

# 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

<b>1.0</b>	<b>PHA Information</b> 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>07/2011</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>992</u>			Number of HCV units: <u>1754</u>		
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <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	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> 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: <b>See Attachment I – Revised Mission and Vision Statement December 2010</b>					
<b>5.2</b>	<b>Goals and Objectives.</b> 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.					
<b>6.0</b>	<b>PHA Plan Update</b> Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="text-align: center;"><b>See Attachment II – 2011 ACOP Summary of Changes &amp; Attachment III – 2011 Adm. Plan Summary of Changes</b></p> (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.  <b>Main Administrative Office – 14 Baxter Boulevard Portland, ME</b> <b>PHA web site: <a href="http://www.porthouse.org">www.porthouse.org</a></b> <b>City of Portland Housing &amp; Community Development Office 189 Congress Street, Portland, ME</b> <b>Community rooms of larger PHA developments</b>					
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <p style="text-align: center;"><b>See Attachment IV – Homeownership And Project-based vouchers</b></p>					
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.					
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.					
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> 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.					
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <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.					
<b>9.0</b>	<b>Housing Needs.</b> 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><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## **Attachment I – Revised Mission Statement - December 2010**

### **Portland Housing Authority December 2010**

#### **Mission Statement:**

Together with its community partners, the PHA provides and expands affordable housing and services that improve quality of life, build community, enhance safety and promote personal success for the people we serve and the neighborhoods in which they reside.

#### **PHA's Vision for 2015:**

- **Investment in PHA Properties:**

By 2015, a comprehensive capital needs assessment for each PHA property will have been completed. Also, a plan for continued investment in each property will be determined including the type of investment (renovate, redevelop, convert) and the identification of financial resources. More specifically, plans for the redevelopment of priority properties, including Riverton Park and Front Street will be completed and implementation will have begun.

- **Affordable Housing Development:**

By 2015, PHA will be actively pursuing affordable housing development to create 50 new housing units for homeless families and individuals, and another 50 new units for a variety of low income households. The development of a large scale affordable rental housing project for the elderly will be planned.

- **Rental Subsidies:**

By 2015, PHA's rental subsidy program will continue to maximize the number and utilization of vouchers from the HCV Program, including Project Based Voucher Program, VASH Voucher Program and other special allocations that become available. PHA will continue to "project-base" a percentage of its vouchers to assist with development of new affordable housing opportunities for priority populations.

- **Regional Opportunities:**

By 2015, cooperative agreements with other housing authorities in the region have been signed for the administration of a variety of services, including administration PHA's Voucher Programs using a common wait list for the greater Portland area.

- **Community Partners:**

By 2015, PHA has expanded the number and scope of community partners we work with to provide services to our residents and voucher holders, to help them achieve stability and success.

- **Agency Operations:**

By 2015, PHA continues to be recognized throughout the State as a financially secure, humane housing organization with a strong and active Board of Commissioners and a capable senior staff.

## **Attachment II**

### **Portland Housing Authority 2011 Agency Plan Changes Effective July 2011 Admission and Continued Occupancy Plan (ACOP) And Dwelling Lease**

#### **ACOP Changes:**

#### **Chapter 2: Eligibility for Admission**

##### **Section E. Other Eligibility Criteria**

This change adds language to advise applicants of PHA's new Smoke-Free Housing Policy adopted with the new ACOP, and found in Section 9 Leasing as well as Attachment 9 Smoke-Free Housing Lease Addendum.

##### **Section F. One Strike Policy**

This change clarifies PHA can deny admission to any Registered Sex Offender who is subject to a lifetime registration requirement, regardless of when the registration law went into effect in 1999.

##### **Section G. Screening for Suitability**

This change recognized emancipated minors over 16 years old as eligible for admission as a head of household, consistent with Maine law and the Housing Choice Voucher program.

#### **Chapter 4: Tenant Selection and Assignment Plan**

##### **Section B. Waitlist Preferences**

**Local Preferences: A.1.** Disabled applicants (head of household age 18 or older) will be added to elderly applicants (head of household age 62 or older) as the first preference for properties designed and build for the elderly. This change insures the ACOP is correct and consistent with our operating procedure, and in compliance with federal law that required persons with disabilities and the elderly to be treated the same when applying for public housing.

#### **Chapter 7: Verification Procedures**

##### **Section A. Acceptable Methods of Verification**

This change is required to comply with PIH Notices 2010-09 and 2010-19 around Enterprise Income Verification (EIV). New policy detail six methods of verification and adds preference to the verification hierarchy, giving EIV and Upfront Income Verification (UIV) verifications the strongest preference.

##### **Section D. Verification of Income**

This change details the six methods of verifying income from employment, social security, unemployment, welfare, general assistance, alimony and child support.

#### **Section E. Income from Assets**

This change details the six methods of verifying income from savings account interest and dividends.

### **Chapter 9: Leasing**

#### **Section G. Rent Collection Policy**

Language has been added to support the current Lease and details the amount and when a landlord is permitted to charge late fees consistent with Maine law, an amount equal to 4% of one month's rent (TTP) after the rent has become 15 days late. Further, new policy requires all rent and sundry payments be made at the property site offices, and establishes a no cash policy. Sundry charges will be collected consistent with PHA's rent collection policy.

