

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Portland Housing Authority</u> PHA Code: <u>ME003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>995</u> Number of HCV units: <u>1754</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment I (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main Administrative Office – 14 Baxter Boulevard Portland, ME PHA web site: www.porthouse.org City of Portland Housing & Community Development Office 189 Congress Street, Portland, ME Community rooms of larger PHA developments				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See Attachments II and Attachment III				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) 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; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Attachment 1
6.0 (a)
Portland Housing Authority Plan Elements Revisions

Portland Housing Authority Plan elements that have been revised since our 2008 Annual Plan submission include:

I. Admission and Continued Occupancy Plan (ACOP) Changes

Chapter 2: Eligibility for Admission

Section E. 2. Denial of Admission for Previous Debts to This or Any Other PHA

DELETE: (paragraph one) Previous outstanding debts to this PHA or any PHA resulting from a previous tenancy in the Public Housing or Section 8 Program must be paid in full prior to admission. No payment agreement will be accepted.

ADD: (paragraph one) The Portland Housing Authority may require that previous outstanding debts to this PHA or any other PHA resulting from a previous tenancy in the Public Housing or Section 8 Program be paid in full prior to admission.

Chapter 4: Tenant Selection and Assignment

Section B. Waiting List Preferences, Local Preferences B. 2.

DELETE: families with income from wages;

ADD: families with taxable income from wages, working household members must be 18 years or older; and

Chapter 9: Leasing

Section H: Schedule of Special Charges

SEE MEMORANDUM Below (page 5): Proposed changes to the Schedule of Special (Resident) Charges as referenced in Chapter 9: Leasing, Section H: Schedule of Special Charges, and Section 6. G. of the Dwelling Lease, for repairs, replacement and special maintenance charges to be paid by tenants appear in the attached memorandum.

Chapter 11: Recertifications

Section B. Tenant Rent Increases **(ADD) During Annual Recertification Process** (page 11-4)

DELETE: (second paragraph) If less than 30 days are remaining before the anniversary date, the tenant rent increase will be effective on the first of the second month following the forty-five (45) day notice.

ADD: (second paragraph) If a change occurs during the 45 day notice period that causes an increase in rent, the tenant's annual recertification will be completed, and a new interim recertification will be started, including another 45 day notice period.

Section B. Tenant Rent Decreases **(ADD) During Annual Recertification Process** (page 11-4)

DELETE: (first paragraph) If tenant rent decreases, it will be effective on the anniversary date.

ADD: (first paragraph) If a change occurs during the processing of the Annual Recertification that causes a decrease in rent, it will be effective on the first day of the month following the completion of the recertification.

Section C. Reporting Interim Changes (page 11- 4)

DELETE: (first paragraph) If however the change results in a decrease in rent the Housing Authority will reduce the rent within 30 days of reporting and verifying the changes.

ADD: (first paragraph) If the change results in a decrease in rent, the decrease will become effective the first day of the month following the reported change.

Section F. Timely Reporting of Changes in Income and Assets (page 11 - 6)

Standard For Timely Reporting Of Changes

DELETE: (first paragraph) Any information, document or signature needed from the family, which is needed to verify the change, must be provided within three (3) working days of the change.

ADD: (first paragraph) Before an interim adjustment can be processed, all required information, documentation and signatures needed to verify the change must be received.

Section G. Reporting Changes In Family Composition (page 11 - 7)

DELETE: (paragraph 4) If an adult family member is declared permanently absent by the head of household, the notice must contain a certification by the head of household or spouse that the member (who may be the head of household) removed is permanently absent.

ADD: (paragraph 4) Requests to remove a household member from the lease can only be made by the Head of Household or their spouse, and must be include documentation certifying their permanent absence, such as a lease or rent receipts from a new address, utility bills or court records. PHA will not remove this person from the lease until the absence can be adequately verified.

II. Section 8 Programs Administrative Plan Changes

PIH 2008-20 Over Subsidization - AP page: 5-2 This change in the Plan and procedures was made in order to monitor the appropriate use of extra bedrooms assigned under the Housing Choice Voucher for the purposes of housing a live-in aide or providing extra space for medical/disability/or handicapped equipment.

AP page: 6-10 Discretionary Income received over a less than annual basis will be annualized in order to reduce the need for interim re-certifications and prevent the loss of actual tenant share of rent.

AP page: 7-2 Discretionary In order to reduce the possibilities of fraud in the reporting of income, newly admitted families will be subject to a check of certain income under HUD's Enterprise Income Verification (EIV) system.

Final Rule 24 CFR Parts 5, 92, 908 - Refinement of Income and Rent Determinations – AP pages 7-4, 7-5, 7-13, 7-14 PHA has already met many of the requirements of regulations under its present procedures. This rule also allows use of EIV wage information even if it is not current under certain conditions. Citizenship and naturalization and national status must be verified not just certified.

PIH 2008-44 Verification of SS and SSI Benefits – AP pages 7-5 HUD has defined what can and cannot be requested from the SSA and how these requests must be made.

AP page 11-2 and 11-3 Discretionary Revision of the Methodology of determining Rent Reasonableness under the new "Rentellect" system purchased in 2008.

PIH 2008-13 Requests for Exception Payment Standards for Persons with Disabilities – AP page 11-5 HUD Washington has granted the Regional Offices of HUD the latitude to approve exception payment standards so HCV families with a member or members with disabilities can more readily acquire accessible units (from over 110% up to 120% of FMR). Any exception rent requested higher than 120% must be approved by HUD Headquarters.

PIH 2008-43 HCV Portability Procedures and Corrective Actions - AP pages 13-2, 13-3,13-4 This notice gives guidance on HA administrative responsibilities related to portability moves. Changes to the AP were made to reflect proper procedures to follow if PHA chooses to deny portability for financial or HCV utilization reasons and PHA's stated practice under portability. The AP also addresses the approval of reasonable accommodations made by other HAs for porting clients to PHA's jurisdiction.

AP pages 15-3, 15-4, 15-6 and 15-12 Discretionary Under the discretionary denial or termination of rental assistance section modifications were made to expand the definition of reasons for such action. To meet the change to determinations of eligibility by patterns of criminal behavior, the section on Standards of Violations was expanded to define what "pattern" means. The criteria to determine what actions may be taken when a family misses appointments and/or does not provide necessary information was more clearly defined.

AP pages 20-38 Discretionary One of Homeownership eligibility criteria was redefined so applying families who were in violation of Public Housing Leases or Family Obligations under the HCV program were denied participation the program if such actions occurred within the past 3 years.

**Portland Housing Authority
MEMORANDUM**

To: Portland Housing Authority Residents
 From: Mark B. Adelson, Deputy Executive Director
 Date: February 10, 2009
 Subject: Schedule of Resident Charges (PROPOSED CHANGES)

As part of the 2009 Annual Plan the Portland Housing Authority is proposing the following changes to the Schedule of Resident Charges. This schedule lists the costs that are charged back to the residents for repairs, replacement, special maintenance charges and other costs. The Schedule of Resident Charges is referred to in the ACOP in Chapter 9: Leasing, Section H: Schedule of Special Charges, and the PHA Dwelling Lease Section 6. G. The Proposed changes are listed below in **BOLD**.

Repair and Replacement	Cost
Resident Responsible for Damage (normal business hours)	Actual cost of materials plus \$15.00/hour (increase to \$20/hour)
Resident Responsible for Damage (after hours and weekends)	Actual cost of materials plus \$15.00/hour w/3 hour minimum (increase to \$20/hour)
Normal Wear and Tear	No Charge
Emergency Calls (no tenant damage)	No Charge
Maintenance Costs (Special Charges)	Cost
Snow Removal	\$25.00
Lawn Mowing	\$30.00
Trash Removal:	
Per ½ truckload	\$35.00
Per full truckload	\$70.00
Bags or Bulky Items	\$5.00 each
Lock-out (after hours)	\$45.00
Lock-out (during business hours)	\$7.50
Failure to Prepare for Bedbug Treatment (first incident)	\$25.00
Failure to Prepare for Bedbug Treatment (second incident)	\$75.00
Preparation for Bedbug Treatment (subsequent incidents)	Actual cost charged by PHA contractor (typically \$300 to \$800)
Other Charges	Cost
Open window or Doors (December to March, per occurrence)	\$10.00
Court Costs:	
Eviction Summons	\$5.00 (or actual cost)
Eviction Filing Fee	\$70.00 (or actual cost)

--	--

Attachment II

7.0 (d) Homeownership

The Portland Housing Authority administers a Voucher Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982. The Portland Housing Authority does not limit the number of families who can participate in the Voucher Homeownership program. The eligibility criteria for participation in the authority's homeownership program is listed below:

- If any family member was an adult member of a family that previously received either of the two forms of homeownership assistance from any PHA they are not eligible to receive further homeownership assistance.
- If any family member was an adult member of a family that defaulted on a mortgage obtained through the Homeownership option the family is barred from receiving future Homeownership assistance.
- The family has had no family-caused violations of HUD's Housing Quality Standards within the last 1-year time period.
- The family has been an active continuous participant in the Voucher Program under HAP Contract for at least 9 months.
- The family does not owe money to the PHA.
- The family has not committed any serious or repeated violations of a PHA Public Housing Lease within the past 3-year time period.
- Active program participants who Port into PHA that have not been approved for homeownership by the issuing housing authority, must follow the initial requirements above and may apply for Voucher Homeownership three months prior to the end of the initial term of the lease (at the earliest) that is subsidized by PHA under an HCV HAP Contract.
- Project-Based Voucher participants and Public Housing transfer tenants may request participation in the homeownership program when the PHA is issuing vouchers to persons on the wait list whose application date is the same as or later than the application date of the Project Based participant and/or PHA tenant for Homeownership plus nine months. *(This will prevent Project-Based participants and Public Housing transfer tenants from circumventing the wait list to obtain placement before those on the wait list.)*

The PHA has demonstrated its capacity to administer the program by requiring that financing for purchase of a home under its Voucher Homeownership program 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.

The Portland Housing Authority has partnered with the following pre-established programs since July 1, 2001 when the housing authority first began offering the **Voucher** Homeownership program:

United States Department of Agriculture Rural Development – Cumberland County

- Provide low interest rate loans for low income homebuyers

Remove bullet

Peoples Regional Opportunity Program (PROP) – Portland

- Offer the HUD approved Homebuyer Education **Course**
- Administers the Maine American Dream Initiative (MADI) – down payment assistance which began in 2003

Consumer Credit Counseling Services (CCCS) – South Portland

- Offer the HUD approved Homebuyer Education **Course**
- **Credit Repair Resource**
- **Offers Budgeting Education Classes**

TD BankNorth

- **Offers a comparable low interest rate FHA/VA loan.**

City of Portland Housing and Neighborhood Services

- Has a \$30,000 deferred loan program for homes purchased within the City of Portland.

Westbrook Housing Authority

- Offers condos for sale to eligible low-income homebuyers partnering with USDA and PROP

New Partner

Bangor Savings

- Is an approved Maine Housing lender, offering low interest loan rates for first time homebuyers.

