

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

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) 07/2007

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: Toni Karter Phone: 503-650-3139 Fax: 503-655-8676
 TDD: 503-655-8639 Email: Tonikar@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/
- 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 2007
[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.

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9. Capital Fund Program 5-Year Action Plan	<i>Attachment E</i>

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-LLLa, 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):

HOPE VI Revitalization Grant Status	
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:

- Possible Disposition of five (5) Scattered Site properties as needed to consolidate due to budget constraints.*
- Finalizing the sale of the two Fuller Road Public Housing Scattered Site Properties being acquired by Tri-Met for the new 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):

HACC is planning to contribute 5-10 units of housing from our Easton Ridge Apartment complex to the regional initiative known as Bridges to Housing. Bridges to Housing is a regional, collaborative effort among the four counties (Clark, Washington, Clackamas and Multnomah) to fund permanent housing with transitional supportive services for high-need homeless families.

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:

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, where the Housing Authority owns and manages 100 units of Public Housing.

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, the County's Department of Human Services.

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
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)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(list individually; use as many lines as necessary)	
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

7. Amendment to the Five Year Plan

Violence Against Women Act of 2005 Required Statement

Statement of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking as required by the Violence Against Women Act of 2005.

- (a) Please list any activities, services or programs provided or offered by an agency either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:**

Northwest Housing Alternatives, Annie Ross House and Clackamas Women’s Services Evergreen and Haven House are shelters within Clackamas County, which provide assistance to homeless families with children and victims of domestic violence. These shelters provide support and self-sufficiency training and guidance. The Annie Ross House and Clackamas Women’s Services directly provide referrals for victims of domestic violence to the Housing Authority’s Janssen Road Transitional Housing Program. The Janssen Road Transitional Housing Program is an apartment complex with eight, two bedroom units available to single parent homeless families. The Program is run in collaboration with Clackamas County Social Services and includes case management, limited financial assistance and other supportive services to promote self-sufficiency and end homelessness.

Oregon Department of Human Services (DHS) provides a domestic violence grant of up to \$1,200 to help a domestic violence victim with children move to a safe location. This can include moving expenses, move-in fees and deposits and rent. Additionally, DHS provides a domestic violence prevention module for its clients. The Housing Authority’s has a working relationship with Clackamas Women’s Services (CWS). Currently CWS provides all referrals to our Janssen Road Program.

Oregon Revised Statutes offer protection to tenants who are victims of domestic violence. As a landlord, the Housing Authority is aware of these statutes and has

been careful not to proceed with lease enforcement when the evictable causes fall under the protections of these statutes.

(b) Please list any activities, services or programs provided or offered by the Housing Authority that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing:

As stated in response (a) above: The Housing Authority owns the Janssen Road Apartment complex used as a Transitional Housing Program for victims of Domestic Violence.

The Housing Authority plans to provide Notice to all residents in Public Housing and Section 8 summarizing the VAWA protections early in 2007. This Notice will be included in the Housing Authority's Orientation packages following its release to ensure all new applicants are aware of the VAWA protections.

The Housing Authority's Housing Choice Voucher Administrative Plan currently gives a preference on the waiting list to victims of domestic violence. 10% of all vouchers are targeted to survivors/victims of domestic violence. A separate listing or coding is kept identifying those on the waiting list who claim, and who are verified to be eligible for this preference. Anyone receiving this preference must not allow the abuser to become a member of the assisted household and they must sign a certification to this effect.

For residents of Public Housing, the Housing Authority's Admissions and Occupancy Policy allows victims to transfer to other Public Housing units for health and safety reason which must be verified in the form of a physician's statement, a statement by law enforcement officials, court documents, or by a responsible social service agency representative.

The Housing Authority staff work closely with Section 8 families and often counsels families that are victims of domestic violence and provides social services and mental health referrals.

(c) Please list any activities, services, or programs provided or offered by the public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:

The Housing Authority has established a Trespass Exclusion Policy that covers all properties owned or managed by the Housing Authority. This policy allows the Housing Authority to legally enforce and exclude non-residents who pose a threat to the peaceful living.

Components 8 and 9

Capital Fund Program 5 year Action Plan are under Separate Attachments as follows:

File: OR001a01 - Attachment A:	Capital Fund 2007 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 Performance and Evaluation Report
File: OR001e01 - Attachment E:	2007 – 2011 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 1: Summary

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

 Performance and Evaluation Report for Period 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				
2	1406 Operations	\$201,900.00			
3	1408 Management Improvements Soft Costs	\$100.00			
	Management Improvements Hard Costs	\$167,485.00			
4	1410 Administration	\$146,450.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$108,500.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$60,000.00			
10	1460 Dwelling Structures	\$339,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$54,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$1,000.00			
18	1499 Development Activities	\$0.00			
19	1502 Contingency	\$249.00			
20					
21	Amount of Annual Grant: (sum of lines 2 – 19)	\$1,081,184.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$20,000.00			
24	Amount of line 21 Related to Security –Soft Costs	\$0.00			
25	Amount of line 21 related to Security-- Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$237,500.00			

Signature of Executive Director and Date

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: OR16P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	Obligated	Expended	
PHA-wide Operations	1. Operations							
	a. Operations	1406	1	\$162,000.00				
	2. STAFF: Preventive Maintenance Salary & Benefits	1406	33%	\$21,000.00				
	3. STAFF: Preventive Maintenance Salary & Benefits	1406	33%	\$18,900.00				
	Sub-Total		1406	\$201,900.00				
PHA-Wide Management	1. STAFF: Central Office Cost Center (COCC)	1408	1	\$65,118.00				
	2. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%	\$43,000.00				
	3. STAFF: Capital Fund Manager Salary & Benefits	1408	50%	\$44,000.00				
	4. STAFF: Youth Service Coordinator Salary & Benefits	1408	25%	\$14,267.00				
	5. TRAINING: Staff Training Improvement	1408	1	\$500.00				
	6. Travel for Resident Services Specialist(s)	1408	1	\$100.00				
	7. Systems & Office Software – Soft Costs	1408	1	\$100.00				
	8. TRAINING: Resident Training related to Agency Plan Resident Partner Process	1408	1	\$500.00				
	Sub-Total		1408	\$167,585.00				

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: OR16P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	Obligated	Expended	
PHA-Wide Administration	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,000.00				
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	100%	\$64,000.00				In-house A&E exempted from 10% max/per - 968.120 (n) (2) (ii)
	3. CFP Other Staff Salary & Benefits	1410		\$0.00				
	4. Advertising	1410	100%	\$2,000.00				
	5. Travel (Mileage, Parking, etc.)	1410	100%	\$250.00				
	6. Legal Expenses	1410	100%	\$200.00				
	Sub-Total	1410		\$146,450.00				
PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & Section(s) 18 & 32, Hope VI Feasibility Study	1430	100%	\$100,000.00				
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	100%	\$8,000.00				
	3. Printing RFP's, Bid Documents, other project related expenses	1430	100%	\$500.00				
	Sub-Total	1430		\$108,500.00				
PHA-wide Site Improvements	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$10,000.00				CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	Sub-Total	1450		\$10,000.00				
PHA-wide Dwelling Improvements	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 Accommodations	1460	10	\$10,000.00				CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	Sub-Total	1460		\$10,000.00				