#### **Section H: Schedule of Special Charges**

These changes to the Schedule of Special (Resident) Charges as referenced in Section 6. G. of the Dwelling Lease, specify how much residents will be charged for typical cleaning and damage charges upon move-out. These move-out charges are communicated to families at move-in and at the time they give notice of intent to vacate, to reinforce PHA's expectations around returning the apartment clean and undamaged.

#### **Section L: PHA's Smoke-Free Housing Policy**

This is a new section that details PHA's Smoke-Free Housing Policy, and requires all residents sign and abide by Attachment 9 Smoke-Free Housing Lease Addendum.

### **Chapter 12: Lease Terminations**

#### **Section B. Termination by Housing Authority**

These changes are necessary to follow HUD's final rule on the Violence Against Women Act (VAWA) 24 CFR Parts 5, 91, 880, et al, which specifies threats of domestic violence must be imminent, and PHA may determine a true victim through third-party documentation when there are multiple allegations of domestic violence against more than one household member. These changes include VAWA's definition of an imminent threat, and require PHA seek alternatives to eviction including transferring the victim to another unit, barring the perpetrator from the premises, and increasing police presence.

### **Chapter 14: Family Debts to the PHA**

#### **Section A. Debts Due to Fraud or Non-Reporting**

These changes are necessary to define retroactive rent as rent that becomes due around non-reported income including fraud, and families are required to enter into a repayment agreement or their tenancy will be terminated, consistent with HUD Notice PIH 2010-19 (HA).

#### **Section B. Repayment Agreements for Families Due to Non-Reporting of Income**

These changes set forth repayment terms consistent with HUD Notice PIH 2010-19 (HA) whereby the monthly retroactive rent repayment amount shall equal 10% of the family's adjusted income to be affordable, since the family will continue to pay 30% of the household's adjusted income as current rent. The retroactive rent payment may be adjusted if the household income increases or decreases.

### **Dwelling Lease Changes:**

#### **Paragraph 3 Payments Due Under the Lease**

**Paragraph 3B.** This change specifies rent is payable at the property site offices, and cash is not an acceptable form of payment.

**Paragraph 3C.** This change makes the existing lease consistent with Maine law whereby late fees can be charged after rent is 15 days late, at a rate of 4% of the monthly rent payment.

#### **Paragraph 4 Recertification of Rent, Dwelling Size and Eligibility**

**Paragraph 4E.** This change adds language whereby residents agree to enter into a repayment agreement per paragraph 5 for any retroactive rent due.

#### **Paragraph 5 Repayment Policy**

These changes are consistent with the changes made to Chapter 14 of the ACOP- Family Debt to the PHA. 30-day extension of rent agreements are discontinued.

#### **Paragraph 11 Damage and Repair**

Damage and sundry charges are due upon receipt by the tenant.

#### **Paragraph 13 Pre-Occupancy and Pre-Termination Inspections**

These changes refer to the schedule of damage and cleaning charges at move-out, found in Attachment 5 of the ACOP.

#### **Paragraph 17 Provisions of the Violence Against Women Act (VAWA)**

These changes are consistent with HUD's final rule on the Violence Against Women Act (VAWA) 24 CFR Parts 5, 91, 880, et al, which specifies threats of domestic violence must be imminent.

#### **Paragraph 28 Acknowledgement**

This additional language requires families acknowledge receipt of the following Lease Addenda: Motor Vehicle and Parking Policy Lease Addendum, Schedule of Resident Charges Addendum, Pet Policy (where applicable), Lead Based Paint Disclosure, Public Housing Anti-Fraud Policy, Flat Rent Schedule and Smoke Free Housing Lease Addendum.



## Attachment III

### CHANGES TO SECTION 8 PROGRAMS ADMINISTRATIVE PLAN EFFECTIVE JULY 2011

Attached are copies of the proposed revisions and other changes to the Portland Housing Authority Section 8 Administrative Plan. All chapters were reviewed and minor corrections were made to the following: old references or instructions no longer applicable; changes to wording, organization of chapters, and clarification of meaning.

Any new HUD regulations have been incorporated into the Administrative Plan as mandatory program requirements. Certain new discretionary policies have been incorporated and changes to existing discretionary policies made.

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**Chapter 6 page 34: Financial Hardship Defined: *Comment: We believe there is a need to define this kind of hardship as there are a number of individuals who cannot or won't pay the \$50. Some of the landlords are foregoing any eviction action for non-payment of rent because they acknowledge this issue. The burden of paying the additional to the landlord is not material to the amount of HAP paid each month.***

An individual may not have the ability to work or seek work nor appreciate the necessity to access income for which they might be eligible. In order to qualify for this exemption, the Director of Housing Services will consult with the individual and/or with a contact person designated by the individual to discuss housing matters (i.e. a case manager, clinician, physician, therapist, family member, or friend listed on the HUD Form 92006 or an agency or medical release of confidentiality form) and determine if such an exemption applies. The Director of Housing Services will seek approval of the exemption from the Executive Director or his/her designee.

**Chapter 8 page 60: Expirations: *Comment: By changing the date to the Briefing date provides voucher coverage of the time during which the family could find and lease-up a new unit, overlapping with the final month of their present unit. Overlapping is allowed under HUD regulations.***

The Voucher is valid for a period of at least sixty calendar days from the date of issuance. The issuance date of the Voucher will begin on the vacate date from the unit or the date of the briefing whichever is earlier.

