1460							
	a. Upgrade Ventilation	1460	100	\$30,000.00	\$5,000.00				
	<b>DEV #001 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$30,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b>DEV #001 TOTAL</b>			<b>\$110,000.00</b>	<b>\$5,000.00</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	\$5,000.00				
	<b>DEV #003 1460 SUB-TOTAL</b>	<b>1460</b>		<b>\$30,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b>DEV #003 TOTAL</b>			<b>\$30,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>DEV 004 - OCVM (100 units)</b>	1. SITEWORK	1450							

## Annual Statement/ Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Clackamas County		Capital Fund Program Grant No: <b>OR16P00150105</b> Replacement Housing Factor Grant No:				2005		
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. Upgrade Street, Parking and Recreation Lighting	1450	100%	\$30,000.00	\$32,166.88	\$32,166.88	\$0.00	ONGOING
	b. Repair/Replace Flatwork (CDBG match)	1450	100%	\$80,000.00	\$103,199.00	\$103,199.00	\$103,199.00	COMPLETE - CDBG Funds Match = \$90,000
	c. Install Additional Parking w/Striping	1450	100%	\$30,000.00	\$84,983.12	\$8,774.50	\$8,774.50	ONGOING
	<b>DEV #004 1450 SUB-TOTAL</b>	<b>1450</b>		<b>\$140,000.00</b>	<b>\$220,349.00</b>	<b>\$144,140.38</b>	<b>\$111,973.50</b>	
	<b>2. DWELLING STRUCTURES</b>	1460						
	a. Flooring							
	replace flooring	1460	75	\$210,000.00	\$210,000.00			Development to be completed in phases
	b. HVAC							
	Upgrade Ventilation	1460	100	\$30,000.00	\$30,000.00			Development to be completed in phases
	c. Asbestos Abatement							
	abate asbestos floors	1460	75	\$178,000.00	\$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>\$418,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	1. Relocation costs due to modernization activities	1495.1	100%	\$30,000.00	\$7,500.00	\$728.25	\$728.25	ONGOING
	<b>DEV #004 1495.1 SUB-TOTAL</b>	<b>1495.1</b>		<b>\$30,000.00</b>	<b>\$7,500.00</b>	<b>\$728.25</b>	<b>\$728.25</b>	
	<b>DEV #004 TOTAL</b>			<b>\$588,000.00</b>	<b>\$645,849.00</b>	<b>\$144,868.63</b>	<b>\$112,701.75</b>	
	<b>TOTAL</b>			<b>\$1,222,271.00</b>	<b>\$1,222,271.00</b>	<b>\$444,929.54</b>	<b>\$180,398.71</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	8/17/2007			8/17/2009				
PHA-Wide Mgmt. Improvem'ts	8/17/2007			8/17/2009				
PHA-Wide Admin.	8/17/2007			8/17/2009				
PHA-Wide Fees & Costs	8/17/2007			8/17/2009				
PHA-Wide Site Improvements	8/17/2007			8/17/2009				
PHA-Wide Dwelling Improvements	8/17/2007			8/17/2009				
PHA-Wide Non- Dwelling Equipment	8/17/2007			8/17/2009				
PHA-Wide Contingency	8/17/2007			8/17/2009				
001 - Clackamas Heights	8/17/2007			8/17/2009				
003 - Hillside Park	8/17/2007			8/17/2009				
004 - OCVM	8/17/2007			8/17/2009				
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.