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: OR16P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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
PHA-wide Dwelling Equipment	1. Ranges and Refrigerators		1465	4	\$2,000.00			
	Sub-Total		1465		\$2,000.00			
PHA-wide Non Dwelling Equipment	1. TOOLS: Power Equipment for Modernization		1475	10	\$17,500.00			
	2. COMPUTER/EQUIPMENT		1475	2	\$1,500.00			
	3. Maintenance Vehicles/Equipment		1475	3	\$35,000.00			
	Sub-Total		1475		\$54,000.00			
PHA-Wide Relocation Costs	1. Relocation Costs due to modernization activities		1495	4	\$1,000.00			
	Sub-Total		1495		\$1,000.00			
PHA-wide Contingency	1. Contingency		1502	1	\$249.00			
	Sub-Total				\$249.00			
	Asset Management Properties (AMP)							
AMP 1 – Dev 001 Clackamas Heights (100 units)	1. DWELLING STRUCTURES		1460					
	a. Replace Porches		1460	5	\$15,000.00			
	Sub-Total		1460		\$15,000.00			
AMP 5 – Dev 005 Hillside Manor (100 units)	1. DWELLING STRUCTURES		1460					
	a. Replace all hallway flooring		1460	9	\$52,000.00			
	Sub-Total		1460		\$52,000.00			

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: OR16P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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
AMP 2 DEV 007 Scattered Sites	1. SITEWORK		1450					
	a. Full Remodel – Units 7003 & 7012		1450	2	\$20,000.00			
	DEV 007 1450 Sub-Total		1450		\$20,000.00			
	2. DWELLING STRUCTURES		1460					
	a. Full Remodel – Units 7003 & 7012		1460	2	\$80,000.00			
	DEV 007 1460 Sub-Total		1460		\$80,000.00			
	DEV 007 Total				\$100,000.00			
AMP 2 DEV 010 Scattered Sites	1. DWELLING STRUCTURES		1460					
	a. Unit 10019 – Siding, Windows, Cabinets & Flooring		1460	1	\$31,000.00			
	a. Unit 10020 – Siding, Windows, Cabinets & Flooring		1460	1	\$31,000.00			
	DEV 010 Total		1460		\$62,000.00			
AMP 2 DEV 012 Scattered Sites	1. SITEWORK		1450					
	a. Replace Flatwork – Unit 12037		1450	1	\$15,000.00			
	DEV 012 1450 Sub-Total		1450		\$15,000.00			
	2. DWELLING STRUCTURES		1460					
	a. Unit 12037 – Siding, Windows, Cabinets & Flooring		1460	1	\$30,000.00			
	DEV 012 1460 Sub-Total		1460		\$30,000.00			
	DEV 012 Total				\$45,000.00			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-wide Operations	6/30/2009			6/30/2011			
PHA-Wide Management	6/30/2009			6/30/2011			
PHA-Wide Administration	6/30/2009			6/30/2011			
PHA-wide Fees & Costs	6/30/2009			6/30/2011			
PHA-wide Site Improvements	6/30/2009			6/30/2011			
PHA-wide Dwelling Improvements	6/30/2009			6/30/2011			
PHA-wide Dwelling Equipment	6/30/2009			6/30/2011			
PHA-wide Non-Dwelling Equipment	6/30/2009			6/30/2011			
PHA-Wide Relocation Costs	6/30/2009			6/30/2011			
PHA-Wide Contingency	6/30/2009			6/30/2011			
AMP 1 – Dev 001 Clackamas Heights	6/30/2009			6/30/2011			
AMP 5 – Dev 005 Hillside Manor	6/30/2009			6/30/2011			
AMP 2 DEV 007 Scattered Sites	6/30/2009			6/30/2011			
AMP 2 DEV 010 Scattered Sites	6/30/2009			6/30/2011			
AMP 2 DEV 012 Scattered Sites	6/30/2009			6/30/2011			
AMP 2 DEV 019 Scattered Sites	6/30/2009			6/30/2011			
AMP 2 DEV 020 Scattered Sites	6/30/2009			6/30/2011			

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

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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[] Original Annual Statement [] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number 04
 [X] Performance and Evaluation Report for Program Year Ending: 12/31/06 [] 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	\$102,200	\$102,200	\$102,200	\$102,200
2	1406 Operations	\$37,000.00	\$37,000.00	\$37,000.00	\$37,000.00
3	1408 Management Improvements -- Soft Costs	\$4,236.15	\$3,236.15	\$3,236.15	\$3,236.15
4	1408 Management Improvements -- Hard Costs	\$184,002.17	\$184,774.37	\$184,774.37	\$157,996.16
5	1410 Administration	\$204,603.46	\$204,399.41	\$204,399.41	\$204,399.41
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$46,192.49	\$46,192.49	\$46,192.49	\$46,192.49
9	1440 Site Acquisition				
10	1450 Site Improvement	\$138,452.12	\$138,452.12	\$138,452.12	\$138,452.12
11	1460 Dwelling Structures	\$607,545.11	\$607,976.96	\$607,976.96	\$603,089.00
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$48,376.05	\$48,376.05	\$48,376.05	\$48,376.05
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$2,681.45	\$2,681.45	\$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	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,273,089.00	\$1,273,089.00	\$1,273,089.00	\$1,241,422.83
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Compliance	\$75,634	\$88,406	\$88,406	\$88,406
24	Amount of line 21 Related to Security -- Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 21 Related to Security -- Hard Costs	\$181,000	\$182,000	\$182,000	\$155,222
26	Amount of line 21 Related to Energy Conservation Mea	\$428,301	\$419,619	\$419,619	\$419,619

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administr
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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:		Grant Type and Number					Federal FY of Grant:	
Housing Authority of Clackamas County		Capital Fund Program Grant No: OR16P00150104					2004	
		Replacement Housing Factor Grant No:						
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	Obligated	Expended	
PHA-wide Operations	1. Operations	1406		\$37,000.00	\$37,000.00	\$37,000.00	\$37,000.00	
	SUB-TOTAL	1406		\$37,000.00	\$37,000.00	\$37,000.00	\$37,000.00	
Mgmt. Improve.	1. STAFF: Crime Prevention Program	1408	1	\$63,000.00	\$63,000.00	\$63,000.00	\$63,000.00	COMPLETE
	2. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$42,620.43	\$43,620.43	\$43,620.43	\$43,620.43	COMPLETE
	3. STAFF: Youth Program Coordinator(s) Salary & Benefits	1408	1	\$40,379.57	\$40,379.57	\$40,379.57	\$33,092.56	ON-GOING
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$35,000.00	\$35,000.00	\$35,000.00	\$15,508.80	ON-GOING
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$1,530.00	\$1,425.00	\$1,425.00	\$1,425.00	COMPLETE
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$1,472.17	\$1,349.37	\$1,349.37	\$1,349.37	COMPLETE
	8. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	9. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$4,236.15	\$3,236.15	\$3,236.15	\$3,236.15	COMPLETE
	10. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	11. TRAINING: Admin Handbook Revision	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	SUB-TOTAL	1408		\$188,238.32	\$188,010.52	\$188,010.52	\$161,232.31	