Attachment III

7.0 (e) Project-based Vouchers

As in the past, Portland Housing Authority will consider “project-basing” tenant-based Housing Choice Vouchers for new projects in the coming year. This is being done to maximize the affordability for special populations. Portland Housing Authority’s use of Project-Based Section 8 vouchers is consistent with and supports the Consolidated Plan for the City of Portland. In August 2007, the PHA initially committed to provide up to 45 Project-Based Section 8 vouchers to four non-profit organizations for the development of permanent affordable housing for the homeless and persons with disabilities. Two of these projects have been completed and one is still in development and one was withdrawn. These include:

- Avesta Housing: Florence House Apartments - 25 permanent apartments, combined with transitional units and emergency beds for homeless women. PHA is providing 25 project-based vouchers – under construction.
- Goodwill Industries: 4 apartments for individual with traumatic brain injuries, PHA is providing 4 project-based vouchers – withdrew application 5/21/2008 unable to get funding.
- Community Housing of Maine and Casa Inc.: 6 bed group-home for homeless persons with disabilities, PHA is providing 6 project-based vouchers - completed.
- Shalom House Inc.: Croquet Lane – 10 apartments for homeless persons with disabilities, PHA is providing 10 project-based vouchers - completed.

When all are completed this will bring our total Project-Based Section 8 Vouchers to 164. The housing authority may provide project-based assistance for up to 20% of their approved budget authority.

PORTLAND HOUSING AUTHORITY
14 BAXTER BOULEVARD, PORTLAND, MAINE 04101-1822
www.porthouse.org
Administrative Office (207) 773-4753 • TDD (207) 774-2570
Fax (207) 774-6471
Maintenance (207) 774-2815

COMMISSIONERS:

MARYANN CARROLL, *Chairperson*
FAITH MCLEAN, *Vice Chairperson*
CLIFFORD GINN, *Commissioner*
TOM VALLEAU, *Commissioner*
KATHERINE DURGERIAN, *Commissioner*
SHIRLEY PETERSON, *Commissioner*
ROBYN TUCKER, *Commissioner*

BRUCE R. LORING
*Executive Director
and Secretary*

April 7, 2009

MARK B. ADELSON
*Deputy Executive
Director*

Eileen Morgan
Public Housing Revitalization Specialist
U. S. Department of Housing and Urban Development
Thomas P. O'Neill Federal Building
10 Causeway Street - Room 553
Boston, MA 02222

RE: ME003 - Agency Plan Certifications

Dear Ms. Morgan:

Enclosed please find the following documents in support of Portland Housing Authority's 2009 Annual Plan:

- **Form HUD-50077: Streamlined PHA Plan Certifications of Compliance**
- **Form HUD 50077cr: Civil Rights Certification**
- **Form HUD 50077sl: Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan**
- **Form HUD-50070: Certification for a Drug-Free Workplace**
- **Form HUD-50071: Certification of Payments to Influence Federal Transactions**
- **Form SS-LLL: Disclosure of Lobbying Activities**
- **Form SS-LLL-A: Disclosure of Lobbying Activities Continuation Sheet**

The Plan itself (50075, 50075.1, 50075.2 , RAB Comments, Challenge Elements and VAWA statement) will be submitted electronically in the next few days.

Please contact me if you have any questions on this matter.

Sincerely,



BRUCE R. LORING
Executive Director

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. ~~For PHA Plan that includes a policy for site based waiting lists:~~
 - ~~The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);~~
 - ~~The system of site based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;~~
 - ~~Adoption of site based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;~~
 - ~~The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;~~
 - ~~The PHA provides for review of its site based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(e)(1).~~
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

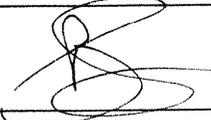
Portland Housing Authority
PHA Name

ME003
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official BRUCE R. LORING	Title EXECUTIVE DIRECTOR
Signature 	Date 4/3/2009

Civil Rights CertificationU.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**Civil Rights Certification****Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

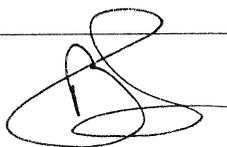
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Portland Housing Authority

ME003

PHA Name

PHA Number/HA Code

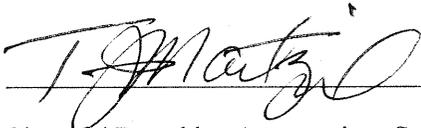
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	BRUCE R. LORING	Title	Executive Director
Signature		Date	4/3/2009

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, T. J. Martzial the Dir., Housing/Neigh. Serv. certify that the Five Year and Annual PHA Plan of the Portland Housing Authority is consistent with the Consolidated Plan of Portland, Maine prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Portland Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Sagamore Village, City of Portland, County of Cumberland, State of Maine 04102

Bayside Terrace, City of Portland, County of Cumberland, State of Maine 04101

Bayside East, City of Portland, County of Cumberland, State of Maine 04101

Riverton Park, City of Portland, County of Cumberland, State of Maine 0-4103

Front Street, City of Portland, County of Cumberland, State of Maine 04103

Peninsula Housing, City of Portland, County of Cumberland, State of Maine 04101

Kennedy Park, City of Portland, County of Cumberland, State of Maine 04101

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Bruce Loring

Title

Executive Director

Signature



Date

4/3/2009

X

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Portland Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Franklin Towers, 211 Cumberland Avenue, City of Portland, County of Cumberland, State of Maine 04101
Harbor Terrace, 284 Danforth Street, City of Portland, County of Cumberland, State of Maine 04102
Washington Gardens, City of Portland, County of Cumberland, State of Maine 04103
Dermot Court, City of Portland, County of Cumberland, State of Maine 04101

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Bruce Loring

Title

Executive Director

Signature



Date

4/3/2009

X

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Portland Housing Authority - ME003

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Bruce Loring

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/03/2009

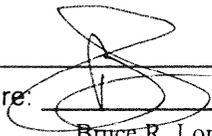
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Portland Housing Authority 14 Baxter Boulevard Portland, ME 04101 Congressional District, if known: 1st district	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Portland Housing Authority	7. Federal Program Name/Description: ME36-P003-501-09 CFDA Number, if applicable: <u>14.850, 14.871</u>	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Bruce R. Loring</u> Title: <u>Executive Director</u> Telephone No.: <u>207-773-4753</u> Date: <u>4/3/2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

N/A

Portland Housing Authority
Violence Against Women

The Portland Housing Authority's goals, objectives, policies, or programs that will enable the Authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking include:

The Portland Housing Authority implemented VAWA to insure that victims of domestic violence could either maintain their current housing or obtain new affordable housing, depending on the best solution to the specific situation. In accordance to the VAWA revisions within our ACOP and lease, PHA employs a variety of methods to accomplish this, including evicting the perpetrator so the victim and family can remain in their current apartment, transferring the victim to another public housing unit, or issuing a Section 8 voucher so the victim can move to a safe undisclosed location away from public housing.

There are three agencies we work closely with in these cases to protect and coordinate services for the victim. **The Portland Police Department Victim Advocate Services** plays an important role to insure the victim remains safe by helping them implement their legal and security options and referring them medical and emergency housing services as needed. **Family Crisis Services** provides temporary secure undisclosed housing. When the victim and family are their care they also provide counseling and case management to find long-term solutions. The Community Counseling Center also provides victims and families with the emotional counseling and support needed as part of the long-term healing process.

To help prevent domestic violence, PHA makes training available to all Property Managers and front line staff that focuses on recognizing and responding to incidents of domestic violence. The training is developed and conducted by Family Crisis Services in conjunction with the Maine Coalition to End Domestic Violence. Furthermore, the Property Managers work closely with the PHA Community Policing Coordinator to recognize incidents and reports that may eventually lead to domestic violence. In these cases services can be introduced and resident education can take place.

In addition to the training to prevent domestic violence the Section 8 staff also attends monthly Hot Spots meetings hosted by the Portland Police Department.

Resident Advisory Board (RAB) Comments

The public comment period on the proposed 2009 Portland Housing Authority Annual Plan began on February 13, 2009 and ended on April 2, 2009 with a public hearing on the Agency Plan. A meeting of the Portland Housing Authority Neighborhood Group (PHANG) and the Resident Advisory Board (RAB) was held February 19, 2009.

At the PHANG/RAB meeting Deputy Director, Mark Adelson reviewed the proposed changes to the Admissions and Continued Occupancy Plan (ACOP) and Janice Bosse, Director of Housing Services reviewed the proposed changes to the Section 8 Administrative Plan.

There were no Resident Advisory Board comments on the proposed changes although other non-Plan issues were discussed.

Challenged Elements of the Portland Housing Authority 2009 Annual Plan

No elements of the of the Portland Housing Authority 2009 Annual Plan were challenged.