**Chapter 8 page 61: Extensions: *Comment: Extensions beyond 120 days requires a Reasonable Accommodation for a person with a disability***

Any extensions of an additional 60 days can be approved by the Housing Officer. Any extensions after 120 days will be determined by the Director or his/her designee.

**Chapter 12 page 84: Interim Reexamination Policy: *Comment: The exemption is a response to the same individuals referred to in the new Financial Hardship Defined (5) above.***

The HA may conduct interim reexaminations when families have an increase/decrease in income. The HA will conduct quarterly interim reexaminations on all families that have zero or sporadic income. If a zero income family has a waiver under Chapter 6: Financial Hardship Defined (5) only regular annual re-examines will be done if the income status of the family remains unchanged between annual dates.

**Chapter 6 page 39: Minimum Income:** *Comment: Same as above* Those families who were granted a waiver under Financial Hardship Defined (5) will be required to complete a written certification at least annually. Additional certifications may be required of these families at anytime at the discretion of the Director.

**Chapter 9 page 66: Information to Owners:** *Comment: We are allowed to give families' current addresses and prior addresses to landlords upon request. A victim under VAWA or a witness in hiding should be accorded this security measure.* Under no circumstances will current information be given out on a family who is being housed under a provision of VAWA or a witness protection program.

**Chapter 9 page 67: Information for Owners:** The HA may also provide the following information, based on documentation in its possession if requested in writing by a prospective landlord and allowed under a Release of Information form signed by the family:

- Eviction history
- Damage to rental units
- Other aspects of tenancy history
- Drug Trafficking by family members

The information will be provided based on information over the last 3 years. The information will be provided in writing. Only the Housing Officer or Director may provide this information. No person will be allowed to actually view a tenant file in order to preserve the security of certain EIV information and other family information.

**Chapter 10 page 71: Special/complaint Inspections:** The HA may also conduct a special inspection based on information from third parties such as neighbors or public officials and as a result of a move-out whether under eviction or not, if requested by the family or the owner.

**Chapter 10 page 73: Air Quality:** Maine State Law requires all residential buildings to be tested for radon emissions. All buildings must be certified in 2012. PHA will collect certifications as submitted voluntarily by owners during the interim years, and require certification beginning in 2012 as part of the HQS requirements under Section 8 programs. Radon certifications are valid for ten (10) years.

**Chapter 12 pages 82-83: Failure to Respond to Notification to Recertify:** *Comment: This is a rewrite of policy to deal consistently and in a timely manner with families who do not respond to recertification appointments.* The written notification states that all

adults in the family are required to attend the scheduled interview. The family may call to request another appointment date.

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with PHA, PHA will reschedule a second appointment.

If the family fails to appear for the second appointment, and has not rescheduled or made prior arrangements, the HA will take steps to contact the family in the form of a warning letter from the Director to solicit their cooperation. If the family does not respond to this warning letter request the family the Director will send a notice of termination and offer the family an informal hearing.

If the family does not respond to the letter of termination during the period of time in which a Hearing can be requested, the Director will notify the family of PHA's intent to terminate.

If the family should respond to the annual recertification request before the anniversary date and before the termination letter has been sent the family will be allowed to continue the process. No 30-day notice is required.

The Director or designee may make exceptions to these policies if the family is able to document an emergency situation that prevented them from canceling or attending the appointments or the person claims mitigating circumstances as a result of a disability or of Limited English Proficiency.

**Chapter 15 page 97: Mandatory Denial or Termination of Assistance: *Comment: States have been making changes in what constitutes placement on a Life-time Sex Offender list. The DOJ system is consistently accurate and available for checking applicants in all states.***

The PHA must permanently deny assistance to applicants or terminate assistance to current participants if any member of the household is subject to a lifetime registration requirement under a State Sex Offender Registration Program as posted on the Department of Justice Sex Offender or any State Sex Offender internet, search engine.

**Chapter 18 pages 111-112: Payment Agreements for Families: *Comment: We have rewritten our Admin Plan policy to conform to our newly devised procedures and policies in response to HUD regulations written to mandate efforts for the recovery of money owed HAs.***

A Payment Agreement as used in this Plan is a document entered into between the HA and a person who owes a debt to the HA. It is similar to a promissory note, but contains details regarding the nature of the debt, the terms of payment, any special provisions of the agreement, and the remedies available to the HA upon default of the agreement.

An initial down payment in any amount will be accepted but is not required. The balance of the debt will be repaid at a monthly rate of 3% of adjusted monthly income (rounded to the nearest dollar) per month or \$25 per month whichever is greater.

The HA may renegotiate the terms of the Payment Agreement if there is a decrease or increase in family income. If there is a significant increase in family income the HA may

contact the family and request the Payment Agreement be renegotiated using the same payment guidelines above. If there is a decrease in family income the family may request the HA to renegotiate the Payment Agreement using the same payment guidelines above unless the family can provide justification that such a payment is unaffordable.

If the family fails to comply with the repayment agreement the assistance will be terminated. The family will not be afforded a request for an Informal Hearing. Entry into the repayment agreement was a result of a determination by PHA of the family's violation of improper or fraudulent reporting of family income and the acceptance of the repayment agreement by the family as an alternative to termination of assistance.