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: OR16P00150104						2004	
		Replacement Housing Factor Grant No:							
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	Obligated	Expended		
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$76,000.00	\$75,987.55	\$75,987.55	\$75,987.55	COMPLETE	
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	100%	\$77,000.00	\$77,000.00	\$77,000.00	\$77,000.00	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	\$48,812.45	\$48,812.45	\$48,812.45	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	\$0.00	\$0.00	COMPLETE	
	6. Advertising	1410	100%	\$2,426.25	\$2,222.20	\$2,222.20	\$2,222.20	COMPLETE	
	7. Travel (Mileage, Parking, etc.)	1410	100%	\$38.21	\$38.21	\$38.21	\$38.21	COMPLETE	
	8. Legal Expenses	1410	100%	\$339.00	\$339.00	\$339.00	\$339.00	COMPLETE	
SUB-TOTAL		1410		\$204,603.46	\$204,399.41	\$204,399.41	\$204,399.41		
PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430-0100	1	\$17,011.50	\$17,011.50	\$17,011.50	\$17,011.50	COMPLETE	
	a. Asbestos Survey - on demand contract	1430	1	\$390.00	\$390.00	\$390.00	\$390.00	COMPLETE	
	b. Asbestos Abatement - on demand contract	1430	1	\$20,091.00	\$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	\$6,966.55	COMPLETE	
	2. Advertising, Printing RFP's, Bid documents, other related expenses	1430-0100	50	\$1,733.44	\$1,733.44	\$1,733.44	\$1,733.44	COMPLETE	
	SUB-TOTAL		1430		\$46,192.49	\$46,192.49	\$46,192.49	\$46,192.49	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities	1450	10%	\$19,802.47	\$19,802.47	\$19,802.47	\$19,802.47	COMPLETE	
	SUB-TOTAL		1450		\$19,802.47	\$19,802.47	\$19,802.47	\$19,802.47	

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: OR16P00150104 Replacement Housing Factor Grant No:						Federal FY of Grant: 2004
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	Obligated	Expended	
PHA-wide Dwelling Improve.	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%	\$55,831.85	\$68,603.90	\$68,603.90	\$68,603.90	COMPLETE
SUB-TOTAL		1460		\$55,831.85	\$68,603.90	\$68,603.90	\$68,603.90	
PHA-wide Non-Dwelling Equipment	1. COMPUTER/EQUIPMENT: Office	1475						
	a. Copy Machine (Admin)	1475	1	\$8,677.85	\$8,677.85	\$8,677.85	\$8,677.85	COMPLETE
	b. Office Chairs	1475	1	\$1,610.14	\$1,610.14	\$1,610.14	\$1,610.14	COMPLETE
	2. Maintenance Vehicles	1475	1					
	a. maintenance truck/van			\$38,088.06	\$38,088.06	\$38,088.06	\$38,088.06	COMPLETE
SUB-TOTAL		1475		\$48,376.05	\$48,376.05	\$48,376.05	\$48,376.05	
Relocation Costs	1. Relocation costs due to modernization activities	1495.1		\$2,681.45	\$2,681.45	\$2,681.45	\$2,681.45	COMPLETE
SUB-TOTAL		1495.1		\$2,681.45	\$2,681.45	\$2,681.45	\$2,681.45	
PHA-wide Contingency	1. Contingency	1502	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
SUB-TOTAL		1502		\$0.00	\$0.00	\$0.00	\$0.00	
001 - Clackamas Hts (100 units)	1. SITEWORK	1450		\$74,185.35	\$74,185.35	\$74,185.35	\$74,185.35	COMPLETE
Dev. #003 SUB-TOTAL				\$74,185.35	\$74,185.35	\$74,185.35	\$74,185.35	

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: OR16P00150104 Replacement Housing Factor Grant No:						Federal FY of Grant: 2004	
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	Obligated	Expended		
003 - Hillside Park (100 units)	1. SITWORK	1450		\$44,464.30	\$44,464.30	\$44,464.30	\$44,464.30	COMPLETE	
	Dev. #003 SUB-TOTAL			\$44,464.30	\$44,464.30	\$44,464.30	\$44,464.30		
004 - OCVM (100 units)	2. DWELLING STRUCTURES	1460							
#004	a. Flooring								
#004	replace flooring	1460	50	\$59,891.33	\$69,428.08	\$69,428.08	\$69,428.08	COMPLETE	
#004	b. HVAC								
#004	install gas furnace	1460	100	\$264,644.40	\$350,462.73	\$350,462.73	\$350,462.73	COMPLETE	
#004	c. Plumbing								
#004	install gas water heaters	1460	100	\$60,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
#004	c. Asbestos Abatement								
#004	abate asbestos floors	1460	50	\$119,353.00	\$69,462.04	\$69,462.04	\$69,462.04	COMPLETE	
	Dev. #004 SUB-TOTAL	1460		\$503,888.73	\$489,352.85	\$489,352.85	\$489,352.85		
#005 - Hillside Manor	2. DWELLING STRUCTURES	1460	1	\$552.00	\$552.00	\$552.00	\$552.00	COMPLETE	
	Dev. #005 SUB-TOTAL			\$552.00	\$552.00	\$552.00	\$552.00		
Scattered Site	2. DWELLING STRUCTURES	1460							
#011	a. Install Siding Units 11001 & 11002 - 16739 & 16747 SE Oatfield Rd, Milwaukie		2	\$20,272.53	\$0.00	\$0.00	\$0.00	COMPLETE	
#011	b. Install Windows Units 11001 & 11002 - 16739 & 16747 SE Oatfield Rd, Milwaukie		2	\$10,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Dev. #011 SUB-TOTAL			\$30,272.53	\$0.00	\$0.00	\$0.00		
Scattered Site	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: OR16P00150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
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	Obligated	Expended	
#020	a. Install Siding Unit 20002 - 7495 SE Thiessen Rd Milwaukie		1	\$12,000.00	\$0.00	\$0.00	\$0.00	Development to be completed in phases ON-GOING - Fungigate from Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	Full Remodel Unit #20005	00-1460-0000	1	\$0.00	\$49,468.21	\$49,468.21	\$44,580.25	
#020	b. Install Windows Unit 20002 - 7495 SE Thiessen Rd Milwaukie		1	\$5,000.00	\$0.00	\$0.00	\$0.00	Development to be completed in phases
Dev. #020 SUB-TOTAL				\$17,000.00	\$49,468.21	\$49,468.21	\$44,580.25	
TOTAL				\$1,273,089.00	\$1,273,089.00	#####	\$1,241,422.83	