Expires 04/30/2011

Part I: Summary						
PHA Name: Portland Housing Authority		Grant Type and Number: ME36 P003 501-07 Capital Fund Program Grant No: 501-07 Replacement Housing Factor Grant No: Date of CFFP			FFY of Grant 2007 FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No. 3) Final Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11-30-08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost		
		Revision #2	Revision #3	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)	150000	95000	95000	95000	
3	1408 Management Improvements	341,470.00	155,028.00	155,028.00	155,028.00	
4	1410 Administration (May not exceed 10% of line 21)	84,560.00	72,272.11	72,272.11	72,272.11	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	157,954.00	189,616.09	189,616.09	189,616.09	
8	1440 Site Aquisition					
9	1450 Site Improvement	168,600.00	218,416.15	218,416.15	218,416.15	
10	1460 Dwelling Structures	620,049.00	886,318.07	886,318.07	886,318.07	
11	1465.1 Dwelling Equipement-Nonexpendable	28,954.00	17,976.00	17,976.00	17,976.00	
12	1470 Nondwelling Structures	13,668.00	11,430.58	11,430.58	11,430.58	
13	1475 Nondwelling Equipment	54,000.00	27,089.00	27,089.00	27,089.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
20	1502 Contingency (may not exceed 8% of line 20)	53,891.00	0.00	0.00	0.00	
21	Amount of Annual Grant: (sum of lines 2-19)	1,673,146.00	1,673,146.00	1,673,146.00	1,673,146.00	
22	Amount of line 20 Related to LBP Activities					
23	Amount of line 20 Related to Section 504 Activities					
24	Amount of line 20 Related to Security-Soft Costs					
25	Amount of line 20 Related to Security-Hard Costs					
26	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number: ME36 P003 501-07 Capital Fund Program Grant No: 501-07 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2007 FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No. 3) Final Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11-30-08 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Revision #2	Revision #3	Obligated	Expended
Signature of Executive Director 		Date 04/17/2009		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-07 Capital fund Program No: 501-07 CFFP (Yes/No) Replacement Housing Factor Grant No.				Federal FFY of Grant 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #2	Revision #3	Obligated	Expended	
AMP 1 Franklin Towers ME 3-4	-Operations	1406		0.00	5,000.00	5,000.00	5,000.00	Completed
	-A&E Fees	1430		0.00	5,262.39	5,262.39	5,262.39	Completed
	-Construction Oversight	1430		0.00	28,776.00	28,776.00	28,776.00	Completed
	-Parking Lot Paving	1450		5,000.00	0.00	0.00	0.00	Deferred
	-Lobbies	1460		5,000.00	6,518.27	6,518.27	6,518.27	Completed
	-Interior Renovations	1460		5,331.00	5,143.00	5,143.00	5,143.00	Completed
	-Boiler Upkeep	1460		11,190.00	37,409.48	37,409.48	37,409.48	Completed
	-Construction Crew	1460		59,000.00	0.00	0.00	0.00	Deferred
	-Preventative Maintenance	1460		0.00	10,992.51	10,992.51	10,992.51	Completed
	-Elevator/Lift	1460		0.00	4,312.80	4,312.80	4,312.80	Completed
	-Replace Doors	1460		0.00	1,668.00	1,668.00	1,668.00	Completed
	-Construction Crew	1460		0.00	35,501.40	35,501.40	35,501.40	Completed
	-Appliances	1465		1,954.00	1,535.00	1,535.00	1,535.00	Completed
	-Garage Door	1470		1,668.00	0.00	0.00	0.00	Deferred
Harbor Terrace ME 3-6	-Unit Inspections	1408		0.00	1,428.00	1,428.00	1,428.00	Completed
	-A&E Fees	1430		0.00	2,320.93	2,320.93	2,320.93	Completed
	-Construction Oversight	1430		0.00	17,121.72	17,121.72	17,121.72	Completed
	-Parking Lot Paving	1450		5,000.00	0.00	0.00	0.00	Deferred
	-Heat Computer/Lan	1460		11,000.00	0.00	0.00	0.00	Deferred
	-Handicap Lift	1460		20,044.00	20,043.99	20,043.99	20,043.99	Completed
	-Interior Unit Renovations	1460		6,000.00	19,942.63	19,942.63	19,942.63	Completed
	-Office Renovations	1460		39,000.00	1,828.23	1,828.23	1,828.23	Completed
	-Preventative Maintenance	1460		0.00	4,311.18	4,311.18	4,311.18	Completed
	-Flooring/Steps	1460		0.00	1,759.00	1,759.00	1,759.00	Completed
	-Construction Crew	1460		0.00	21,335.83	21,335.83	21,335.83	Completed
	-Appliances	1465		2,000.00	298.00	298.00	298.00	Completed

AMP 2 Kennedy Park ME 3-2	-Operations	1406		0.00	2,500.00	2,500.00	2,500.00	Completed	
	-Unit Inspections	1408		0.00	552.00	552.00	552.00	Completed	
	-A&E Fees	1430		0.00	6,505.24	6,505.24	6,505.24	Completed	
	-Construction Oversight	1430		0.00	6,474.60	6,474.60	6,474.60	Completed	
	-Dumpster Pads	1450		0.00	43,468.00	43,468.00	43,468.00	Completed	
	-Outside Lights and Motion Light	1460		0.00	2,073.47	2,073.47	2,073.47	Completed	
	-Unit Interior Renovations	1460		3,000.00	21,204.70	21,204.70	21,204.70	Completed	
	-Storm Doors	1460		9,000.00	7,140.00	7,140.00	7,140.00	Completed	
	-Roof Repair	1460		0.00	1,100.00	1,100.00	1,100.00	Completed	
	-Silcock Locks	1460		0.00	1,470.00	1,470.00	1,470.00	Completed	
	-Preventative Maintenance	1460		0.00	3,752.19	3,752.19	3,752.19	Completed	
	-Construction Crew	1460		55,000.00	30,393.45	30,393.45	30,393.45	Completed	
	-Appliances	1465		3,000.00	1,246.00	1,246.00	1,246.00	Completed	
	Bayside Torrace ME 3-3	-Unit Inspections	1408		0.00	288.00	288.00	288.00	Completed
-A&E Fees		1430		0.00	310.07	310.07	310.07	Completed	
-Construction Oversight		1430		0.00	3,453.12	3,453.12	3,453.12	Completed	
-Fences		1450		5,000.00	1,583.26	1,583.26	1,583.26	Completed	
-Tree Work		1450		3,600.00	1,600.00	1,600.00	1,600.00	Completed	
-Dumpster Pads		1450		0.00	5,900.00	5,900.00	5,900.00	Completed	
-Walkway Paving		1450		0.00	13,115.00	13,115.00	13,115.00	Completed	
-Interior Unit Renovations		1460		15,000.00	15,830.43	15,830.43	15,830.43	Completed	
-Dryer Vents		1460		1,400.00	0.00	0.00	0.00	Deferred	
-Roof Repairs		1460		1,100.00	0.00	0.00	0.00	Deferred	
-Preventative Maintenance		1460		0.00	2,127.10	2,127.10	2,127.10	Completed	
-Construction Crew		1460		0.00	16,209.84	16,209.84	16,209.84	Completed	
-Appliances		1465		2,000.00	0.00	0.00	0.00	Deferred	
Bayside East ME 3-5		-A&E Fees	1430		0.00	6,394.05	6,394.05	6,394.05	Completed
	-Construction Oversight	1430		0.00	0.00	14,100.24	14,100.24	Completed	
	-Parking Lot Paving	1450		10,000.00	4,185.00	4,185.00	4,185.00	Completed	
	-Dumpster Pads	1450		0.00	5,700.00	5,700.00	5,700.00	Completed	
	-Roofing	1460		6,100.00	0.00	0.00	0.00	Deferred	
	-Siding & Trim Work	1460		9,000.00	19,500.01	19,500.01	19,500.01	Completed	
	-Interior Renovations	1460		75.00	5,094.43	5,094.43	5,094.43	Completed	
	-Outside Lights and Motion Light	1460		0.00	3,287.50	3,287.50	3,287.50	Completed	
	-Preventative Maintenance	1460		0.00	4,286.15	4,286.15	4,286.15	Completed	
	-Construction Crew	1460		0.00	66,190.18	66,190.18	66,190.18	Completed	
	-Appliances	1465		5,000.00	3,550.00	3,550.00	3,550.00	Completed	
	-Non-Dwelling Equipment	1475		30,000.00	19,564.00	19,564.00	19,564.00	Completed	
	Dermott Court ME 3-11	-Unit Inspections	1408		0.00	48.00	48.00	48.00	Completed
		-A&E Fees	1430		0.00	62.06	62.06	62.06	Completed
-Construction Oversight		1430		0.00	575.52	575.52	575.52	Completed	
-Site Work		1450		2,000.00	0.00	0.00	0.00	Deferred	
-Preventative Maintenance		1460		0.00	1,499.12	1,499.12	1,499.12	Completed	
-Renovations		1460		1,000.00	265.50	265.50	265.50	Completed	
-Construction Crew		1460		0.00	2,701.64	2,701.64	2,701.64	Completed	
-Appliances		1465		3,000.00	0.00	0.00	0.00	Deferred	

form HUD-50075.1 (04/2008)

Peninsula Housing ME 3-16	-Unit Inspections	1408		0.00	156.00	156.00	156.00	Completed
	-A&E Fees	1430		0.00	18.10	18.10	18.10	Completed
	-Construction Oversight	1430		0.00	1,870.44	1,870.44	1,870.44	Completed
	-Site Work	1450		2,000.00	1,517.00	1,517.00	1,517.00	Completed
	-Preventative Maintenance	1460		0.00	1,499.12	1,499.12	1,499.12	Completed
	-Renovations	1460		6,000.00	22,333.34	22,333.34	22,333.34	Completed
	-Heat / Hammond	1460		15,000.00	0.00	0.00	0.00	Deferred
	-Roof Repairs	1460		8,901.00	0.00	0.00	0.00	Deferred
	-Hot Water Heater	1460		5,000.00	21,469.82	21,469.82	21,469.82	Completed
	-Construction Crew	1460		0.00	8,780.33	8,780.33	8,780.33	Completed
-Appliances	1465		2,000.00	928.00	928.00	928.00	Completed	
Liberty Square ME 3-17	-Unit Inspections	1408		0.00	12.00	12.00	12.00	Completed
	-A&E Fees	1430		0.00	174.43	174.43	174.43	Completed
	-Construction Oversight	1430		0.00	144.31	144.31	144.31	Completed
	-Landscaping	1450		2,000.00	0.00	0.00	0.00	Deferred
	-Preventative Maintenance	1460		0.00	1,499.09	1,499.09	1,499.09	Completed
	-Renovations	1460		0.00	150.72	150.72	150.72	Completed
	-Construction Crew	1460		0.00	676.01	676.01	676.01	Completed
	-Appliances	1465		2,000.00	0.00	0.00	0.00	Deferred
Maintenance Office	-Non-Dwelling Equipment	1475		12,000.00	7,525.00	7,525.00	7,525.00	Completed

AMP 3 Washington Gardens ME 3-9	-Operations	1406		0.00	25,000.00	25,000.00	25,000.00	Completed
	-Unit Inspections	1408		0.00	1,200.00	1,200.00	1,200.00	Completed
	-A&E Fees	1430		0.00	9,263.59	9,263.59	9,263.59	Completed
	-Construction Oversight	1430		0.00	14,388.00	14,388.00	14,388.00	Completed
	-Landscaping	1450		3,000.00	1,895.34	1,895.34	1,895.34	Completed
	-Interior Renovations	1460		2,000.00	3,873.17	3,873.17	3,873.17	Completed
	-Chimney Repair	1460		19,000.00	5,450.00	5,450.00	5,450.00	Completed
	-Handicap Ramp	1460		3,092.00	3,091.93	3,091.93	3,091.93	Completed
	-Fire Doors	1460		9,000.00	0.00	0.00	0.00	Deferred
	-Boiler	1460		0.00	6,405.00	6,405.00	6,405.00	Completed
	-Silcock Locks	1460		0.00	1,470.00	1,470.00	1,470.00	Completed
	-Deck	1460		0.00	651.70	651.70	651.70	Completed
	-Preventative Maintenance	1460		0.00	6,101.92	6,101.92	6,101.92	Completed
	-Construction Crew	1460		70,000.00	42,693.49	42,693.49	42,693.49	Completed
	-Appliances	1465		2,000.00	298.00	298.00	298.00	Completed
-Community Room	1470		8000.00	0.00	0.00	0.00	Deferred	
Front Street ME 3-10	-Unit Inspections	1408		0.00	576.00	576.00	576.00	Completed
	-A&E Fees	1430		0.00	0.00	648.91	648.91	Completed
	-Construction Oversight	1430		0.00	0.00	7194.00	7194.00	Completed
	-Landscaping	1450		2,000.00	0.00	0.00	0.00	Deferred
	-Community Building	1450		10,000.00	0.00	0.00	0.00	Deferred
	-Rebuild Lawns	1450		0.00	3,904.90	3,904.90	3,904.90	Completed
	-Water Mains	1450		0.00	3,166.00	3,166.00	3,166.00	Completed
	-Water Proof Basements	1460		2,500.00	0.00	0.00	0.00	Deferred
	-Interior Renovations	1460		14,000.00	20,490.64	20,490.64	20,490.64	Completed
	-Preventative Maintenance	1460		0.00	4,941.39	4,941.39	4,941.39	Completed
	-Deck	1460		0.00	4,751.90	4,751.90	4,751.90	Completed
	-Construction Crew	1460		0.00	21,346.40	21,346.40	21,346.40	Completed
	-Appliances	1465		2,000.00	1,434.00	1,434.00	1,434.00	Completed

form HUD-50075.1 (04/2008)