# 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: 2006	Work Statement of Year 2 FFY Grant: PHA FY: 2007	Work Statement of Year 3 FFY Grant: PHA FY: 2008	Work Statement of Year 4 FFY Grant: PHA FY: 2009	
A. Developments	<b>SEE ANNUAL STATE- MENT</b>				
001		\$ 30,000.00	\$ 30,000.00	\$ 55,000.00	
003			\$ 10,000.00	\$ 10,000.00	
004		\$ 175,000.00	\$ 25,000.00		
007		\$ 50,200.00			
020		\$ 49,700.00			
PHA - Wide Physical Improvement		\$ 209,000.00	\$ 490,000.00	\$ 461,500.00	
B. Physical Improvements Subtotal		\$ 513,900.00	\$ 555,000.00	\$526,500.00	
C. HA-Wide Dwelling Equipment		\$ 4,000.00	\$ 8,100.00	\$ 5,400.00	
D. HA-Wide Nondwelling Structures and Equipment		\$28,000.00	\$35,500	\$107,000.00	
E. Management Improvements		\$ 155,700.00	\$ 155,700.00	\$ 170,700.00	
F. Administration		\$ 148,450.00	\$ 147,950.00	\$ 147,950.00	
G. Other		\$ 132,221.00	\$ 80,021.00	\$ 24,721.00	
H. Operations		\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	
I. Demolition					
J Replacement Reserves					
K. Mod Used for Development					
L. Total CFP Funds		\$ 1,222,271.00	\$ 1,222,271.00	\$ 1,222,271.00	
M. Total Non-CFP Funds		\$0	\$250,000	\$0	
N. Grand Total		\$ 1,222,271.00	\$1,472,271.00	\$ 1,222,271.00	
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: 2007			Activities for Year: 3 FFY Grant: PHA FY: 2008		
PHA FY: 2006	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>	Dwelling - Remove and replace existing hazardous porches (front and rear - 20 units)	\$ 30,000.00	<b>Dev 001 Clackamas Heights</b>	Dwelling - Remove and replace existing hazardous porches (front and rear - 20 units)	\$ 30,000.00
		<b>Dev 001 Sub-Total</b>	\$ 30,000.00		<b>Dev 001 Sub-Total</b>	\$ 30,000.00
	<b>Dev 004 OCVM</b>	Install new windows @ 20 units Install new siding @ 7 units	\$ 120,000.00 \$ 55,000.00	<b>Dev 003 Hillside Park</b>	Sitework - Replace Sewer Line (match CDBG)	\$ 10,000.00
		<b>Dev 004 Sub-Total</b>	\$ 175,000.00		<b>Dev 003 Sub-Total</b>	\$ 10,000.00
	<b>Dev 007 Scattered Sites (33)</b>	Sitework - full remodel Unit 7012 Dwelling - full remodel Unit 7012 Dwelling Equipment - range/refrigerator Relocation Costs	\$ 10,000.00 \$ 36,500.00 \$ 1,200.00 \$ 2,500.00	<b>Dev 004 OCVM</b>	Sitework - Replace Sewer Line (match CDBG)	\$ 25,000.00
		<b>Dev 007 Sub-Total</b>	\$ 50,200.00		<b>Dev 004 Sub-Total</b>	\$ 25,000.00
	<b>Dev 020 Scattered Sites (15)</b>	Sitework - full remodel Unit 20005 Dwelling - full remodel Unit 20005 Dwelling Equipment - range/refrigerator Relocation Costs	\$ 10,000.00 \$ 36,000.00 \$ 1,200.00 \$ 2,500.00	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modernization full remodel (8 units - 4 ADA TBD)	\$ 25,000.00 \$ 65,000.00
		<b>Dev 020 Sub-Total</b>	\$ 49,700.00		<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 90,000.00
	<b>PHA-Wide Sitework 1450</b>	PHA-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (3 units TBD)	\$ 15,000.00 \$ 18,000.00	<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 Dwelling modernization full remodel (8 units- 4 ADA TBD)	\$ 30,000.00 \$ 370,000.00
		<b>Sub-Total PHA-Wide Sitework 1450</b>	\$ 33,000.00		<b>Sub-Total PHA-Wide Dwelling 1460</b>	\$ 400,000.00

**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: 2007			Activities for Year: 3 FFY Grant: PHA FY: 2008						
PHA FY: 2006	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	\$ 15,000.00	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 8,100.00				