Annual Statement / Performance and Evaluation Report

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

Part III: Implemetation Schedule

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150104 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004	
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.	9/13/2006		6/30/2006	9/13/2008				
PHA-Wide	9/13/2006		6/30/2006	9/13/2008		12/31/2006		
PHA-Wide Fees & Costs	9/13/2006		12/31/2005	9/13/2008		12/31/2006		
PHA-Wide Site Improvements	9/13/2006		6/30/2006	9/13/2008		12/31/2006		
PHA-Wide Dwelling	9/13/2006		6/30/2006	9/13/2008		12/31/2006		
PHA-Wide Non- Dwelling	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		6/30/2006	9/13/2008		12/31/2006		
001 - Clackamas Heights	9/13/2006		12/31/2005	9/13/2008		12/31/2006		
003 - Hillside	9/13/2006		12/31/2005	9/13/2008		12/31/2005		
004 - OCVM	9/13/2006		6/30/2006	9/13/2008		12/31/2006		
005 - Hillside	9/13/2006		12/31/2005	9/13/2008		12/31/2005		
011 - Scattered	9/13/2006		6/30/2006	9/13/2008		12/31/2006		
020 - Scattered	9/13/2006		6/30/2006	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: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 03
 Performance and Evaluation Report for Program Year Ending: 12/31/06 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	\$90,000	\$90,000	\$90,000
2	1406 Operations	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
3	1408 Management Improvements -- Soft Costs	\$4,000.00	\$2,090.32	\$2,090.32	\$2,090.32
4	1408 Management Improvements -- Hard Costs	\$183,700.00	\$182,844.50	\$146,844.50	\$42,673.64
5	1410 Administration	\$212,040.00	\$167,538.85	\$167,538.85	\$124,617.09
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$5,390.36	\$61,059.62	\$60,781.12	\$36,838.63
9	1440 Site Acquisition				
10	1450 Site Improvement	\$240,349.00	\$238,156.58	\$218,589.15	\$212,391.65
11	1460 Dwelling Structures	\$458,000.00	\$451,980.20	\$396,331.05	\$371,517.61
12	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$4,536.00	\$4,536.00	\$4,536.00
13	1470 Nondwelling Structures	\$10,000.00	\$12,086.95	\$12,086.95	\$12,086.95
14	1475 Nondwelling Equipment	\$38,791.64	\$40,427.64	\$40,427.64	\$40,427.64
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$30,000.00	\$21,550.34	\$21,550.34	\$8,154.20
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,222,271.00	\$1,222,271.00	\$1,110,775.92	\$895,333.73
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Compliance	\$270,349	\$258,890	\$239,183	\$235,466
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 Me	\$70,000	\$323,743	\$322,604	\$297,790

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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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: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number A-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	Expended	
wide Operatio	1. Operations	1406		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
	SUB-TOTAL	1406		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
wide Mgmt.	1. STAFF: Crime Prevention Program	1408	1	\$63,000.00	\$63,000.00	\$63,000.00	\$14,038.85	ONGOING
	2. STAFF: Resident Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00	\$43,000.00	\$43,000.00	\$27,790.29	ONGOING
	3. STAFF: Youth Program Coordinator(s) Salary & Benefits	1408	1	\$40,000.00	\$40,000.00	\$40,000.00		ONGOING
	4. STAFF: High Rise Service Coordinator(s) Salary & Benefits	1408	1	\$36,000.00	\$36,000.00			ONGOING
	5. TRAINING: Staff Training Improvement - current regulations, requirements, etc.	1408	1	\$300.00	\$0.00			
	6. TRAINING: Staff Training Improvement - computer training	1408	1	\$300.00	\$0.00			
	7. TRAINING: Staff Training Improvement - CFP & mod.	1408	1	\$500.00	\$844.50	\$844.50	\$844.50	COMPLETE
	8. Travel for Resident Services Specialist(s)	1408	1	\$100.00	\$0.00			
	9. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$4,000.00	\$2,090.32	\$2,090.32	\$2,090.32	COMPLETE
	10. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00			
	SUB-TOTAL	1408		\$187,700.00	\$184,934.82	\$148,934.82	\$44,763.96	

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: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number A-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	Expended	
wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,850.00	\$80,850.00	\$80,850.00	\$66,890.19	ONGOING
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	100%	\$77,000.00	\$26,775.43	\$26,775.43	\$26,775.43	work exempted from 10% max Admin costs per -
	3. CFP Drafting Specialist Salary & Benefits - A&E Design Work	1410	100%	\$51,240.00	\$51,240.00	\$51,240.00	\$22,278.05	work exempted from 10% max Admin costs per -
	4. CFP Other Staff Salary & Benefits	1410						
	<i>Acct. Staff</i>	1410	0%	\$0.00	\$0.00			
	5. Advertising	1410	100%	\$2,500.00	\$8,594.32	\$8,594.32	\$8,594.32	COMPLETE
	6. Travel (Mileage, Parking, etc.)	1410	5	\$250.00	\$0.00	\$0.00	\$0.00	ONGOING
	7. Legal Expenses	1410	6	\$200.00	\$79.10	\$79.10	\$79.10	ONGOING
SUB-TOTAL		1410		\$212,040.00	\$167,538.85	\$167,538.85	\$124,617.09	
wide Fees &	1. Architectural, Engineering, Consulting Services	1430	1	\$3,000.00	\$59,181.37	\$59,181.37	\$35,238.88	ONGOING
	2. Mold Testing/Remediation: Dev. 001 thru 021	1430	1	\$1,890.36	\$450.00	\$450.00	\$450.00	COMPLETE
	3. Advertising, Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00	\$1,428.25	\$1,149.75	\$1,149.75	ONGOING
SUB-TOTAL		1430		\$5,390.36	\$61,059.62	\$60,781.12	\$36,838.63	
PHA-wide Site Improve	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	10%	\$20,000.00	\$32,041.32	\$12,473.89	\$12,473.89	ONGOING
	SUB-TOTAL		1450		\$20,000.00	\$32,041.32	\$12,473.89	\$12,473.89

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: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number A-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	Expended	
PHA-wide Dwelling Improve	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	\$45,533.27	\$45,394.06	\$45,394.06	ONGOING
	SUB-TOTAL	1460		\$30,000.00	\$45,533.27	\$45,394.06	\$45,394.06	
Wide Dwelling	1. Ranges & Refrigerators	1465.1	4	\$0.00	\$4,536.00	\$4,536.00	\$4,536.00	Year 2 CFP 2005 - 2009 5 Yr Action Plan;
	SUB-TOTAL	1465.1		\$0.00	\$4,536.00	\$4,536.00	\$4,536.00	
wide Non-Dwelling	1. Maint Bldg - carpenter shop	1470	1	\$10,000.00	\$12,086.95	\$12,086.95	\$12,086.95	COMPLETE
	SUB-TOTAL	1470		\$10,000.00	\$12,086.95	\$12,086.95	\$12,086.95	
PHA-wide Non-Dwelling	1. TOOLS: Power Equipment for Modernization	1475						
	a. Airless Sprayer	1475	1	\$1,002.00	\$2,499.00	\$2,499.00	\$2,499.00	COMPLETE
	a. Portable Texture Machine	1475	1	\$1,515.00	\$1,515.00	\$1,515.00	\$1,515.00	COMPLETE
	Office	1475						
	a. Computer System (autocad)	1475	1	\$3,354.64	\$3,493.64	\$3,493.64	\$3,493.64	COMPLETE
	3. Maintenance Vehicles	1475						
a. maintenance truck/van/trailer	1475	2	\$32,920.00	\$32,920.00	\$32,920.00	\$32,920.00	COMPLETE	
SUB-TOTAL	1475			\$38,791.64	\$40,427.64	\$40,427.64	\$40,427.64	
	1. Relocation costs due to modernization activities	1495.1	100%	\$22,500.00	\$20,773.60	\$20,773.60	\$7,377.46	ONGOING