AMP 4 Sagamore Village ME 3-1	-Operations	1408		0.00	62,500.00	62,500.00	62,500.00	Completed
	-A&E Fees	1430		0.00	7,879.65	7,879.65	7,879.65	Completed
	-Construction Oversight	1430		0.00	28,488.24	28,488.24	28,488.24	Completed
	-Paving	1450		12,100.00	12,775.00	12,775.00	12,775.00	Completed
	-Landscaping	1450		7,000.00	7,217.50	7,217.50	7,217.50	Completed
	-Fascia	1460		10,000.00	3,892.97	3,892.97	3,892.97	Completed
	-Siding Upkeep	1460		10,000.00	12,916.94	12,916.94	12,916.94	Completed
	-Bath	1460		10,000.00	3,489.01	3,489.01	3,489.01	Completed
	-Kitchen	1460		5,000.00	0.00	0.00	0.00	Deferred
	-Interior Renovations	1460		10,000.00	43,668.66	43,668.66	43,668.66	Completed
	-Mold	1460		7,054.00	7,054.33	7,054.33	7,054.33	Completed
	-Construction Crew	1460		68,262.00	138,659.39	138,659.39	138,659.39	Completed
	-Boys Club	1460		10,000.00	0.00	0.00	0.00	Deferred
	-Exterior Renovations	1460		0.00	5,235.00	5,235.00	5,235.00	Completed
	-Sillcock Locks	1460		0.00	2,940.00	2,940.00	2,940.00	Completed
	-Water Proofing	1460		0.00	1,970.00	1,970.00	1,970.00	Completed
	-Preventative Maintenance	1460		0.00	15,362.28	15,362.28	15,362.28	Completed
	-Foundation Repairs	1460		0.00	1,925.00	1,925.00	1,925.00	Completed
-Appliances	1465		2,000.00	1,286.00	1,286.00	1,286.00	Completed	
-Non-Dwelling Equipment	1475		7,000.00	0.00	0.00	0.00	Deferred	
Riverton Park ME 3-8	-Unit Inspections	1408		0.00	1,800.00	1,800.00	1,800.00	Completed
	-A&E Fees	1430		0.00	7,903.40	7,903.40	7,903.40	Completed
	-Construction Oversight	1430		0.00	20,287.08	20,287.08	20,287.08	Completed
	-Roadways	1450		77,900.00	92,300.00	92,300.00	92,300.00	Completed
	-Water Mains	1450		10,000.00	9,223.24	9,223.24	9,223.24	Completed
	-Landscaping	1450		9,000.00	9,690.91	9,690.91	9,690.91	Completed
	-Fencing	1450		3,000.00	1,175.00	1,175.00	1,175.00	Completed
	-Roofing	1460		3,000.00	1,547.00	1,547.00	1,547.00	Completed
	-Interior Unit Renovations	1460		25,000.00	36,083.93	36,083.93	36,083.93	Completed
	-Gas Lines	1460		0.00	42,118.95	42,118.95	42,118.95	Completed
	-Preventative Maintenance	1460		0.00	16,369.08	16,369.08	16,369.08	Completed
	-Appliances	1465		2,000.00	7,401.00	7,401.00	7,401.00	Completed
	-Sand & Salt Sheds	1470		5,000.00	0.00	0.00	0.00	Deferred
COCC Administrative Office	-Door Repair	1460		0.00	517.53	517.53	517.53	Completed
	-Renovations	1470		2,000.00	2,000.00	2,000.00	2,000.00	Completed
	-A/C and Heat Repair	1470		2,000.00	9,430.58	9,430.58	9,430.58	Completed
	-Non-Dwelling Equipment	1475		5,000.00	0.00	0.00	0.00	Deferred

form HUD-50075.1 (04/2008)

Part III Implementation Schedule for Capital Fund Financing Program					
PHA Name: Portland Housing Authority					Federal FFY of Grant:
Deelopment Number Name/Pha-Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates :
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-2 Kennedy Park	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-3 Bayside	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-4 Franklin	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-5 Bayside East	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-6 Harbor Terrace	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-8 Riverton Park	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-9 Washington	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-10 Fron Street	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-11 Dermott Court	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
3-16 Peninsula	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
Administrative	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC
PHA Wide	6/30/2009	9/13/2009	6/30/2009	9/13/2009	2 years from date of signed ACC

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacment Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-08 Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revision #1	Revision #2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	185,000.00	150,000.00	0.00	0.00
3	1408 Management Improvements	311,470.00	311,470.00	74,484.00	74,484.00
4	1410 Administration (May not exceed 10% of line 21)	55,000.00	55,000.00	13,248.08	13,248.08
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	165,000.00	174,496.17	37,438.92	37,438.92
8	1440 Site Aquisition				
9	1450 Site Improvement	264,647.00	180,460.00	49,238.00	49,238.00
10	1460 Dwelling Structures	522,627.00	856,104.52	203,113.80	203,113.80
11	1465.1 Dwelling Equipement-Nonexpendable	82,172.00	9,261.00	2,628.00	2,628.00
12	1470 Nondwelling Structures	103,500.00	6,105.00	6,105.00	6,105.00
13	1475 Nondwelling Equipment	53,200.00	31,096.31	29,896.31	29,896.31
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)	31,377.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-19)	1,773,993.00	1,773,993.00	416,152.11	416,152.11
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	0.00	199,579.48	33,756.65	33,756.65
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-08 Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Revision #1	Revision #2	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date
		04/17/2009			

Part II: supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-08 Capital fund Program No: 501-08 CFFP (Yes/No) Replacement Housing Factor Grant No.				Federal FFY of Grant 2008		
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revision #2	Funds Obligated :	Funds Expended :	
AMP 1	-Operations	1406		37,500.00	37,500.00	0.00	0.00	PENDING
	-Preventative Maintenance	1406		8,750.00	0.00	0.00	0.00	PENDING
	-Unit Inspections	1408		4,498.00	4,498.00	0.00	0.00	PENDING
	-Resident Counseling	1408		7,500.00	7,500.00	0.00	0.00	PENDING
	-Education Center & Services	1408		2,500.00	2,500.00	0.00	0.00	PENDING
	-Elderly & Disabled Services	1408		31,900.00	31,900.00	0.00	0.00	PENDING
	-Family Services	1408		834.00	834.00	0.00	0.00	PENDING
	-Management Services	1408		47,802.04	47,802.04	23,901.02	23,901.02	ONGOING
	-Administration	1410		17,648.84	17,648.84	4,251.15	4,251.15	ONGOING
	-A&E Fees	1430		6,924.00	6,924.00	2,366.73	2,366.73	ONGOING
	-Construction Oversight	1430		17,144.00	33,422.59	5,498.18	5,498.18	ONGOING
	-Construction Crew	1460		75,000.00	62,500.00	8,956.36	8,956.36	ONGOING
Franklin Towers ME 3-4	-Lawn and Tree Work	1450		2,000.00	2,000.00	0.00	0.00	PENDING
	-ADA: Accessibility	1460		0.00	35,000.00	16,162.68	16,162.68	ONGOING
	-Preventative Maintenance	1460		0.00	500.00	0.00	0.00	PENDING
	-Lobbies	1460		6,000.00	2,000.00	0.00	0.00	PENDING
	-Interior Renovations	1460		5,000.00	5,588.00	3,137.99	3,137.99	ONGOING
	-Elevator Upgrade	1460		2,000.00	0.00	0.00	0.00	DEFERRED
	-Boiler Upkeep	1460		4,000.00	4,000.00	0.00	0.00	PENDING
	-New Piping	1460		5,000.00	6,758.24	6,758.24	6,758.24	COMPLETED
	-Appliances	1465		2,000.00	305.00	305.00	305.00	COMPLETED
	-Plow Truck	1475		30,000.00	29,896.31	29,896.31	29,896.31	COMPLETED
Harbor Terrace ME 3-6	-Lawn and Tree Work	1450		2,000.00	2,000.00	0.00	0.00	PENDING
	-ADA: Accessibility	1460		0.00	23,000.00	9,278.26	9,278.26	ONGOING
	-Preventative Maintenance	1460		0.00	2,500.00	0.00	0.00	PENDING
	-Interior Unit Renovations	1460		5,000.00	1,300.00	0.00	0.00	PENDING
	-Elevator Upgrade	1460		2,000.00	0.00	0.00	0.00	DEFERRED
	-Office Renovations	1460		18,000.00	0.00	0.00	0.00	DEFERRED
-Appliances	1465		2,000.00	0.00	0.00	0.00	DEFERRED	