		PHA-Wide flooring on demand contract	\$ 14,000.00		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 8,100.00				
		Dwelling modernization full remodel (3 units TBD)	\$ 105,000.00			<b>PHA-Wide Non-Dwelling Equipment 1475</b>	TOOLS: Maint - Power Equip/Mower	\$27,500.00		
		Single pane window replacement - 8 units	\$ 42,000.00		Computer Systems/Equipment		\$8,000.00			
	<b>Sub-Total PHA-Wide Dwelling 1460</b>			\$ 176,000.00	<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>		\$35,500.00			
	<b>PHA-Wide Dwelling Equipment 1465</b>	PHA-Wide Dwelling Equipment range/refrigerator	\$ 4,000.00	<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 4,000.00	<b>Management Improvements 1408</b>	Crime Prevention Services, Resident Service Coordinator, Youth Program Coordinator and High Rise Service Coordinator	\$ 43,000.00		
		<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>			\$ 4,000.00		Capital Fund Manager	\$ 35,000.00		
	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	Computer Systems/Equipment	\$8,000.00	<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>	\$28,000.00		Preventive Maintenance Specialist	\$ 75,000.00		
		Maint Vehicle Truck/Van	\$20,000.00		Travel for Resident Service Specialist		\$ 100.00			
	<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>			\$28,000.00	Computer Software (Soft Costs)		\$ 1,000.00	<b>Sub-Total Management Improv. - 1408</b>	\$ 155,700.00	
	<b>Management Improvements 1408</b>	Crime Prevention Services, Resident Service Coordinator, Youth Program Coordinator and High Rise Service Coordinator	\$ 43,000.00	<b>Sub-Total Management Improv. - 1408</b>	\$ 155,700.00		<b>Administration 1410</b>		CFP Coordinator Salary & Benefits	\$ 85,000.00
		Capital Fund Manager	\$ 35,000.00		CFP Rehab Spec. Salary A&E Services				\$ 500.00	
		Preventive Maintenance Specialist	\$ 75,000.00		CFP Drafting Spec. Salary A&E Services				\$ 60,000.00	
		Travel for Resident Service Specialist	\$ 100.00		Accounting Staff			\$ -		
		Computer Software (Soft Costs)	\$ 1,000.00		Advertising			\$ 2,000.00		
		Resident Training	\$ 500.00		Travel (mileage, parking etc.)	\$ 250.00				
		Staff Training	\$ 1,100.00		Legal Expenses	\$ 200.00				
		<b>Sub-Total Management Improv. - 1408</b>			\$ 155,700.00	<b>Sub-Total Administration - 1410</b>		\$ 147,950.00		

**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: 2007			Activities for Year: 3 FFY Grant: PHA FY: 2008		
PHA FY: 2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>Adminstration</b> <b>1410</b>	CFP Coordinator Salary & Benefits	\$ 85,000.00	<b>PHA</b> <b>Other</b>	A/E & Consulting	\$ 35,000.00
		CFP Rehab Spec. Salary A&E Services	\$ 500.00		PHA-Wide Relocation Costs	\$ 20,000.00
		CFP Drafting Spec. Salary A&E Services	\$ 60,000.00		Asbestos Testing/Abatement	\$ 13,000.00
		Accounting Staff	\$ -		Mold Testing/Remediation	\$ 11,000.00
		Advertising	\$ 2,500.00		Contingency	\$ 521.00
		Travel (mileage, parking etc.)	\$ 250.00		Advertising	\$ 500.00
		Legal Expenses	\$ 200.00		<b>Sub-Total Other</b>	\$ 80,021.00
		<b>Sub-Total Administration - 1410</b>	\$ 148,450.00		<b>Operations</b> <b>1406</b>	Operations
	<b>PHA</b> <b>Other</b>	A/E & Consulting	\$ 100,000.00	<b>Sub-Total Operations</b>	\$ 240,000.00	
		PHA-Wide Relocation Costs	\$ 8,500.00	<b>2008 Grand Total</b>	\$ 1,222,271.00	