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: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number A-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	Expended	
	SUB-TOTAL	1495.1		\$22,500.00	\$20,773.60	\$20,773.60	\$7,377.46	
wide Conting	1. Contingency	1502	1	\$0.00	\$0.00			COMPLETE
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
DEV 001 - Clackamas	1. SITEWORK	1450						
	a. Sitework							
	repair/replace flatwork	1450	100	\$0.00	\$0.00			Fungigated to CFP '04
	b. Landscaping (entire dev.)	1450	100	\$0.00	\$0.00			Fungigated to CFP '04
	DEV #001 1450 SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	2. DWELLING STRUCTURES	1460						
	a. Upgrade Ventilation	1460	100	\$5,000.00	\$6,543.46	\$6,543.46	\$6,543.46	COMPLETE
	DEV #001 1460 SUB-TOTAL	1460		\$5,000.00	\$6,543.46	\$6,543.46	\$6,543.46	
	DEV #001 TOTAL			\$5,000.00	\$6,543.46	\$6,543.46	\$6,543.46	
DEV 003 - Hillside Park	1. DWELLING STRUCTURES	1460						
	a. Upgrade Ventilation	1460	100	\$5,000.00	\$1,000.00			ONGOING
	DEV #003 1460 SUB-TOTAL	1460		\$5,000.00	\$1,000.00	\$0.00	\$0.00	
	DEV #003 TOTAL			\$5,000.00	\$1,000.00	\$0.00	\$0.00	
- OCVM (100 units)	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: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number A-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	Expended	
	a. Upgrade Street, Parking and Recreation Lighting	1450	100%	\$32,166.88	\$32,166.88	\$32,166.88	\$32,166.88	COMPLETE
	b. Repair/Replace Flatwork (CDBG match)	1450	100%	\$103,199.00	\$103,199.00	\$103,199.00	\$103,199.00	COMPLETE
	c. Install Additional Parking w/Striping	1450	100%	\$84,983.12	\$45,949.38	\$45,949.38	\$42,231.88	ONGOING
	DEV #004 1450 SUB-TOTAL	1450		\$220,349.00	\$181,315.26	\$181,315.26	\$177,597.76	
	2. DWELLING STRUCTURES	1460						
	a. Flooring							
	replace flooring	1460	75	\$210,000.00	\$26,083.40	\$15,186.10	\$15,186.10	be completed in phases
	b. HVAC							
	Upgrade Ventilation	1460	100	\$30,000.00	\$15,708.46	\$15,708.46	\$15,708.46	COMPLETE
	c. Asbestos Abatement							
	abate asbestos floors	1460	75	\$178,000.00	\$102,154.04	\$58,541.40	\$58,541.40	be completed in phases
	DEV #004 1460 SUB-TOTAL	1460		\$418,000.00	\$143,945.90	\$89,435.96	\$89,435.96	
	1. Relocation costs due to modernization activities	1495.1	100%	\$7,500.00	\$776.74	\$776.74	\$776.74	ONGOING
	DEV #004 1495.1 SUB-TOTAL	1495.1		\$7,500.00	\$776.74	\$776.74	\$776.74	
	DEV #004 TOTAL			\$645,849.00	\$326,037.90	\$271,527.96	\$267,810.46	
DEV 010								
-								
Scattered								
Sites	1. SITEWORK	1450						
	a. Sitework - Full Remodel	1450	1	\$0.00	\$2,500.00	\$2,500.00	\$2,250.00	Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	DEV #010 1450 SUB-TOTAL	1450		\$0.00	\$2,500.00	\$2,500.00	\$2,250.00	
#010	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: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number A-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	Expended	
	a. Dwelling - Full Remodel	1460	3	\$0.00	\$98,280.00	\$98,280.00	\$88,452.00	Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	DEV #010 1460 SUB-TOTAL	1460		\$0.00	\$98,280.00	\$98,280.00	\$88,452.00	
	DEV #010 TOTAL			\$0.00	\$100,780.00	\$100,780.00	\$90,702.00	
DEV 012 - Scattered Sites	1. SITEWORK	1450						Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	a. Sitework - Full Remodel	1450	1	\$0.00	\$4,800.00	\$4,800.00	\$4,320.00	
	DEV #012 1450 SUB-TOTAL	1450		\$0.00	\$4,800.00	\$4,800.00	\$4,320.00	
#012	2. DWELLING STRUCTURES	1460						Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	a. Dwelling - Full Remodel	1460	1	\$0.00	\$72,662.18	\$72,662.18	\$65,993.28	
	DEV #012 1460 SUB-TOTAL	1460		\$0.00	\$72,662.18	\$72,662.18	\$65,993.28	
	DEV #012 TOTAL			\$0.00	\$77,462.18	\$77,462.18	\$70,313.28	
DEV 020 - Scattered Sites	1. SITEWORK	1450						Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	a. Sitework - Full Remodel	1450	2	\$0.00	\$17,500.00	\$17,500.00	\$15,750.00	
	DEV #020 1450 SUB-TOTAL	1450		\$0.00	\$17,500.00	\$17,500.00	\$15,750.00	
#020	2. DWELLING STRUCTURES	1460						Years 2 and 3 CFP 2005 - 2009 5 Yr Action Plan;
	a. Dwelling - Full Remodel	1460	2	\$0.00	\$84,015.39	\$84,015.39	\$75,698.85	
	DEV #020 1460 SUB-TOTAL	1460		\$0.00	\$84,015.39	\$84,015.39	\$75,698.85	

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: OR16P00150105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number A-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	Expended	
	DEV #020 TOTAL			\$0.00	\$101,515.39	\$101,515.39	\$91,448.85	
	TOTAL			\$1,222,271.00	\$1,222,271.00	\$1,110,775.92	\$895,333.73	

Annual Statement / Performance and Evaluation Report

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

Part III: Implemetation Schedule

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
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		12/31/2006	8/17/2009		12/31/2006		
PHA-Wide Mgmt. Improvem'ts	8/17/2007			8/17/2009				
PHA-Wide Admin.	8/17/2007		12/31/2006	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 Dwelling Equipment	8/17/2006		12/31/2006	8/17/2006		12/31/2006		
PHA-Wide Non- Dwelling Structures	8/17/2007		12/31/2006	8/17/2009		12/31/2006		
PHA-Wide Non- Dwelling Equipment	8/17/2007		12/31/2006	8/17/2009		12/31/2006		
Relocation Costs	8/17/2007		12/31/2006					
PHA-Wide Contingency	8/17/2007		12/31/2006	8/17/2009		12/31/2006		
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.

Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF) Part I:

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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: 12/31/06 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	\$100,000.00	\$100,000.00	\$100,000.00
2	1406 Operations	\$216,000.00	\$216,000.00	\$216,000.00	\$216,000.00
3	1408 Management Improvements -- Soft Costs	\$500.00	\$500.00	\$0.00	\$0.00
4	1408 Management Improvements -- Hard Costs	\$108,100.00	\$108,100.00	\$106,740.00	\$9,612.35
5	1410 Administration	\$142,450.00	\$142,450.00	\$140,201.31	\$701.31
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$25,500.00	\$25,500.00	\$1,073.08	\$1,073.08
9	1440 Site Acquisition				
10	1450 Site Improvement	\$55,000.00	\$52,246.86	\$22,095.00	\$750.00
11	1460 Dwelling Structures	\$350,634.00	\$342,258.22	\$70,000.00	\$0.00
12	1465.1 Dwelling Equipment - Nonexpendable	\$1,000.00	\$2,481.00	\$2,481.00	\$0.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$69,500.00	\$81,147.92	\$81,147.92	\$38,951.73
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$2,500.00	\$500.00	\$0.00	\$0.00
19	1499 Development Activities	\$110,000.00	\$110,000.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,081,184.00	\$1,081,184.00	\$639,738.31	\$267,088.47
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	\$64,134.00	\$142,505.08	\$4,460.08	\$1,715.08
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	\$143,000.00	\$138,000.00	\$43,000.00	\$0.00
26	Amount of line 21 Related to Energy Conservation	\$289,634.00	\$282,739.22	\$142,946.08	\$965.08