AMP 2	-Operations	1406		37,500.00	37,500.00	0.00	0.00	PENDING
	-Preventative Maintenance	1406		8,750.00	0.00	0.00	0.00	PENDING
	-Unit Inspections	1408		2,611.00	2,611.00	0.00	0.00	PENDING
	-Resident Counseling	1408		7,500.00	7,500.00	0.00	0.00	PENDING
	-Youth Services	1408		7,400.00	7,400.00	0.00	0.00	PENDING
	-Education Center & Services	1408		15,000.00	15,000.00	0.00	0.00	PENDING
	-Family Services	1408		2,498.00	2,498.00	0.00	0.00	PENDING
	-Management Services	1408		27,659.04	27,659.04	13,829.52	13,829.52	ONGOING
	-Administration	1410		10,211.91	10,211.91	2,459.78	2,459.78	ONGOING
	-A&E Fees	1430		24,233.00	24,233.00	1,510.87	1,510.87	ONGOING
	-Construction Oversight	1430		60,001.00	29,002.78	5,454.98	5,454.98	ONGOING
	-Construction Crew	1460		75,000.00	42,310.83	16,243.62	16,243.62	ONGOING
Kennedy Park ME 3-2	-Dumpster Pads	1450		25,000.00	0.00	0.00	0.00	DEFERRED
	-Parking Lot	1450		5,000.00	7,000.00	0.00	0.00	PENDING
	-Lawn and Tree Work	1450		3,000.00	3,000.00	0.00	0.00	PENDING
	-Preventative Maintenance	1460		0.00	2,500.00	0.00	0.00	PENDING
	-Handicap Ramp	1460		0.00	23,279.00	23,279.00	23,279.00	COMPLETED
	-Unit Interior Renovations	1460		5,000.00	31,200.00	471.71	471.71	ONGOING
	-Appliances	1465		2,648.00	2,237.00	0.00	0.00	PENDING
-Community Space	1470		4,000.00	0.00	0.00	0.00	DEFERRED	
Bayside Terrace ME 3-3	-Fences	1450		5,000.00	5,000.00	0.00	0.00	PENDING
	-Tree Work	1450		3,000.00	3,000.00	0.00	0.00	PENDING
	-Pave Walkways	1450		10,000.00	10,000.00	0.00	0.00	PENDING
	-Preventative Maintenance	1460		0.00	2,500.00	0.00	0.00	PENDING
	-Interior Unit Renovations	1460		3,000.00	0.00	0.00	0.00	DEFERRED
	-Dryer Vents	1460		1,500.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	111.71	0.00	0.00	PENDING
	-Appliances	1465		2,649.00	436.00	436.00	436.00	COMPLETED
	-Repair and Paint Sheds	1470		2,000.00	0.00	0.00	0.00	DEFERRED
Bayside East ME 3-5	-Dumpster Pads	1450		20,000.00	0.00	0.00	0.00	DEFERRED
	-Paving	1450		7,000.00	0.00	0.00	0.00	DEFERRED
	-Preventative Maintenance	1460		0.00	228.00	228.00	228.00	ONGOING
	-Interior Renovations	1460		5,000.00	14,434.96	0.00	0.00	PENDING
	-Roofing	1460		10,000.00	0.00	0.00	0.00	DEFERRED
	-Siding and Trim Work	1460		40,002.00	55,000.00	53,672.00	53,672.00	ONGOING
	-ADA: Accessibility	1460		0.00	28,742.77	0.00	0.00	PENDING
	-Appliances	1465		3,500.00	0.00	0.00	0.00	DEFERRED
	-Shed Repair	1470		1,000.00	0.00	0.00	0.00	DEFERRED
	-Community Space	1470		4,000.00	0.00	0.00	0.00	DEFERRED
Dermott Court ME 3-11	-Site Work	1450		1,000.00	0.00	0.00	0.00	DEFERRED
	-Preventative Maintenance	1460		0.00	0.00	0.00	0.00	DEFERRED
	-Renovations	1460		3,750.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	18.62	0.00	0.00	PENDING
Peninsula Housing ME 3-16	-Preventative Maintenance	1460		0.00	0.00	0.00	0.00	DEFERRED
	-Renovations	1460		4,500.00	4,500.00	3,788.83	3,788.83	ONGOING
	-Roof Repairs	1460		15,000.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	60.51	0.00	0.00	PENDING
Liberty Square ME 3-17	-Preventative Maintenance	1460		0.00	0.00	0.00	0.00	DEFERRED
	-Monitor Heat	1460		2,500.00	0.00	0.00	0.00	DEFERRED
Maintenance Office	-Preventative Maintenance	1460		0.00	0.00	0.00	0.00	DEFERRED
	-Vacant Unit Team Van	1475		20,000.00	0.00	0.00	0.00	DEFERRED
	-Equipment for Construction C	1475		1,200.00	1,200.00	0.00	0.00	PENDING

AMP 3	-Operations	1406		37,500.00	37,500.00	0.00	0.00	PENDING
	-Preventative Maintenance	1406		8,750.00	0.00	0.00	0.00	PENDING
	-Unit Inspections	1408		2,115.00	2,115.00	0.00	0.00	PENDING
	-Resident Counseling	1408		7,500.00	7,500.00	0.00	0.00	PENDING
	-Youth Services	1408		4,000.00	4,000.00	0.00	0.00	PENDING
	-Education Center & Services	1408		2,000.00	2,000.00	0.00	0.00	PENDING
	-Elderly & Disabled Services	1408		16,602.00	16,602.00	0.00	0.00	PENDING
	-Family Services	1408		834.00	834.00	0.00	0.00	PENDING
	-Management Services	1408		22,548.13	22,548.13	11,274.07	11,274.07	ONGOING
	-Administration	1410		8,324.92	8,324.92	2,005.26	2,005.26	ONGOING
	-A&E Fees	1430		6,922.00	4,961.00	777.00	777.00	ONGOING
	-Construction Oversight	1430		17,142.00	15,745.23	5,455.00	5,455.00	ONGOING
-Construction Crew	1460		25,000.00	14,000.00	1,630.65	1,630.65	ONGOING	
Washington Gardens ME 3-9	-Community Building Landscaping	1450		1,000.00	0.00	0.00	0.00	DEFERRED
	-Preventative Maintenance	1460		0.00	0.00	0.00	0.00	DEFERRED
	-Interior Renovations	1460		2,000.00	30,000.00	0.00	0.00	PENDING
	-Repair and Paint Decks	1460		5,000.00	0.00	0.00	0.00	DEFERRED
	-Unit Door Replacement	1460		10,000.00	149,656.00	0.00	0.00	PENDING
	-Roof Diverters	1460		2,000.00	0.00	0.00	0.00	DEFERRED
	-Chimney Repair	1460		5,000.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	27,564.98	0.00	0.00	PENDING
	-Appliances	1465		22,500.00	610.00	610.00	610.00	COMPLETED
	-Community Building	1470		4,000.00	0.00	0.00	0.00	PENDING
-Community Room Kitchen	1470		1,000.00	0.00	0.00	0.00	PENDING	
Front Street ME 3-10	-Landscaping	1450		1,000.00	0.00	0.00	0.00	DEFERRED
	-Paving	1450		2,500.00	7,000.00	0.00	0.00	PENDING
	-Playground	1450		10,000.00	0.00	0.00	0.00	DEFERRED
	-Water Mains	1450		2,000.00	3,040.00	0.00	0.00	PENDING
	-Preventative Maintenance	1460		0.00	2,500.00	2,120.67	2,120.67	ONGOING
	-Interior Renovations	1460		5,000.00	0.00	0.00	0.00	DEFERRED
	-Cleaning Ducts	1460		5,500.00	0.00	0.00	0.00	DEFERRED
	-Waterproof Basement	1460		2,500.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	232.72	0.00	0.00	PENDING
	-Windows	1460		1,000.00	0.00	0.00	0.00	DEFERRED
	-Furnace	1460		0.00	2,655.14	0.00	0.00	PENDING
	-Community Building	1470		4,000.00	0.00	0.00	0.00	DEFERRED

AMP 4	-Operations	1406		37,500.00	37,500.00	0.00	0.00	PENDING
	-Preventative Maintenance	1406		8,750.00	0.00	0.00	0.00	PENDING
	-Unit Inspections	1408		4,776.00	4,776.00	0.00	0.00	PENDING
	-Resident Counseling	1408		7,500.00	7,500.00	0.00	0.00	PENDING
	-Youth Services	1408		13,600.00	13,600.00	0.00	0.00	PENDING
	-Education Center & Services	1408		15,500.00	15,500.00	0.00	0.00	PENDING
	-Elderly & Disabled Services	1408		5,000.00	5,000.00	0.00	0.00	PENDING
	-Family Services	1408		834.00	834.00	0.00	0.00	PENDING
	-Management Services	1408		50,958.79	50,958.79	25,479.39	25,479.39	ONGOING
	-Administration	1410		18,814.33	18,814.33	4,531.89	4,531.89	ONGOING
	-A&E Fees	1430		6,921.00	21,036.80	7,453.19	7,453.19	COMPLETED
	-Construction Oversight	1430		25,713.00	39,170.77	5,602.97	5,602.97	ONGOING
-Construction Crew	1460		125,000.00	65,000.00	15,462.64	15,462.64	ONGOING	
Sagamore Village ME 3-1	-Community Room Lot Paving	1450		20,000.00	0.00	0.00	0.00	DEFERRED
	-Roadway Paving	1450		49,238.00	100,000.00	49,238.00	49,238.00	ONGOING
	-Landscaping	1450		2,000.00	0.00	0.00	0.00	DEFERRED
	-Playground	1450		7,198.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	45,904.17	6,035.71	6,035.71	ONGOING
	-Preventative Maintenance	1460		0.00	500.00	435.02	435.02	ONGOING
	-Fascia	1460		10,000.00	0.00	0.00	0.00	DEFERRED
	-Cleaning Ducts	1460		5,500.00	0.00	0.00	0.00	DEFERRED
	-Siding Upkeep	1460		5,000.00	0.00	0.00	0.00	DEFERRED
	-Interior Renovations	1460		10,000.00	90,000.00	12,905.31	12,905.31	ONGOING
	-Appliances	1465		436.00	3,209.00	436.00	436.00	ONGOING
	-Sand and Salt Shed	1470		5,000.00	0.00	0.00	0.00	DEFERRED
-Community Space	1470		4,000.00	0.00	0.00	0.00	DEFERRED	
Riverton Park ME 3-8	-Paving Walkways	1450		12,000.00	33,320.00	3,320.00	3,320.00	ONGOING
	-Gas Pipes	1450		55,411.00	0.00	0.00	0.00	DEFERRED
	-Water Mains	1450		10,000.00	0.00	0.00	0.00	DEFERRED
	-Landscaping	1450		3,000.00	5,100.00	0.00	0.00	PENDING
	-Playground	1450		6,300.00	0.00	0.00	0.00	DEFERRED
	-ADA: Accessibility	1460		0.00	37,000.00	2,280.00	2,280.00	ONGOING
	-Security System	1460		0.00	7,061.49	7,061.49	7,061.49	COMPLETED
	-Preventative Maintenance	1460		0.00	1,000.00	815.12	815.12	ONGOING
	-Outlet for Ranges	1460		4,375.00	0.00	0.00	0.00	DEFERRED
	-Hot Water Upgrade	1460		2,500.00	2,053.38	2,053.38	2,053.38	COMPLETED
	-Interior Unit Renovations	1460		5,000.00	31,000.00	10,337.12	10,337.12	ONGOING
	-Replace Main Electrical Boxes	1460		5,000.00	0.00	0.00	0.00	DEFERRED
	-Appliances	1465		46,439.00	2,464.00	841.00	841.00	ONGOING
	-Community Space	1470		4,000.00	0.00	0.00	0.00	DEFERRED
-Sand and Salt Shed	1470		2,500.00	0.00	0.00	0.00	DEFERRED	
COCC Admin. Offices	-ADA: Accessibility	1470		0.00	1,944.00	0.00	0.00	PENDING
	-Preventative Maintenance	1470		0.00	0.00	0.00	0.00	DEFERRED
	-Parking Lot	1470		25,000.00	0.00	0.00	0.00	DEFERRED
	-Heating System	1470		10,000.00	3,370.00	3,370.00	3,370.00	ONGOING
	-Roof	1470		35,000.00	2,735.00	2,735.00	2,735.00	COMPLETED

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 04/30/2011

Part III Implementation Schedule for Capital Fund Financing Program

PHA Name: Portland Housing Authority					Federal FFY of Grant: 2008
Development Number Name/Pha-Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore Village	6/30/2010				2 years from date of signed ACC
3-2 Kennedy Park	6/30/2010				2 years from date of signed ACC
3-3 Bayside Terrace	6/30/2010				2 years from date of signed ACC
3-4 Franklin Towers	6/30/2010				2 years from date of signed ACC
3-5 Bayside East	6/30/2010				2 years from date of signed ACC
3-6 Harbor Terrace	6/30/2010				2 years from date of signed ACC
3-8 Riverton Park	6/30/2010				2 years from date of signed ACC
3-9 Washington Gardens	6/30/2010				2 years from date of signed ACC
3-10 Fron Street	6/30/2010				2 years from date of signed ACC
3-11 Dermott Court	6/30/2010				2 years from date of signed ACC
3-16 Peninsula Housing	6/30/2010				2 years from date of signed ACC
Administrative Offices	6/30/2010				2 years from date of signed ACC
PHA Wide	6/30/2010				2 years from date of signed ACC