		Asbestos Testing/Abatement	\$ 12,000.00			
		Mold Testing/Remediation	\$ 11,000.00			
		Contingency	\$ 221.00			
		Advertising	\$ 500.00			
	<b>Sub-Total Other</b>	\$ 132,221.00				
	<b>Operations</b> <b>1406</b>	Operations	\$ 240,000.00			
	<b>Sub-Total Operations</b>	\$ 240,000.00				
<b>2007 Grand Total</b>	\$1,222,271.00					



**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: 2009			Activities for Year: 5 FFY Grant: PHA FY: 2010		
PHA FY: 2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<b>1465</b>	<b>Sub-Tot PHA-Wide Dwelling Equip 1465</b>	\$ 5,400.00	<b>Management Improvements 1408</b>	Crime Prevention Services, Resident Service Coordinator, Youth Program Coordinator and High Rise Service Coordinator	\$ 43,000.00
	<b>PHA-Wide Non-Dwelling Equipment 1475</b>	Computer Systems/Equipment	\$45,000.00		Capital Fund Manager	\$ 35,000.00
		Maint Vehicle Truck/Van	\$62,000.00		Preventive Maintenance Specialist	\$ 75,000.00
		<b>Sub-Tot. PHA-Wide Non-Dwell Equip 1475</b>	\$107,000.00		Travel for Resident Service Specialist	\$ 100.00
	<b>Management Improvements 1408</b>	Crime Prevention Services, Resident Service Coordinator, Youth Program Coordinator and High Rise Service Coordinator	\$ 43,000.00		Computer Software (Soft Costs)	\$ 6,000.00
		Capital Fund Manager	\$ 35,000.00	<b>Administration 1410</b>	Resident Training	\$ 500.00
		Preventive Maintenance Specialist	\$ 75,000.00		Staff Training	\$ 1,100.00
		Travel for Resident Service Specialist	\$ 100.00		<b>Sub-Total Management Improv. - 1408</b>	\$ 160,700.00
		Computer Software (Soft Costs)	\$ 16,000.00		CFP Coordinator Salary & Benefits	\$ 85,000.00
		Resident Training	\$ 500.00		CFP Rehab Spec. Salary A&E Services	\$ 500.00
		Staff Training	\$ 1,100.00		CFP Drafting Spec. Salary A&E Services	\$ 60,000.00
		<b>Sub-Total Management Improv. - 1408</b>	\$ 170,700.00		Accounting Staff	\$ -
	<b>Administration 1410</b>	CFP Coordinator Salary & Benefits	\$ 85,000.00		Advertising	\$ 2,000.00
		CFP Rehab Spec. Salary A&E Services	\$ 500.00		Travel (mileage, parking etc.)	\$ 250.00
		CFP Drafting Spec. Salary A&E Services	\$ 60,000.00		Legal Expenses	\$ 200.00
		Accounting Staff	\$ -		<b>Sub-Total Administration - 1410</b>	\$ 147,950.00
		Advertising	\$ 2,000.00		<b>PHA Other</b>	A/E & Consulting \$ 3,000.00
		Travel (mileage, parking etc.)	\$ 250.00			PHA-Wide Relocation Costs \$ 5,000.00
		Legal Expenses	\$ 200.00			Asbestos Testing/Abatement \$ 11,000.00
		<b>Sub-Total Administration - 1410</b>	\$ 147,950.00			Mold Testing/Remediation \$ 10,000.00
	<b>PHA Other</b>	A/E & Consulting	\$ 3,000.00			Contingency \$ 721.00
		PHA-Wide Relocation Costs	\$ 6,000.00			Advertising \$ 500.00
		Asbestos Testing/Abatement	\$ 6,000.00		<b>Operations 1406</b>	Operations \$ 240,000.00
					<b>Sub-Total Other</b> \$ 30,221.00	
					<b>Sub-Total Operations</b> \$ 240,000.00	
					<b>2010 Grand Total</b> \$ 1,222,271.00	

**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: 2009			Activities for Year: 5 FFY Grant: PHA FY: 2010			
PHA FY: 2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
		Mold Testing/Remediation	\$ 9,000.00				
		Contingency	\$ 221.00				
		Advertising	\$ 500.00				
		<b>Sub-Total Other</b>	\$ 24,721.00				
		<b>Operations</b>	Operations	\$ 240,000.00			
		<b>1406</b>	<b>Sub-Total Operations</b>	\$ 240,000.00			
		<b>2009 Grand Total</b>	\$ 1,222,271.00				