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administration
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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: OR16P00150106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
Development Number Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-wide Operations	1. Operations	1406	1	\$216,000.00	\$216,000.00	\$216,000.00	\$216,000.00	
	SUB-TOTAL	1406		\$216,000.00	\$216,000.00	\$216,000.00	\$216,000.00	
Mgmt. Improve.	1. STAFF: Residents Services Specialist(s) Salary & Benefits	1408	1	\$43,000.00	\$43,000.00	\$43,000.00		ONGOING
	2. STAFF: Capital Fund Manager Salary & Benefits	1408	25%	\$25,500.00	\$25,500.00	\$25,500.00		ONGOING
	3. STAFF: Preventive Maintenance Salary & Benefits - D	1408	33%	\$20,000.00	\$20,000.00	\$20,000.00	\$5,616.00	ONGOING
	4. STAFF: Preventive Maintenance Salary & Benefits - T	1408	33%	\$18,000.00	\$18,000.00	\$18,000.00	\$3,756.35	ONGOING
	5. TRAINING: Staff Training Improvement	1408	1	\$1,000.00	\$1,000.00	\$240.00	\$240.00	ONGOING
	6. Travel for Resident Services Specialist(s)	1408	1	\$100.00	\$100.00			ONGOING
	Systems & Office Software - Soft Costs	1408	1	\$500.00	\$500.00			ONGOING
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00			ONGOING
	SUB-TOTAL	1408		\$108,600.00	\$108,600.00	\$106,740.00	\$9,612.35	
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	####	\$80,000.00	\$80,000.00	\$80,000.00		ONGOING
	2. CFP Rehab Specialist Salary & Benefits - A&E Design Work	1410	1%	\$500.00	\$500.00			from 10% max Admin costs per - 968.120 (n) (2) (ii)
	3. CFP Drafting Specialist Salary & Benefits - A&E Design Work	1410	####	\$59,500.00	\$59,500.00	\$59,500.00		from 10% max Admin costs per - 968.120 (n) (2) (ii)
	4. CFP Other Staff Salary & Benefits	1410						
	5. Advertising	1410	####	\$2,000.00	\$2,000.00	\$701.31	\$701.31	ONGOING

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: OR16P00150106				2006		
		Replacement Housing Factor Grant No:						
Development Number Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	6. Travel (Mileage, Parking, etc.)	1410	5	\$250.00	\$250.00			ONGOING
	7. Legal Expenses	1410	6	\$200.00	\$200.00			ONGOING
	SUB-TOTAL	1410		\$142,450.00	\$142,450.00	\$140,201.31	\$701.31	
Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$20,000.00	\$20,000.00	\$965.08	\$965.08	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 -	1430	1	\$5,000.00	\$5,000.00			ONGOING
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00	\$500.00	\$108.00	\$108.00	ONGOING
	SUB-TOTAL	1430		\$25,500.00	\$25,500.00	\$1,073.08	\$1,073.08	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$20,000.00	\$17,246.86	\$3,495.00	\$750.00	ONGOING
	SUB-TOTAL	1450		\$20,000.00	\$17,246.86	\$3,495.00	\$750.00	
PHA-wide Dwelling Improve.	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	\$23,634.00	\$15,258.22			ONGOING
	SUB-TOTAL	1460		\$23,634.00	\$15,258.22	\$0.00	\$0.00	
PHA-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	4	\$1,000.00	\$2,481.00	\$2,481.00		ONGOING
	SUB-TOTAL	1465		\$1,000.00	\$2,481.00	\$2,481.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. TOOLS: Power Equipment for Modernization	1475	5	\$5,000.00	\$865.00	\$865.00	\$865.00	COMPLETE
	2. COMPUTER/EQUIPMENT:	1475	3	\$3,000.00	\$503.00	\$503.00	\$503.00	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:		Grant Type and Number					Federal FY of Grant:	
Housing Authority of Clackamas County		Capital Fund Program Grant No: OR16P00150106					2006	
		Replacement Housing Factor Grant No:						
Development Number Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	3. Furniture	1475	10	\$2,000.00	\$4,849.43	\$4,849.43	\$4,849.43	COMPLETE
	4. Playground Equipment	1475	3	\$21,500.00	\$32,506.34	\$32,506.34	\$340.00	ONGOING
	5. Maintenance Vehicles/Equip	1475	3	\$38,000.00	\$42,424.15	\$42,424.15	\$32,394.30	ONGOING
	SUB-TOTAL	1475		\$69,500.00	\$81,147.92	\$81,147.92	\$38,951.73	
Relocation Costs	1. Relocation costs due to modernization activities	1495	3	\$2,500.00	\$500.00			ONGOING
	SUB-TOTAL	1495		\$2,500.00	\$500.00	\$0.00	\$0.00	
Contingency	1. Contingency	1502		\$0.00	\$0.00			COMPLETE
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
DEV 001 - Clackamas Heights (100 units)	1. SITEWORK	1450						
	install perimeter fence	1450	1	\$10,000.00	\$10,000.00			ONGOING
	DEV #001 1450 SUB-TOTAL	1450		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Install washer/dryer hook-ups	1460	26	\$90,000.00	\$90,000.00			ONGOING
	DEV #001 1460 SUB-TOTAL	1460		\$90,000.00	\$90,000.00	\$0.00	\$0.00	
	2. DEVELOPMENT ACTIVITIES	1499						
	a. Install 504 accessible units	1499	4	\$110,000.00	\$110,000.00			ONGOING
	DEV #001 1499 SUB-TOTAL	1499		\$110,000.00	\$110,000.00	\$0.00	\$0.00	
	DEV #001 TOTAL			\$210,000.00	\$210,000.00	\$0.00	\$0.00	
DEV 003 - Hillside Park (100)	1. SITEWORK	1450						
	install perimeter fence	1450	1	\$5,000.00	\$5,000.00			ONGOING
	DEV #003 TOTAL			\$5,000.00	\$5,000.00	\$0.00	\$0.00	

Annual Statement/ Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
Development Number Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
DEV 004 - OCVM (100 units)	2. DWELLING STRUCTURES	1460						
	b. HVAC	1460						
	Upgrade Ventilation	1460	100	\$5,000.00	\$5,000.00			ONGOING
	DEV #004 TOTAL	1460			\$5,000.00	\$5,000.00	\$0.00	\$0.00
DEV 005 - Hillside Manor (100 units)	1. SITEWORK	1450						
	Upgrade Parking	1450	1	\$20,000.00	\$20,000.00	\$18,600.00		ONGOING
	DEV #005 1450 SUB-TOTAL	1450		\$20,000.00	\$20,000.00	\$18,600.00	\$0.00	
DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460						
	a. Install new siding @ duct chase	1460	1	\$15,000.00	\$15,000.00			ONGOING
	b. Paint Building	1460	1	\$67,000.00	\$67,000.00			ONGOING
	c. Install new safety railings @ balconies	1460	8	\$20,000.00	\$20,000.00			ONGOING
	d. Replace Elevators	1460	2	\$65,000.00	\$70,000.00	\$70,000.00		ONGOING
	e. Install Safety Alert System	1460	1	\$65,000.00	\$60,000.00			ONGOING
	DEV #005 1460 SUB-TOTAL	1460		\$232,000.00	\$232,000.00	\$70,000.00	\$0.00	
DEV #005 TOTAL				\$252,000.00	\$252,000.00	\$88,600.00	\$0.00	
TOTAL				\$1,081,184.00	\$1,081,184.00	\$639,738.31	\$267,088.47	