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacment Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-09		FFY of Grant	
		Capital Fund Program Grant No: 501-09		2009	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP			
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies [1] Revised Annual Statement R/C Mgt Services <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost ₁	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ₃	175,000.00	200,000.00	0.00	0.00
3	1408 Management Improvements	200,000.00	50,000.00	0.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	52,000.00	177,000.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	280,000.00	280,000.00	0.00	0.00
8	1440 Site Aquistion				
9	1450 Site Improvement	106,800.00	106,800.00	0.00	0.00
10	1460 Dwelling Structures	740,149.00	740,149.00	0.00	0.00
11	1465.1 Dwelling Equipement-Nonexpendable	47,844.00	47,844.00	0.00	0.00
12	1470 Nondwelling Structures	98,500.00	98,500.00	0.00	0.00
13	1475 Nondwelling Equipment	73,700.00	73,700.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ₄				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-19)	1,773,993.00	1,773,993.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	150,000.00	150,000.00		
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Part I: Summary				
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-09 Capital Fund Program Grant No: 501-09 Replacement Housing Factor Grant No: Date of CFFP		
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement R/C Mgt Services <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual
		Original	Revised 1	Obligated
Signature of Executive Director		Date	Signature of Public Housing Director	

in Development

Expires 04/30/2011

FFY of Grant

2009

FFY of Grant Approval:

Cost 1

Expended

Date

Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Portland Housing Authority			Grant Type and Number ME36 P003 501-09			Federal FFY of Grant		
			Capital fund Program No: 501-09 CFFP (Yes/No)			2009		
			Replacement Housing Factor Grant No.					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 1	-Operations	1406		31,250.00	39,250.00	0.00	0.00	R/C TO 1410
	-Elderly Services	1408		7,500.00	20,000.00	0.00	0.00	
	-Management Services	1408		57,200.00	0.00	0.00	0.00	
	-Unit Inspections	1408		3,209.00	3,209.00	0.00	0.00	
	-Administration	1410		16,686.00	16,686.00	0.00	0.00	
	-Management Services	1410		0.00	40,000.00	0.00	0.00	
	-A&E Fees	1430		52,946.00	52,946.00	0.00	0.00	
	-Construction Oversight	1430		36,903.00	36,903.00	0.00	0.00	
	-Construction Crew	1460		97,536.00	97,536.00	0.00	0.00	
Franklin Towers	-Lawn and Tree Work	1450		2,000.00	2,000.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Lobbies	1460		6,000.00	6,000.00	0.00	0.00	
	-Interior Renovations	1460		5,000.00	5,000.00	0.00	0.00	
	-Elevator Upgrade	1460		2,000.00	2,000.00	0.00	0.00	
	-Boiler Upkeep	1460		4,000.00	4,000.00	0.00	0.00	
	-New Piping	1460		5,000.00	5,000.00	0.00	0.00	
	-Hallway Flooring	1460		20,000.00	20,000.00	0.00	0.00	
	-Appliances	1465		2,000.00	2,000.00	0.00	0.00	
Harbor Terrace	-Lawn and Tree Work	1450		2,000.00	2,000.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Window Replacement	1460		23,000.00	23,000.00	0.00	0.00	
	-Interior Unit Renovations	1460		5,000.00	5,000.00	0.00	0.00	
	-Heat Computer/Lan	1460		10,000.00	10,000.00	0.00	0.00	
	-Appliances	1465		2,000.00	2,000.00	0.00	0.00	

AMP 2	-Operations	1406		56,250.00	61,000.00	0.00	0.00	R/C TO 1410
	-Management Services	1408		32,492.00	0.00	0.00	0.00	
	-Unit Inspections	1408		1,856.00	1,856.00	0.00	0.00	
	-Administration	1410		9,654.00	9,654.00	0.00	0.00	
	-Management Services	1410		0.00	23,750.00	0.00	0.00	
	-A&E Fees	1430		30,635.00	30,635.00	0.00	0.00	
	-Construction Oversight	1430		21,352.00	21,352.00	0.00	0.00	
	-Construction Crew	1460		49,202.00	49,202.00	0.00	0.00	
Kennedy Park	-Parking Lot	1450		5,000.00	5,000.00	0.00	0.00	
	-Lawn and Tree Work	1450		3,000.00	3,000.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Unit Interior Renovations	1460		5,000.00	5,000.00	0.00	0.00	
	-Appliances	1465		2,648.00	2,648.00	0.00	0.00	
	-Community Building	1470		4,000.00	4,000.00	0.00	0.00	
Bayside Terrace	-Tree Work	1450		3,000.00	3,000.00	0.00	0.00	
	-Pave Walkways	1450		1,000.00	1,000.00	0.00	0.00	
	-Piping	1460		3,000.00	3,000.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Interior Unit Renovations	1460		3,000.00	3,000.00	0.00	0.00	
	-Dryer Vents	1460		1,500.00	1,500.00	0.00	0.00	
	-Appliances	1465		8,196.00	8,196.00	0.00	0.00	
Bayside East	-Preventative Maintenance	1460		7,500.00	7,500.00	0.00	0.00	
	-Interior Renovations	1460		5,000.00	5,000.00	0.00	0.00	
	-ADA Compliance: Interior Renovations	1460		150,000.00	150,000.00	0.00	0.00	
	-Roofing	1460		6,000.00	6,000.00	0.00	0.00	
	-Appliances	1465		3,500.00	3,500.00	0.00	0.00	
	-Shed Repair	1470		1,000.00	1,000.00	0.00	0.00	
	-Community Space	1470		4,000.00	4,000.00	0.00	0.00	
	-Walker Mower	1475		7,000.00	7,000.00	0.00	0.00	
Dermott Court	-Site Work	1450		1,000.00	1,000.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Renovations	1460		9,750.00	9,750.00	0.00	0.00	
Peninsula Housing	-Interior Renovations	1460		4,500.00	4,500.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Appliances	1465		5,000.00	5,000.00	0.00	0.00	
Liberty Square	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Monitor Heat	1460		2,500.00	2,500.00	0.00	0.00	
Maintenance Office	-Preventative Maintenance	1470		2,500.00	2,500.00	0.00	0.00	
	-Truck	1475		30,000.00	30,000.00	0.00	0.00	
	-Equipment for Construction Crew	1475		1,200.00	1,200.00	0.00	0.00	

AMP 3	-Operations	1406		56,250.00	60,000.00	0.00	0.00	R/C TO 1410
	-Management Services	1408		26,308.00	0.00	0.00	0.00	
	-Unit Inspections	1408		1,515.00	1,515.00	0.00	0.00	
	-Administration	1410		7,870.00	7,870.00	0.00	0.00	
	-Management Services	1410		0.00	18,750.00	0.00	0.00	
	-A&E Fees	1430		24,974.00	24,974.00	0.00	0.00	
	-Construction Oversight	1430		17,406.00	17,406.00	0.00	0.00	
	-Contruccion Crew	1460		40,111.00	40,111.00	0.00	0.00	
Washington Gardens	-Community Building Landscaping	1450		1,000.00	1,000.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Interior Renovations	1460		2,000.00	2,000.00	0.00	0.00	
	-Repair and Paint Decks	1460		5,000.00	5,000.00	0.00	0.00	
	-Roof Diverters	1460		2,000.00	2,000.00	0.00	0.00	
	-Furnace Room Repair	1460		16,000.00	16,000.00	0.00	0.00	
	-Appliances	1465		22,500.00	22,500.00	0.00	0.00	
Front Street	-Landscaping	1450		1,000.00	1,000.00	0.00	0.00	
	-Paving	1450		2,500.00	2,500.00	0.00	0.00	
	-Playground	1450		10,000.00	10,000.00	0.00	0.00	
	-Water Mains	1450		7,000.00	7,000.00	0.00	0.00	
	-Preventative Maintenance	1460		7,500.00	7,500.00	0.00	0.00	
	-Interior Renovations	1460		5,000.00	5,000.00	0.00	0.00	
	-Cleaning Ducts	1460		5,500.00	5,500.00	0.00	0.00	
	-Waterproof Basement	1460		12,500.00	12,500.00	0.00	0.00	
-Windows	1460		1,000.00	1,000.00	0.00	0.00		

form HUD-50075.1 (04/2008)

AMP 4	-Operations	1406		31,250.00	39,750.00	0.00	0.00	R/C TO 1410
	-Study Center	1408		7,500.00	20,000.00	0.00	0.00	
	-Management Services	1408		59,000.00	0.00	0.00	0.00	
	-Unit Inspections	1408		3,420.00	3,420.00	0.00	0.00	
	-Administration	1410		17,790.00	17,790.00	0.00	0.00	
	-Management Services	1410		0.00	42,500.00	0.00	0.00	
	-A&E Fees	1430		56,445.00	56,445.00	0.00	0.00	
	-Construction Oversight	1430		39,339.00	39,339.00	0.00	0.00	
	-Construction Crew	1460		90,651.00	90,651.00	0.00	0.00	
Sagamore Village	-Paving	1450		30,000.00	30,000.00	0.00	0.00	
	-Landscaping	1450		2,000.00	2,000.00	0.00	0.00	
	-Playground	1450		5,000.00	5,000.00	0.00	0.00	
	-Preventative Maintenance	1460		22,500.00	22,500.00	0.00	0.00	
	-Fascia	1460		10,000.00	10,000.00	0.00	0.00	
	-Cleaning Ducts	1460		5,500.00	5,500.00	0.00	0.00	
	-Siding Upkeep	1460		5,000.00	5,000.00	0.00	0.00	
	-Interior Renovations	1460		10,000.00	10,000.00	0.00	0.00	
	-Sand and Salt Shed	1470		35,000.00	35,000.00	0.00	0.00	
	-Community Space	1470		4,000.00	4,000.00	0.00	0.00	
	-Utility Vehicle-Replace Golf Cart	1475		10,000.00	10,000.00	0.00	0.00	
	-Lot Sander	1475		6,500.00	6,500.00	0.00	0.00	
	-Walker Mower	1475		9,000.00	9,000.00	0.00	0.00	
Riverton Park	-Fences	1450		10,000.00	10,000.00	0.00	0.00	
	-Paving Walkways	1450		12,000.00	12,000.00	0.00	0.00	
	-Landscaping	1450		3,000.00	3,000.00	0.00	0.00	
	-Playground	1450		6,300.00	6,300.00	0.00	0.00	
	-Preventative Maintenance	1460		2,500.00	2,500.00	0.00	0.00	
	-Hot Water Upgrade	1460		17,500.00	17,500.00	0.00	0.00	
	-Interior Unit Renovations	1460		35,399.00	35,399.00	0.00	0.00	
	-Appliances	1465		2,000.00	2,000.00	0.00	0.00	
	-Community Space	1470		4,000.00	4,000.00	0.00	0.00	
	-Sand and Salt Shed	1470		32,500.00	32,500.00	0.00	0.00	
	-Utility Vehicle-Replace Golf Cart	1475		10,000.00	10,000.00	0.00	0.00	
COCC Admin. Offices	-Preventative Maintenance	1470		2,500.00	2,500.00	0.00	0.00	
	-Heating System	1470		9,000.00	9,000.00	0.00	0.00	