#### Guidelines for Repayment Agreements

Payment Agreements will be executed between the HA and the head of household. Payment Agreements will be due on or before the 15<sup>th</sup> of each month.

Late Payments - A payment will be considered to be late if:

The payment has not been received by the close of the business day on the 15<sup>th</sup> day of the month that is due. The HA will send a Payment Agreement Reminder letter to all current participants whose payments are late. Failure to bring the account up to date by the 15<sup>th</sup> of the following month may result in termination of assistance.

If the 15th day of the month is on a weekend or holiday, the due date will be at the close of the following business day.

A Payment Agreement may be considered to be in default when it is in arrears for one day.

#### Moving with Continuous Assistance

If the family requests a move to another unit and has a Payment Agreement in place and the Payment Agreement is not in arrears the family will be allowed to move with continued assistance

If the repayment agreement is not current and the Direction has waived enforcement of the termination of assistance a move can be approved under the following causes:

Family size exceeds the HQS maximum occupancy standards

The HAP Contract is terminated due to owner non-compliance or opt-out

A natural disaster or some other occurrence not a result of family member behavior.

Additional Monies Owed: If the family already has a Payment Agreement in place and incurs an additional debt to the HA:

PHA may enter into a new repayment agreement for the sum of both debts or at the discretion of the Director require immediate payment of money owed or terminate the assistance of the family.

The HA may enter into a Payment Agreement if the family is not a current participant in a Section 8 Program in order to retrieve as much money as possible due PHA. However, a payment agreement of this type may not make the family eligible for assistance under a Section 8 Program or any other housing assistance program with PHA or any other HA.

**Attachment IV**  
**Portland Housing Authority**  
**2011 Annual Plan**  
**7.0 (d) Homeownership &**  
**7.0 (e) Project-based Vouchers**

**7.0 (d) Homeownership**

The Portland Housing Authority (PHA) administers a Voucher Homeownership (HOV) 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 HOV program. The discretionary eligibility criteria for participation in PHA's HOV program are as follows:

- The family has not caused any violations of HUD's Housing Quality Standards within the previous 12 months.
- The family has been an active and continuous participant in the PHA HCV Program for at least 9 months.
- The family does not owe money to the PHA or any other HA.
- The family has not committed any serious or repeated violations of a PHA Public Housing Lease within 3 years of the date of the family's VoH application.

Other criteria affecting eligibility in PHA's HOV program are:

- A continuing HCV participant who is moving with HCV assistance under portability to PHA and has not been approved for homeownership by the issuing housing authority, must meet the initial requirements above.
- A current HCV participant who has been approved for homeownership by another Housing Authority and who chooses to utilize the family's HOV assistance within PHA's jurisdiction; and the issuing housing authority does not wish to administer that Voucher under their own HOV program is immediately eligible for the VoH program.
- If any family member was an adult member of a family that defaulted on a mortgage obtained through Homeownership the family is barred from receiving future HOV assistance.

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:

**United States Department of Agriculture Rural Development – Cumberland County**

- Provide subsidized low interest rate loans for low income homebuyers and extended loan terms

**Peoples Regional Opportunity Program (PROP) – Portland**

- Offers the HUD approved Homebuyer Education Course

**Consumer Credit Counseling Services (CCCS) – South Portland**

- Offers 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 funded HOME program that provides down payment, closing cost and home repair assistance for first-time homebuyers in Cumberland County

**Westbrook Housing Authority**

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

**Bangor Savings**

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

**7.0 (e) Project-based Vouchers**

As in the past, Portland Housing Authority (PHA) will consider “project-basing” Housing Choice Vouchers (HCVs) for new projects from time to time as the need exists within its community. This is done to maximize the affordability of housing for special populations. Portland Housing Authority’s use of Project-Based Vouchers (PBVs) is consistent with and supports the Consolidated Plan for the City of Portland. PHA manages its PBV program by implementing relevant sections of CFR 24 Parts 982 and 983.

As of January, 2011 PHA has provided 164 Project-Based vouchers from its HCV portfolio for thirteen (13) different projects for the development of permanent affordable housing for the homeless, persons with disabilities, and other underserved people.

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

<b>Part I: Summary</b>						
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number:</b> ██████████ Capital Fund Program Grant No: ME36 S003 501-09 Replacement Housing Factor Grant No: Date of CFFP			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009	
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Budget Revision #5 [X] Performance and Evaluation Report for Period Ending: 12-31-2010 [X] Final Performance and Evaluation Report						
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost		
		Revision 4	Revision 5	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) 3					
3	1408 Management Improvements	0.00	0.00	0.00	0.00	
4	1410 Administration (May not exceed 10% of line 21)	100,000.00	100,000.00	100,000.00	100,000.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	197,631.30	197,631.30	197,631.30	197,631.30	
8	1440 Site Acquisition					
9	1450 Site Improvement	662,688.16	662,688.16	662,688.16	662,688.16	
10	1460 Dwelling Structures	1,081,670.84	1,081,670.84	1,081,670.84	1,081,670.84	
11	1465.1 Dwelling Equipment-Nonexpendable	149,664.00	149,664.00	149,664.00	149,664.00	
12	1470 Nondwelling Structures	27,209.30	27,209.30	27,209.30	27,209.30	
13	1475 Nondwelling Equipment	26,660.40	26,660.40	26,660.40	26,660.40	
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					
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant: (sum of lines 2-19)	<b>2,245,524.00</b>	<b>2,245,524.00</b>	<b>2,245,524.00</b>	<b>2,245,524.00</b>	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	291,542.52	291,542.52	291,542.52	291,542.52	
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

form HUD-50075.1 (04/2008)