Annual Statement / Performance and Evaluation Report

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

Part III: Implemetation Schedule

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
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	7/17/2008	#####	6/30/2010	7/17/2010	12/31/2006	
PHA-Wide Mgmt. Improvem'ts	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Admin.	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Fees & Costs	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Site Improvements	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Dwelling Improvements	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Dwelling Equipment	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Non- Dwelling Equipment	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
PHA-Wide Contingency	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
001 - Clackamas Heights	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
003 - Hillside Park	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
004 - OCVM	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
005 - Hillside Manor	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
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.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of Clackamas County						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 PHA FY: 2007	Work Statement for Year 2 FFY Grant: PHA FY: 2008	Work Statement for Year 3 FFY Grant: PHA FY: 2009	Work Statement for Year 4 FFY Grant: PHA FY: 2010	Work Statement for Year 5 FFY Grant: PHA FY: 2011	
A. Developments 001 003 004	See Annual Statement	\$15,000.00 \$10,000.00 \$25,000.00	\$25,000.00 \$10,000.00	\$15,000.00	\$15,000.00 \$175,000.00	
PHA – Wide Physical Improvements		\$370,000.00	\$427,500.00	\$485,000.00	\$299,000.00	
B. Physical Improvements Subtotal		\$420,000.00	\$462,500.00	\$500,000.00	\$489,000.00	
C. PHA-Wide Dwelling Equipment		\$6,000.00	\$5,000.00	\$5,400.00	\$5,400.00	
D. PHA-Wide Non-Dwelling Structures and Equipment		\$50,000.00	\$52,500.00	\$40,000.00	\$30,500.00	
E. Management Improvements		\$163,232.40	\$173,165.66	\$145,700.00	\$145,700.00	
F. Administration		\$147,450.00	\$147,450.00	\$147,450.00	\$147,450.00	
G. Other		\$78,501.60	\$24,568.34	\$26,634.00	\$27,134.00	
H. Operations		\$216,000.00	\$216,000.00	\$216,000.00	\$216,000.00	
I. Demolition		\$0.00	\$0.00	\$0.00	\$0.00	
J. Replacement Reserves		\$0.00	\$0.00	\$0.00	\$0.00	
K. Mod Used for Develop		\$0.00	\$0.00	\$0.00	\$20,000.00	
L. Total CFP Funds		\$1,081,184.00	\$1,081,184.00	\$1,081,184.00	\$1,081,184.00	
M. Total Non-CFP Funds		\$300,000.00	\$0.00	\$0.00	\$0.00	
N. Grand Total		\$1,381,184.00	\$1,081,184.00	\$1,081,184.00	\$1,081,184.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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: 2008			Activities for Year: 3 FFY Grant: PHA FY: 2009		
PHA FY: 2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Dev 001 Clackamas Heights	Dwelling – Remove and replace existing hazardous porches (front & rear – 5 units)	\$15,000.00	Dev 001 Clackamas Heights	Dwelling – Energy Audit upgrade lighting, upgrade insulation	\$10,000.00
					Dwelling – Remove and replace existing hazardous porches (front & rear – 5 units)	\$15,000.00
		Dev 001 Sub-Total	\$15,000.00		Dev 001 Sub-Total	\$25,000.00
	Dev 003 Hillside Park	Sitework – Replace Sewer Line (match CDBG)	\$10,000.00	Dev 003 Hillside Park	Dwelling – Energy Audit upgrade lighting, upgrade insulation	\$10,000.00
		Dev 003 Sub-Total	\$10,000.00		Dev 003 Sub-Total	\$10,000.00
	Dev 004 OCVM	Sitework – Replace Sewer Line (match CDBG)	\$25,000.00	PHA-Wide Sitework 1450	PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$25,000.00
					Sitework – Modernization Full Remodel (5 units TBD)	\$32,000.00
		Dev 004 Sub-Total	\$25,000.00		PHA-Wide Sitework 1450 Sub-Total	\$57,000.00
	PHA-Wide Sitework 1450	PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$20,000.00	PHA-Wide Dwelling Structures 1460	PHA-Wide Dwelling Improvements – cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roof, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$50,000.00
		Sitework – Modernization Full Remodel (8 units 4 ADA all TBD)	\$60,000.00		Dwelling Modernization – Full Remodel (5 units TBD)	\$200,000.00
		Sub-Total PHA-Wide Sitework 1450	\$80,000.00		Energy Savings Upgrades	\$120,500.00
					PHA-Wide Dwelling 1460 Sub-Total	\$370,500.00
	PHA-Wide Dwelling Structures 1460	PHA-Wide Dwelling Improvements – cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roof, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$30,000.00	PHA-Wide Dwelling Equipment 1465	PHA-Wide Dwelling Equipment range/refrigerator	\$5,000.00
		Dwelling Modernization – Full Remodel (8 units 4 ADA all TBD)	\$260,000.00			
		Sub-Total PHA-Wide Dwelling 1460	\$290,000.00		PHA-Wide Dwelling Equipment 1465 Sub-Total	\$5,000.00

**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: 2008			Activities for Year: 3 FFY Grant: PHA FY: 2009		
PHA FY: 2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide Dwelling Equipment 1465	PHA-Wide Dwelling Equipment range/refrigerator	\$6,000.00	PHA-Wide Non-Dwelling Equipment 1475	Computer Systems/Maintenance Equipment Maintenance Vehicle Truck/Van	\$12,500.00 \$40,000.00
		PHA-Wide Dwelling Equipment 1465 Sub-Total	\$6,000.00		PHA-Wide Non-Dwelling Equipment 1475 Sub-Total	\$52,500.00
	PHA-Wide Non-Dwelling Equipment 1475	TOOLS: Maintenance – Power Equip/Mower Computer Systems/Equipment Maintenance Vehicle Truck/Van	\$7,500.00 \$2,500.00 \$40,000.00	PHA-Wide Management 1408	Youth Services Coordinator High Rise Service Coordinator Capital Fund Manager Preventive Maintenance Specialist Travel for Service(s) Coordinators Computer Software (Soft Cost) Resident Training Staff Training	\$17,465.66 \$43,000.00 \$85,000.00 \$10,000.00 \$100.00 \$16,000.00 \$500.00 \$1,100.00
		PHA-Wide Non-Dwelling Equipment 1475 Sub-Total	\$50,000.00		PHA-Wide Management 1408 Sub-Total	\$173,165.66
	PHA-Wide Management 1408	Youth Services Coordinator High Rise Service Coordinator Capital Fund Manager Preventive Maintenance Specialist Travel for Service(s) Coordinators Computer Software (Soft Cost) Resident Training Staff Training	\$16,632.40 \$43,000.00 \$85,000.00 \$15,000.00 \$100.00 \$1,000.00 \$500.00 \$2,000.00	PHA-Wide Administration 1410	CFP Coordinator Salary & Benefits CFP Drafting Specialist Salary & Benefits A&E Services (In-house A&E exempted from 10% max/per - 968.120 (n) (2) (ii)) Accounting Staff Advertising Travel (mileage, parking etc.) Legal Expenses	\$85,000.00 \$60,000.00 \$0.00 \$2,000.00 \$250.00 \$200.00
		PHA-Wide Management 1408 Sub-Total	\$163,232.40		PHA-Wide Administration 1410 Sub-Total	\$147,450.00
	PHA-Wide Administration 1410	CFP Coordinator Salary & Benefits CFP Drafting Specialist Salary & Benefits A&E Services (In-house A&E exempted from 10% max/per - 968.120 (n) (2) (ii)) Accounting Staff Advertising Travel (mileage, parking etc.) Legal Expenses	\$85,000.00 \$60,000.00 \$0.00 \$2,000.00 \$250.00 \$200.00	PHA Other	A/E & Consulting PHA-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	\$3,000.00 \$6,000.00 \$6,000.00 \$9,000.00 \$568.34
		PHA-Wide Administration 1410 Sub-Total	\$147,450.00		Other Sub-Total	\$24,568.34