Part III Implementation Schedule for Capital Fund Financing Program					
PHA Name: Portland Housing Authority					Federal FFY of Grant: 2009
Development Number Name/Pha- Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore					Pending HUD issuing ACC
3-2 Kennedy Park					Pending HUD issuing ACC
3-3 Bayside					Pending HUD issuing ACC
3-4 Franklin					Pending HUD issuing ACC
3-5 Bayside East					Pending HUD issuing ACC
3-6 Harbor Terrace					Pending HUD issuing ACC
3-8 Riverton Park					Pending HUD issuing ACC
3-9 Washington					Pending HUD issuing ACC
3-10 Fron Street					Pending HUD issuing ACC
3-11 Dermott Court					Pending HUD issuing ACC
3-16 Peninsula					Pending HUD issuing ACC
Administrative					Pending HUD issuing ACC

Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part I: Summary

PHA Name/Number: Portland Housing Authority		Portland, Maine			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	AMP 1: Franklin Towers 3-4 Harbor Terrace 3-6	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
B.	Physical Improvements Subtotal	Annual Statement	273,932.34	217,492.34	221,269.16	336,543.50
C.	Management Improvements		67,909.00	67,909.00	67,909.00	67,909.00
D.	PHA-Wide Non-dwelling Structures and Equipment		11,000.00	25,000.00	22,000.00	104,000.00
E.	Administration		16,686.00	16,686.00	16,686.00	16,686.00
F.	Other					
H.	Operations		31,250.00	31,250.00	31,250.00	31,250.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		400,777.34	358,337.34	359,114.16	556,388.50

form HUD-50075.2 (4/2011)

A.	AMP 2: Kennedy Park 3-2 Bayside Terrace 3-3 Bayside East 3-5 Dermott Court 3-11 Peninsula Housing 3-16 Liberty Square 3-17 Maintenance Office	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
B.	Physical Improvements Subtotal	Annual Statement	303,289.02	246,529.02	319,092.48	219,746.50
C.	Management Improvements		34,348.00	34,348.00	34,348.00	34,348.00
D.	PHA-Wide Non-dwelling Structures and Equipment		107,247.00	99,225.00	126,475.00	55,500.00
E.	Administration		9,654.00	9,654.00	9,654.00	9,654.00
F.	Other					
H.	Operations		56,250.00	56,250.00	56,250.00	56,250.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		510,788.02	446,006.02	545,819.48	375,498.50

form HUD-50075.2 (4/2011)

A.	AMP 3: Washington Gardens 3-9 Front Street 3-10	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
B.	Physical Improvements Subtotal	Annual Statement	134,463.34	128,478.34	159,164.16	119,299.50
C.	Management Improvements		27,823.00	27,823.00	27,823.00	27,823.00
D.	PHA-Wide Non-dwelling Structures and Equipment		28,500.00	4,000.00	4,000.00	14,000.00
E.	Administration		7,870.00	7,870.00	7,870.00	7,870.00
F.	Other					
H.	Operations		56,250.00	56,250.00	56,250.00	56,250.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		254,906.34	224,421.34	255,107.16	225,242.50

form HUD-50075.2 (4/2011)

A.	AMP 4: Sagamore Village 3-1 Riverton Park 3-8	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
B.	Physical Improvements Subtotal	Annual Statement	333,367.30	359,574.30	309,798.20	346,209.50
C.	Management Improvements		69,920.00	69,920.00	69,920.00	69,920.00
D.	PHA-Wide Non-dwelling Structures and Equipment		47,500.00	160,000.00	45,000.00	45,000.00
E.	Administration		17,790.00	17,790.00	17,790.00	17,790.00
F.	Other					
H.	Operations		31,250.00	31,250.00	31,250.00	31,250.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		499,827.30	638,534.30	473,758.20	510,169.50

form HUD-50075.2 (4/2011)

AMP 2	Kennedy Park 3-2	-Parking Lot Paving -Lawn and Tree Work -Unit Renovations -Preventative Maintenance -Construction Crew -Community Space -Ranges -Refrigerators	5,000.00 3,000.00 5,000.00 2,916.67 12,875.00 4,000.00 2,000.00 1,000.00	AMP 2	Kennedy Park 3-2	-Parking Lot Paving -Lawn and Tree Work -Unit Renovations -Preventative Maintenance -Construction Crew -Community Space -Ranges -Refrigerators	5,000.00 3,000.00 5,000.00 3,037.67 13,261.00 4,000.00 14,375.00 10,350.00
	Bayside Terrace 3-3	-Tree Work -Unit Renovations -Pipes -Dryer Vents -Preventative Maintenance -Construction Crew	3,000.00 3,000.00 3,000.00 1,500.00 2,916.67 12,875.00		Bayside Terrace 3-3	-Tree Work -Unit Renovations -Pipes -Dryer Vents -Preventative Maintenance -Refrigerators -Construction Crew	3,000.00 3,000.00 3,000.00 1,500.00 3,037.67 10,800.00 13,261.00
	Bayside East 3-5	-Paving, Mayo -Paving, Boyd -Unit Renovations -Roofing -Windows -Siding and Trim Work -Kellogg St. Storage Sheds -Preventative Maintenance -Construction Crew -Ranges -Refrigerators -Community Space -Truck, Ranger	8,800.00 5,000.00 5,000.00 35,000.00 10,000.00 40,002.00 1,000.00 2,916.67 12,875.00 2,000.00 2,000.00 2,000.00 15,000.00		Bayside East 3-5	-Paving, Mayo -Unit Renovations -Roofing -Windows -Siding and Trim Work -Kellogg St. Storage Sheds -construction Crew -Preventative Maintenance -Ranges -Refrigerators -Community Space -Plow Truck -Sander, Truck	2,000.00 5,000.00 35,000.00 10,000.00 1,000.00 1,000.00 13,261.00 3,037.67 1,000.00 18,000.00 2,000.00 30,000.00 6,500.00
	Dermott Court 3-11	-Kitchen Upgrades -Bathroom Upgrades -Window Replacement -Preventative Maintenance -Construction Crew	6,000.00 2,500.00 3,750.00 2,916.67 12,875.00		Dermott Court 3-11	-Lawn and Tree Work -Kitchen Upgrades -Bathroom Upgrades -Preventative Maintenance -Window Replacement -Construction Crew	1,000.00 6,000.00 2,500.00 3,037.67 3,750.00 13,261.00
	Peninsula Housing	-Kitchen Renovations -Bathroom Renovations -Hot Water, Anderson St. -Preventative Maintenance -Construction Crew	5,000.00 2,000.00 10,000.00 2,916.67 12,875.00		Peninsula Housing	-Kitchen Renovations -Bathroom Renovations -Construction Crew -Preventative Maintenance	5,000.00 2,000.00 13,261.00 3,037.67
	Liberty Square 3-17	-Construction Crew -Preventative Maintenance	12,875.00 2,916.67		Liberty Square 3-17	-Construction Crew -Preventative Maintenance	13,261.00 3,037.67
	Maintenance Building	-Tractor -Trash Truck -Construction Crew Equipment -Heat	25,000.00 40,000.00 3,247.00 10,000.00		Maintenance Building	-Construction Crew Equipment	1,200.00

	AMP 3	Washington Gardens 3-9	-Paving, Sherwood St.	5,000.00	AMP 3	Washington Gardens 3-9	-Paving, Pembroke St.	2,000.00
			-Paving, Pembroke St.	2,000.00			-Unit Renovations	5,000.00
			-Unit Renovations	5,000.00			-Kitchen Cabinets	2,000.00
			-Kitchen Cabinets	2,000.00			-Chimney Repair	2,000.00
			-Repair and Paint Decks	5,000.00			-Repair and Paint Decks	1,000.00
			-Preventative Maintenance	2,916.67			-Preventative Maintenance	3,037.67
			-Construction Crew	12,875.00			-Construction Crew	13,261.00
			-Ranges	22,500.00				
		Front Street 3-10	-Rebuild Lawns and Tree Work	3,000.00		Front Street 3-10	-Rebuild Lawns and Tree Work	3,000.00
			-Paving	2,500.00			-Paving	2,500.00
			-Water Mains	4,000.00			-Water Mains	4,000.00
			-Cleaning Ducts	5,500.00			-Cleaning Ducts	5,500.00
			-Water Proof Basement	2,500.00			-Water Proof Basement	2,500.00
			-Windows	4,000.00			-Windows	4,000.00
-Replace Decks	15,000.00	-Replace Decks	15,000.00					
-Unit Renovations	5,000.00	-Unit Renovations	5,000.00					
-Preventative Maintenance	2,916.67	-Preventative Maintenance	3,037.67					
-Constructions Crew	12,875.00	-Constructions Crew	13,262.00					
-Community Building	4,000.00	-Community Building	4,000.00					
-Portable Water Pump	2,000.00							

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages-Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	AMP 1 Franklin Towers 3-4	-Lawn and Tree Work	2,000.00	AMP 1 Franklin Towers 3-4	-Lawn and Tree Work	3,000.00	
		-Unit Renovations	5,000.00		-Unit Renovations	5,000.00	
		-Elevator Upgrade	2,000.00		-Elevator Upgrade	2,000.00	
		-Lobbies	6,000.00		-Lobbies	6,000.00	
		-Community Room Kitchen	2,000.00		-Piping	25,000.00	
		-Piping	5,000.00		-Boiler Upkeep	4,000.00	
		-Boiler Upkeep	4,000.00		-Construction Crew	42,207.00	
		-Construction Crew	40,977.00		-Appliances	27,000.00	
		Preventative Maintenance	3,733.08		-Preventative Maintenance	2,640.75	
		-Appliances	18,000.00		-Generator	75,000.00	
	Harbor Terrace 3-6	-Lawn and Tree Work	2,000.00	Harbor Terrace 3-6	-Lawn and Tree Work	2,000.00	
		-Unit Renovations	5,000.00		-Unit Renovations	5,000.00	
		-Community Room Kitchen	2,000.00		-Heating System	60,000.00	
		-Windows	6,000.00		-Community Room Kitchen	2,000.00	
-Domestic Water Pipes	5,000.00	-Domestic Water Pipes	5,000.00				
-Construction Crew	40,977.00	-Construction Crew	42,206.00				
Preventative Maintenance	3,733.08	-Preventative Maintenance	2,640.75				
				-Upgrade Entrance	40,000.00		