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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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number:</b> CFRG 501-09 Capital Fund Program Grant No: ME36 S003 501-09 Replacement Housing Factor Grant No: Date of CFFP			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision #5 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Revision 4</b>	<b>Revision 5</b>	<b>Obligated</b>	<b>Expended</b>
<b>Signature of Executive Director</b> <i>Michael G. Stele</i>		<b>Date</b> 3/28/11	<b>Signature of Public Housing Director</b>		<b>Date</b>

**Part II: supporting Pages**

PHA Name: Portland Housing Authority		Grant Type and Number CFRG 501-09 Capital fund Program No: ME36 S003 501-09 Replacement Housing Factor Grant No.			Federal FFY of Grant: 2009			
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 4	Revision 5	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
<b>AMP 1</b>	-Administration	1410		32,124.01	32,124.01	32,124.01	32,124.01	Completed
	-A&E Fees	1430		13,407.90	13,407.90	13,407.90	13,407.90	Completed
	-Construction Oversight	1430		24,914.55	24,914.55	24,914.55	24,914.55	Completed
<b>Franklin Towers</b>	-ADA: Paving Parking Lot (Not Incl in any Prior Grants)	1450		33,120.00	33,120.00	33,120.00	33,120.00	Completed
	-ADA: Kitchen Remodel	1460		41,483.45	41,483.45	41,483.45	41,483.45	Completed
<b>Harbor Terrace</b>	-ADA: Paving Parking Lot (Not Incl in any Prior Grants)	1450		37,983.50	37,983.50	37,983.50	37,983.50	Completed
	-ADA:Kitchen Remodel	1460		7,072.31	7,072.31	7,072.31	7,072.31	Completed
	-ADA:Community Kitchen	1470		199.28	199.28	199.28	199.28	Completed
<b>AMP 2</b>	-Administration	1410		18,631.01	18,631.01	18,631.01	18,631.01	Completed
	-A&E Fees	1430		16,117.10	16,117.10	16,117.10	16,117.10	Completed
	-Construction Oversight	1430		24,579.84	24,579.84	24,579.84	24,579.84	Completed
<b>Kennedy Park</b>	-Unit Interior Renovations	1460		29,967.02	29,967.02	29,967.02	29,967.02	Completed
<b>Bayside East</b>	-Roofing	1460		60,188.40	60,188.40	60,188.40	60,188.40	Completed
	-Siding and Trim Work	1460		485,487.55	485,487.55	485,487.55	485,487.55	Completed
<b>Maintenance Office</b>	-Ranger	1475		26,660.40	26,660.40	26,660.40	26,660.40	Completed
<b>AMP 3</b>	-Administration	1410		15,105.01	15,105.01	15,105.01	15,105.01	Completed
	-A&E Fees	1430		30,237.56	30,237.56	30,237.56	30,237.56	Completed
	-Construction Oversight	1430		24,579.84	24,579.84	24,579.84	24,579.84	Completed
<b>Washington Gardens</b>	-ADA: Paving Parking Lot (Not Included in any Prior Grant	1450		27,925.00	27,925.00	27,925.00	27,925.00	Completed
	-ADA: Community Kitchen Remodel	1470		402.81	402.81	402.81	402.81	Completed
	-ADA: Community Build. Bathroom Remodel	1470		26,607.21	26,607.21	26,607.21	26,607.21	Completed
<b>Front Street</b>	-Landscaping	1450		4,822.16	4,822.16	4,822.16	4,822.16	Completed
	-ADA: Interior Renovations	1460		35,385.78	35,385.78	35,385.78	35,385.78	Completed
	-Interior Renovations	1460		270.00	270.00	270.00	270.00	Completed
	-Deck Repair/Replacement	1460		153,992.91	153,992.91	153,992.91	153,992.91	Completed
<b>AMP 4</b>	-Administration	1410		34,139.97	34,139.97	34,139.97	34,139.97	Completed
	-A&E Fees	1430		38,918.19	38,918.19	38,918.19	38,918.19	Completed
	-Construction Oversight	1430		24,876.32	24,876.32	24,876.32	24,876.32	Completed
<b>Sagamore Village</b>	-Paving (In Addition to Prior Grant)	1450		210,476.93	210,476.93	210,476.93	210,476.93	Completed
	-ADA: Interior Renovations	1460		81,363.18	81,363.18	81,363.18	81,363.18	Completed
	-Interior Renovations	1460		153,953.89	153,953.89	153,953.89	153,953.89	Completed
	-Appliances (Stoves)	1465		67,942.00	67,942.00	67,942.00	67,942.00	Completed
<b>Riverton Park</b>	-Fences	1450		36,557.00	36,557.00	36,557.00	36,557.00	Completed
	-Paving Walkways (Not Included in any Prior Grants)	1450		2,453.50	2,453.50	2,453.50	2,453.50	Completed
	-Landscaping	1450		128,712.53	128,712.53	128,712.53	128,712.53	Completed
	-Parking Lot / Lighting	1450		180,637.54	180,637.54	180,637.54	180,637.54	Completed
	-Upgrade Electrical Systems	1460		19,204.35	19,204.35	19,204.35	19,204.35	Completed
	-Interior Unit Renovations	1460		13,302.00	13,302.00	13,302.00	13,302.00	Completed
	-Appliances (Stoves)	1465		81,722.00	81,722.00	81,722.00	81,722.00	Completed