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: 2010			Activities for Year: 5 FFY Grant: PHA FY: 2011		
PHA FY: 2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Dev 001 Clackamas Heights	Dwelling – Remove and replace existing hazardous porches (front & rear – 5 units)	\$15,000.00	Dev 001 Clackamas Heights	Dwelling – Remove and replace existing hazardous porches (front & rear – 5 units)	\$15,000.00
		Dev 001 Sub-Total	\$15,000.00		Dev 001 Sub-Total	\$15,000.00
	PHA-Wide Sitework 1450	PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$25,000.00	Dev 004 OCVM	Install new windows @ 20 units	\$120,000.00
		Sitework – Modernization Full Remodel (6 units TBD)	\$40,000.00		Install new siding @ 7 units	\$55,000.00
		Sitework – Modernization Full Remodel (2 504 units TBD)	\$25,000.00			
		PHA-Wide Sitework 1450 Sub-Total	\$90,000.00		Dev 004 Sub-Total	\$175,000.00
	PHA-Wide Dwelling Structures 1460	PHA-Wide Dwelling Improvements – cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roof, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$45,000.00	PHA-Wide Sitework 1450	PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	\$5,000.00
		Dwelling Modernization – Full Remodel (8 units TBD)	\$190,000.00		Sitework – Modernization Full Remodel (4 units TBD)	\$30,000.00
		Dwelling Modernization – Full Remodel (3 504 units)	\$160,000.00		Sitework – Modernization Full Remodel (2 504 units TBD)	\$15,000.00
		PHA-Wide Dwellings 1460 Sub-Total	\$395,000.00		PHA-Wide Sitework 1450 Sub-Total	\$50,000.00
	PHA-Wide Dwelling Equipment 1465	PHA-Wide Dwelling Equipment range/refrigerator	\$5,400.00	PHA-Wide Dwelling Structures 1460	PHA-Wide Dwelling Improvements – cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roof, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	\$10,000.00
					Dwelling Modernization – Full Remodel (4 units TBD)	\$125,000.00
					Dwelling Modernization – Full Remodel (2 504 units TBD)	\$114,000.00
		PHA-Wide Dwelling Equip 1465 Sub-Total	\$5,400.00		PHA-Wide Dwelling 1460 Sub-Total	\$249,000.00

**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: 2010			Activities for Year: 5 FFY Grant: PHA FY: 2011		
PHA FY: 2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide Non-Dwelling Equipment 1475	Computer Systems/Maintenance Equipment Maintenance Vehicle Truck/Van	\$5,000.00 \$35,000.00	PHA-Wide Dwelling Equipment 1465	PHA-Wide Dwelling Equipment range/refrigerator	\$5,400.00
		PHA-Wide Non-Dwelling Equipment 1475 Sub-Total	\$40,000.00		PHA-Wide Dwelling Equip 1465 Sub-Total	\$5,400.00
	PHA-Wide Management 1408	High Rise Service Coordinator Capital Fund Manager Preventive Maintenance Specialist Travel for Service(s) Coordinators Computer Software (Soft Cost) Resident Training Staff Training	\$43,000.00 \$85,000.00 \$10,000.00 \$100.00 \$6,000.00 \$500.00 \$1,100.00	PHA-Wide Dwelling Structures 1470	Decentralized Offices for AMP 3, 4 & 5	\$5,000.00
		PHA-Wide Management 1408 Sub-Total	\$145,700.00		PHA-Wide Dwelling Structures 1470 Sub-Total	\$5,000.00
	PHA-Wide Administration 1410	CFP Coordinator Salary & Benefits CFP Drafting Specialist Salary & Benefits A&E Services (In-house A&E exempted from 10% max/per - 968.120 (n) (2) (ii) Accounting Staff Advertising Travel (mileage, parking etc.) Legal Expenses	\$85,000.00 \$60,000.00 \$0.00 \$2,000.00 \$250.00 \$200.00	PHA-Wide Non-Dwelling Equipment 1475	Computer Systems/Maintenance Equipment Maintenance Vehicle Truck/Van/Equipment	\$5,500.00 \$20,000.00
		PHA-Wide Administration 1410 Sub-Total	\$147,450.00		PHA-Wide Non-Dwelling Equipment 1475 Sub-Total	\$25,500.00
	PHA Other	A/E & Consulting PHA-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	\$6,000.00 \$5,000.00 \$10,000.00 \$5,000.00 \$634.00	Development Activities 1499	Development of additional housing units at various locations throughout Clackamas County	\$20,000.00
		Other Sub-Total	\$26,634.00		Development Activities 1499 Sub-Total	\$20,000.00
	Operations 1406	Operations	\$216,000.00			
		Operations 1406 Sub-Total	\$216,000.00			
		2010 Grand Total	\$1,081,184.00			

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

Activities for Year 1		Activities for Year: 5 FFY Grant: PHA FY: 2011		
PHA FY: 2007		Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement		PHA-Wide Management 1408	High Rise Service Coordinator	\$43,000.00
			Capital Fund Manager	\$85,000.00
			Preventive Maintenance Specialist	\$10,000.00
			Travel for Service(s) Coordinators	\$100.00
			Computer Software (Soft Cost)	\$6,000.00
			Resident Training	\$500.00
			Staff Training	\$1,100.00
			PHA-Wide Management 1408 Sub-Total	\$145,700.00
		PHA-Wide Administration 1410	CFP Coordinator Salary & Benefits	\$85,000.00
			CFP Drafting Specialist Salary & Benefits	\$60,000.00
			A&E Services (In-house A&E exempted from 10% max/per - 968.120 (n) (2) (ii))	
			Accounting Staff	\$0.00
			Advertising	\$2,000.00
			Travel (mileage, parking etc.)	\$250.00
			Legal Expenses	\$200.00
			PHA-Wide Administration 1410 Sub-Total	\$147,450.00
		PHA Other	A/E & Consulting	\$3,000.00
			PHA-Wide Relocation Costs	\$5,000.00
			Asbestos Testing/Abatement	\$10,000.00
			Mold Testing/Remediation	\$8,000.00
			Contingency	\$1,134.00
			Other Sub-Total	\$27,134.00
		Operations 1406	Operations	\$216,000.00
			Operations 1406 Sub-Total	\$216,000.00
			2011 Grand Total	\$1,081,184.00