AMP 2	Kennedy Park 3-2	-Parking Lot Paving Lawn and Tree Work -Unit Renovations -Construction Crew Preventative Maintenance -Community Space -Ranges -Refrigerators	5,000.00 3,000.00 5,000.00 13,659.00 3,733.08 4,000.00 14,375.00 10,350.00
	Bayside Terrace 3-3	-Tree Work -Unit Renovations -Pipes -Dryer Vents -Construction Crew -Preventative Maintenance	3,000.00 3,000.00 25,000.00 1,500.00 13,659.00 3,733.08
	Bayside East 3-5	-Paving, Mayo -Unit Renovations -Roofing -Windows -Siding and Trim Work -Construction Crew Preventative Maintenance -Ranges -Refrigerators -Community Space -Portable Generator -Portable Water Pumps	2,000.00 5,000.00 35,000.00 10,000.00 40,002.00 13,659.00 3,733.08 39,200.00 7,200.00 2,000.00 5,000.00 2,000.00
	Dermott Court 3-11	-Kitchen Upgrades -Bathroom Upgrades -Window Replacement Preventative Maintenance -Construction Crew	6,000.00 2,500.00 3,750.00 3,733.08 13,659.00
	Peninsula Housing	-Kitchen Renovations -Bathroom Renovations Preventative Maintenance -Construction Crew	5,000.00 2,000.00 3,733.08 13,659.00
	Liberty Square 3-17	-Kitchen Upgrade -Bath Upgrade Preventative Maintenance -Construction Crew -Ranges -Refrigerator	4,000.00 2,000.00 3,733.08 13,660.00 700.00 450.00
	Maintenance Building	-Trash Truck -Construction Crew Equipment	40,000.00 1,200.00

AMP 2	Kennedy Park 3-2	-Parking Lot Paving Lawn and Tree Work -Unit Renovations -Construction Crew -Preventative Maintenance -Community Space -Ranges -Refrigerators	5,000.00 3,000.00 5,000.00 14,070.00 2,640.75 4,000.00 1,000.00 1,000.00
	Bayside Terrace 3-3	-Tree Work -Unit Renovations -Dryer Vents -Construction Crew -Preventative Maintenance	3,000.00 3,000.00 1,500.00 14,069.00 2,640.75
	Bayside East 3-5	-Paving, Mayo -Unit Renovations -Roofing -Siding and Trim Work -Construction Crew -Ranges -Preventative Maintenance -Refrigerators	2,000.00 5,000.00 30,931.00 5,002.00 12,636.00 29,400.00 2,640.75 18,900.00
	Dermott Court 3-11	-Kitchen Upgrades -Bathroom Upgrades -Construction Crew -Preventative Maintenance	3,000.00 2,500.00 14,069.00 2,640.75
	Peninsula Housing	-Construction Crew -Preventative Maintenance	14,069.00 2,640.75
	Liberty Square 3-17	-Construction Crew -Preventative Maintenance	14,069.00 2,640.75
	Maintenance Building	-Construction Crew Equipment	1,200.00

AMP 3	Washington Gardens 3-9	-Community Building Landscape	4,000.00	AMP 3	Washington Gardens 3-9	-Community Building Landscape	4,000.00
		-Unit Renovations	5,000.00				-Unit Renovations
		-Kitchen Cabinets	2,000.00			-Kitchen Cabinets	10,000.00
		-Chimney Repair	2,000.00			-Construction Crew	14,069.00
		-Repair and Paint Decks	5,000.00			-Preventative Maintenance	2,640.75
		Preventative Maintenance	3,733.08				
		-Construction Crew	13,659.00				
	Front Street 3-10	-Rebuild Lawns and Tree Work	3,000.00		Front Street 3-10	-Paving	2,500.00
		-Paving	2,500.00			-Water Mains	4,000.00
		-Water Mains	4,000.00			-Cleaning Ducts	5,500.00
		-Cleaning Ducts	5,500.00			-Replace Decks	7,500.00
		-Water Proof Basement	2,500.00			-Unit Renovations	5,000.00
		-Windows	4,000.00			-Constructions Crew	14,069.00
		-Replace Decks	37,500.00			-Community Building	4,000.00
		-Unit Renovations	5,000.00			-4X4 Utility Vehicle	10,000.00
		Preventative Maintenance	3,733.08			-Preventative Maintenance	2,640.75
		-Constructions Crew	13,659.00				
		-Community Building	4,000.00				

AMP 4	Sagamore Village 3-1	-Paving, Community Building Parking Lot -Paving, Popham St. Driveways -Paving, Taft Ave. Driveways -Paving, Josslyn St. Driveways -Paving, Cabot St. Driveways Paving, Purchase St. Driveways -Lawn and Tree Work -Cleaning Ducts -Siding Upkeep -Bath Preventative Maintenance -Construction Crew -Kitchen -Ranges -Community Space	5,000.00 2,000.00 1,000.00 1,000.00 1,000.00 2,000.00 2,000.00 5,500.00 2,500.00 5,000.00 3,733.08 58,274.00 5,000.00 25,000.00 4,000.00	AMP 4	Sagamore Village 3-1	-Paving, Community Building Lot -Paving, Popham St. Driveways -Paving, Taft St. Driveways -Paving, Josslyn St. Driveways -Paving, Cabot St. Driveways -Paving, Purchase St. Driveways -Lawn and Tree Work -Playground -Cleaning Ducts -Siding Cleaning -Preventative Maintenance -Bath -Kitchen -Construction Crew -Ranges -Community Space -Portable Water Pump	5,000.00 2,000.00 1,000.00 1,000.00 1,000.00 2,000.00 2,000.00 25,000.00 5,500.00 2,500.00 2,640.75 5,000.00 70,322.00 5,000.00 25,000.00 4,000.00 10,000.00
	Riverton Park 3-8	-Paving, Walkways -Playground -Water Mains -Lawn and Tree Work -Bathroom Fans -Unit Renovations -Hot Water Upgrade -Replance Main Electrical Boxes Preventative Maintenance -Construction Crew -Community Space -Ranges -Portable Generator	9,500.00 5,000.00 10,000.00 3,000.00 10,000.00 5,000.00 7,500.00 3,000.00 3,733.12 68,274.00 4,000.00 2,000.00 5,000.00		Riverton Park 3-8	-Paving, Walkways -Playground -Water Mains -Lawn and Tree Work -Breaker Boxes -Unit Renovations -Hot Water Upgrade -Replance Main Electrical Boxes -Preventative Maintenance -Construction Crew -Community Space -Ranges	7,000.00 5,000.00 10,000.00 3,000.00 5,000.00 5,000.00 7,500.00 5,000.00 2,640.75 70,322.00 4,000.00 2,000.00
	COCC	Admin Building	-Parking Lot -Flooring		3,500.00 30,000.00	COCC	Admin Building

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages-Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY: 2010			Work Statement for Year 3 FFY: 2011		
	Development Number/Name General Description of Major Work Categories	Estimated Cost		Development Number/Name General Description of Major Work Categories	Estimated Cost	
See Annual Statement	AMP 1	-Operations	31,250.00	AMP 1	-Operations	31,250.00
		-Management Services	57,200.00		-Management Services	57,200.00
		-Elderly & Disabled Services	7,500.00		-Elderly & Disabled Services	7,500.00
		-Unit Inspections	3,209.00		-Unit Inspections	3,209.00
		-Administration	16,686.00		-Administration	16,686.00
		-A&E Fees	52,946.00		-A&E Fees	52,946.00
		-Construction Oversight	36,903.00		-Construction Oversight	36,903.00
	AMP 2	-Operations	56,250.00	AMP 2	-Operations	56,250.00
		-Management Services	32,492.00		-Management Services	32,492.00
		-Unit Inspections	1,856.00		-Unit Inspections	1,856.00
		-Administration	9,654.00		-Administration	9,654.00
		-A&E Fees	30,635.00		-A&E Fees	30,635.00
		-Construction Oversight	21,352.00		-Construction Oversight	21,352.00
	AMP 3	-Operations	56,250.00	AMP 3	-Operations	56,250.00
		-Management Services	26,308.00		-Management Services	26,308.00
		-Unit Inspections	1,515.00		-Unit Inspections	1,515.00
		-Administration	7,870.00		-Administration	7,870.00
		-A&E Fees	24,974.00		-A&E Fees	24,974.00
		-Construction Oversight	17,406.00		-Construction Oversight	17,406.00
	AMP 4	-Operations	31,250.00	AMP 4	-Operations	31,250.00
-Management Services		59,000.00	-Management Services		59,000.00	
-Study Center		7,500.00	-Study Center		7,500.00	
-Unit Inspections		3,420.00	-Unit Inspections		3,420.00	
-Administration		17,790.00	-Administration		17,790.00	
-A&E Fees		56,445.00	-A&E Fees		56,445.00	
-Construction Oversight		39,339.00	-Construction Oversight		39,339.00	
	Subtotal of Estimated Cost	707,000.00		Subtotal of Estimated Cost	707,000.00	

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages-Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name General Description of Major Work Categories	Estimated Cost		Development Number/Name General Description of Major Work Categories	Estimated Cost		
	AMP 1	-Operations	31,250.00	AMP 1	-Operations	31,250.00	
		-Management Services	57,200.00		-Management Services	57,200.00	
		-Elderly & Disabled Services	7,500.00		-Elderly & Disabled Services	7,500.00	
		-Unit Inspections	3,209.00		-Unit Inspections	3,209.00	
		-Administration	16,686.00		-Administration	16,686.00	
		-A&E Fees	52,946.00		-A&E Fees	52,946.00	
		-Construction Oversight	36,903.00		-Construction Oversight	36,903.00	
	AMP 2	-Operations	56,250.00	AMP 2	-Operations	56,250.00	
		-Management Services	32,492.00		-Management Services	32,492.00	
		-Unit Inspections	1,856.00		-Unit Inspections	1,856.00	
		-Administration	9,654.00		-Administration	9,654.00	
		-A&E Fees	30,635.00		-A&E Fees	30,635.00	
	AMP 3	-Construction Oversight	21,352.00	AMP 3	-Construction Oversight	21,352.00	
		-Operations	56,250.00		-Operations	56,250.00	
		-Management Services	26,308.00		-Management Services	26,308.00	
		-Unit Inspections	1,515.00		-Unit Inspections	1,515.00	
	AMP 4	-Administration	7,870.00	AMP 4	-Administration	7,870.00	
		-A&E Fees	24,974.00		-A&E Fees	24,974.00	
		-Construction Oversight	17,406.00		-Construction Oversight	17,406.00	
		-Operations	31,250.00		-Operations	31,250.00	
		-Management Services	59,000.00		-Management Services	59,000.00	
		-Study Center	7,500.00		-Study Center	7,500.00	
		-Unit Inspections	3,420.00		-Unit Inspections	3,420.00	
	-Administration	17,790.00	-Administration	17,790.00			
	-A&E Fees	56,445.00	-A&E Fees	56,445.00			
	-Construction Oversight	39,339.00	-Construction Oversight	39,339.00			
	Total CFP Estimated Cost		707,000.00		Total CFP Estimated Cost	707,000.00	

form HUD-50075.2 (4/2011)