<b>Part III Implementation Schedule for Capital Fund Financing Program</b>					<b>Federal FFY of Grant:</b> <b>2009</b>
PHA Name: Portland Housing Authority					Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<b>AMP 1:</b>					
Franklin Towers 3-4	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
Harbor Terrace 3-6	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
<b>AMP 2:</b>					
Kennedy Park 3-2	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
Bayside East 3-5	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
Maintenance Office	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
<b>AMP 3:</b>					
Washington Gardens 3-9	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
Front St. 3-10	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
<b>AMP 4:</b>					
Sagamore Village 3-1	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
Riverton Park 3-8	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC
<b>COCC:</b>					
Admin Offices	3/18/2009	10/31/2010	3/18/2009	10/31/2010	2 years from date of signed ACC

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number</b> ME36 P003 501-09 Capital Fund Program Grant No: 501-09 Replacement Housing Factor Grant No: Date of CFFP		<b>FFY of Grant</b> 2009 <b>FFY of Grant Approval:</b> 2009	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision #4 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revised 3	Revised 4	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	200,000.00	200,000.00	200,000.00	200,000.00
3	1408 Management Improvements	50,000.00	43,722.59	43,722.59	38,072.60
4	1410 Administration (May not exceed 10% of line 21)	177,000.00	182,021.93	182,021.93	160,319.22
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	280,000.00	164,684.11	164,684.11	155,543.49
8	1440 Site Acquisition				
9	1450 Site Improvement	165,612.62	166,399.18	166,399.18	157,995.93
10	1460 Dwelling Structures	570,893.38	662,315.83	662,315.83	627,176.85
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00	12,575.30	12,575.30	12,575.30
12	1470 Nondwelling Structures	142,921.55	153,723.83	153,723.83	153,723.83
13	1475 Nondwelling Equipment	182,292.45	185,277.23	185,277.23	185,277.23
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)				
21	Amount of Annual Grant: (sum of lines 2-19)	<b>1,770,720.00</b>	<b>1,770,720.00</b>	<b>1,770,720.00</b>	<b>1,690,684.45</b>
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	12,846.25	0.00	0.00	0.00
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				

† To be complete for the Performance and Evaluation Report.

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

<b>Part I: Summary</b>				
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number</b> ME36 P003 501-09 Capital Fund Program Grant No: 501-09 Replacement Housing Factor Grant No: Date of CFFP		<b>FFY of Grant</b> 2009 <b>FFY of Grant Approval:</b> 2009
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost 1</b>
		<b>Revised 3</b>	<b>Revised 4</b>	<b>Obligated</b>
				<b>Expended</b>
<b>Signature of Executive Director</b> <i>Mark S. Carlson</i>		<b>Date</b> 3/28/11	<b>Signature of Public Housing Director</b>	
			<b>Date</b>	

Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number Capital fund Program No: ME36 P003 501-09 Replacement Housing Factor Grant No. 501-09 CFFP (Yes/No)			Federal FFY of Grant 2009			
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
				Revised 3	Revised 4	Funds Obligated 2	Funds Expended 2	
<b>AMP 1</b>	-Operations	1406		39,250.00	39,250.00	39,250.00	39,250.00	Completed
	-Elderly Services	1408		20,000.00	0.00	0.00	0.00	Deferred
	-Unit Inspections	1408		3,209.00	6,617.16	6,617.16	6,617.16	Completed
	-Administration	1410		16,686.00	58,342.27	58,342.27	48,345.58	Ongoing
	-Management Services	1410		40,000.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430		52,946.00	6,876.27	6,876.27	6,876.27	Completed
	-Construction Oversight	1430		36,903.00	24,758.87	24,758.87	22,480.27	Ongoing
	-Construction Crew	1460		97,536.00	19,012.08	19,012.08	16,216.78	Ongoing
<b>Franklin Towers</b>	-Lawn and Tree Work	1450		3,000.00	2,258.45	2,258.45	2,258.45	Completed
	-Roof	1460		1,000.00	0.00	0.00	0.00	Deferred
	-Lobbies	1460		1,000.00	2,936.00	2,936.00	2,936.00	Completed
	-Interior Unit Renovations	1460		3,477.88	9,932.55	9,932.55	8,792.55	Ongoing
	-Elevator Upgrade	1460		2,500.00	2,120.00	2,120.00	2,120.00	Completed
	-Boiler Upkeep	1460		5,522.12	10,501.37	10,501.37	10,501.37	Completed
	-Appliances	1465		0.00	808.00	808.00	808.00	Completed
	-Office Floors	1470		0.00	2,290.00	2,290.00	2,290.00	Completed
<b>Harbor Terrace</b>	-Lawn and Tree Work	1450		0.00	520.00	520.00	520.00	Completed
	-Roof	1460		125,040.48	92,124.00	92,124.00	92,124.00	Completed
	-Window Replacement	1460		845.00	845.00	845.00	845.00	Completed
	-Interior Unit Renovations	1460		0.00	11,425.48	11,425.48	8,034.01	Ongoing
	-Fire Alarms	1460		6,700.00	10,686.63	10,686.63	10,686.63	Completed
	-Appliances	1465		0.00	1,707.00	1,707.00	1,707.00	Completed

<b>AMP 2</b>	-Operations	1406		61,000.00	61,000.00	61,000.00	61,000.00	Completed
	-Unit Inspections	1408		1,856.00	3,927.69	3,927.69	3,927.69	Completed
	-Study Center Staff	1408		0.00	5,516.66	5,516.66	3,333.33	Ongoing
	-Administration	1410		9,654.00	39,676.09	39,676.09	32,798.39	Ongoing
	-Management Services	1410		23,750.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430		30,635.00	6,765.83	6,765.83	6,765.83	Completed
	-Construction Oversight	1430		21,352.00	24,748.92	24,748.92	22,470.32	Ongoing
	-Construction Crew	1460		49,202.00	36,083.76	36,083.76	36,083.76	Completed
<b>Kennedy Park</b>	-Parking Lot	1450		3,000.00	820.00	820.00	820.00	Completed
	-Lawn and Tree Work	1450		1,362.99	1,715.00	1,715.00	1,715.00	Completed
	-Catch Basins	1450		0.00	1,325.00	1,325.00	1,325.00	Completed
	-Concrete work Exterior	1460		80,813.87	80,813.87	80,813.87	80,813.87	Completed
	-Unit Interior Renovations	1460		3,037.04	13,677.04	13,677.04	13,677.04	Completed
	-Appliances	1465		0.00	451.00	451.00	451.00	Completed
<b>Bayside Terrace</b>	-Interior Unit Renovations	1460		3,000.00	15,362.99	15,362.99	9,712.99	Ongoing
<b>Bayside East</b>	-Paving	1450		11,839.88	11,839.88	11,839.88	11,839.88	Completed
	-Landscaping	1450		0.00	1,040.00	1,040.00	1,040.00	Completed
	-Decks	1460		7,500.00	1,222.41	1,222.41	1,222.41	Completed
	-Handicap Accessable Ramp	1460		0.00	33,811.00	33,811.00	33,811.00	Completed
	-Interior Renovations	1460		8,637.01	40,901.75	40,901.75	40,901.75	Completed
	-ADA Compliance: Interior Renovations	1460		12,846.25	0.00	0.00	0.00	Deferred
	-Roofing	1460		0.00	5,557.50	5,557.50	5,557.50	Completed
	-Chimney Repairs	1460		0.00	4,331.28	4,331.28	4,331.28	Completed
-Appliances	1465		0.00	411.00	411.00	411.00	Completed	
<b>Dermott Court</b>	-Site Work	1450		2,500.00	2,500.00	2,500.00	2,500.00	Completed
	-Lawn & Tree Work	1450		0.00	1,235.00	1,235.00	1,235.00	Completed
<b>Peninsula Housing</b>	-Interior Renovations	1460		0.00	9,425.22	9,425.22	9,425.22	Completed
	-Appliances	1465		0.00	411.00	411.00	411.00	Completed
<b>Maintenance Office</b>	-Roof	1470		6,615.00	6,615.00	6,615.00	6,615.00	Completed
	-Truck	1475		12,236.00	12,236.00	12,236.00	12,236.00	Completed
	-Equipment for Construction Crew	1475		1,202.00	4,081.35	4,081.35	4,081.35	Completed

<b>AMP 3</b>	-Operations	1406		60,000.00	60,000.00	60,000.00	60,000.00	Completed
	-Unit Inspections	1408		1,515.00	3,016.50	3,016.50	3,016.50	Completed
	-Administration	1410		7,870.00	29,744.67	29,744.67	28,265.79	Ongoing
	-Management Services	1410		18,750.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430		24,974.00	4,238.08	4,238.08	4,238.08	Completed
	-Construction Oversight	1430		17,406.00	24,689.39	24,689.39	22,410.79	Ongoing
	-Construction Crew	1460		40,111.00	10,032.28	10,032.28	10,032.28	Completed
<b>Washington Gardens</b>	-Community Building Landscaping	1450		2,799.75	4,229.75	4,229.75	4,229.75	Completed
	-Fencing	1450		1,500.00	1,500.00	1,500.00	1,500.00	Completed
	-Interior Renovations	1460		7,405.00	8,094.80	8,094.80	8,094.80	Completed
	-Appliances	1465		0.00	423.00	423.00	423.00	Completed
<b>Front Street</b>	-Paving	1450		0.00	2,900.00	2,900.00	2,900.00	Completed
	-Water Mains	1450		0.00	3,750.00	3,750.00	0.00	Ongoing
	-Decks	1450		0.00	9,578.95	9,578.95	9,578.95	Completed
	-Interior Renovations	1460		0.00	4,560.79	4,560.79	4,560.79	Completed
	-Appliances	1465		0.00	4,408.30	4,408.30	4,408.30	Completed

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<b>AMP 4</b>	-Operations	1406		39,750.00	39,750.00	39,750.00	39,750.00	Completed
	-Study Center	1408		20,000.00	17,433.32	17,433.32	13,966.66	Ongoing
	-Unit Inspections	1408		3,420.00	7,211.26	7,211.26	7,211.26	Completed
	-Administration	1410		17,790.00	54,258.90	54,258.90	50,909.46	Ongoing
	-Management Services	1410		42,500.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430		56,445.00	45,596.14	45,596.14	45,596.14	Completed
	-Construction Oversight	1430		39,339.00	27,010.61	27,010.61	24,705.79	Ongoing
	-Construction Crew	1460		90,651.00	100,354.89	100,354.89	96,957.63	Ongoing
<b>Sagamore Village</b>	-Paving	1450		0.00	2,120.00	2,120.00	2,120.00	Completed
	-Landscaping	1450		11,310.00	13,570.00	13,570.00	11,310.00	Ongoing
	-Playground	1450		1,000.00	0.00	0.00	0.00	Deferred
	-Waterproof Basement	1460		13,190.00	6,178.00	6,178.00	6,178.00	Completed
	-Siding Upkeep	1460		0.00	690.00	690.00	690.00	Completed
	-Interior Renovations	1460		1,003.73	106,767.86	106,767.86	88,002.91	Ongoing
	-Appliances	1465		0.00	919.00	919.00	919.00	Completed
	-Community Space / Boys & Girls Club	1470		124,000.00	130,648.28	130,648.28	130,648.28	Completed
	-Maintenance Bldg Doors	1470		0.00	1,495.00	1,495.00	1,495.00	Completed
	-Utility Vehicle-Replace Golf Cart	1475		2,000.00	0.00	0.00	0.00	Deferred
	-Lot Sander	1475		1,500.00	4,825.69	4,825.69	4,825.69	Completed
	-Truck	1475		36,249.45	35,029.19	35,029.19	35,029.19	Completed
	-Snow Removal Machine	1475		129,105.00	129,105.00	129,105.00	129,105.00	Completed
<b>Riverton Park</b>	-Fences	1450		10,000.00	0.00	0.00	0.00	Deferred
	-Paving Walkways	1450		0.00	3,287.50	3,287.50	3,287.50	Completed
	-Parking Lot Lighting	1450		113,000.00	96,289.40	96,289.40	93,896.15	Ongoing
	-Landscaping	1450		3,000.00	5,920.25	5,920.25	5,920.25	Completed
	-Playground	1450		1,300.00	0.00	0.00	0.00	Deferred
	-Roof	1460		1,885.00	1,372.00	1,372.00	1,372.00	Completed
	-Hot Water Upgrade	1460		4,500.00	7,119.40	7,119.40	7,119.40	Completed
	-Interior Unit Renovations	1460		3,490.00	16,375.88	16,375.88	16,375.88	Completed
	-Appliances	1465		2,000.00	3,037.00	3,037.00	3,037.00	Completed
	-Community Space	1470		6,386.55	6,386.55	6,386.55	6,386.55	Completed
<b>COCC Admin. Offices</b>	-Parking lot	1470		2,500.00	0.00	0.00	0.00	Deferred
	-Awning Repair	1470		3,420.00	3,420.00	3,420.00	3,420.00	Completed
	-Flooring	1470		0.00	2,869.00	2,869.00	2,869.00	Completed

form HUD-50075.1 (04/2008)

Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

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

<b>Part III Implementation Schedule for Capital Fund Financing Program</b>					<b>Federal FFY of Grant: 2009</b>
PHA Name: Portland Housing Authority					Reasons for Revised Target Dates
Development Number Name/PHA- Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore	9/30/2011				2 years from the signed ACC amount
3-2 Kennedy Park	9/30/2011				2 years from the signed ACC amount
3-3 Bayside	9/30/2011				2 years from the signed ACC amount
3-4 Franklin	9/30/2011				2 years from the signed ACC amount
3-5 Bayside East	9/30/2011				2 years from the signed ACC amount
3-6 Harbor Terrace	9/30/2011				2 years from the signed ACC amount
3-8 Riverton Park	9/30/2011				2 years from the signed ACC amount
3-9 Washington	9/30/2011				2 years from the signed ACC amount
3-10 Fron Street	9/30/2011				2 years from the signed ACC amount
3-11 Dermott Court	9/30/2011				2 years from the signed ACC amount
3-16 Peninsula	9/30/2011				2 years from the signed ACC amount
Administrative	9/30/2011				2 years from the signed ACC amount

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

Expires 04/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number</b> ME36 P003 501-10		<b>FFY of Grant</b>	
		Capital Fund Program Grant No: 501-10		2010	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP		2010	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revised 1	Revised 2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	200,000.00	200,000.00	200,000.00	0.00
3	1408 Management Improvements	55,000.00	55,000.00	55,000.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	175,799.00	175,799.00	143,219.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	213,117.00	213,117.00	189,579.07	27,881.55
8	1440 Site Acquisition				
9	1450 Site Improvement	190,300.00	154,000.00	4,756.00	4,756.00
10	1460 Dwelling Structures	686,535.00	799,751.00	457,953.00	6,295.00
11	1465.1 Dwelling Equipment-Nonexpendable	15,848.00	16,972.00	5,920.00	5,920.00
12	1470 Nondwelling Structures	115,693.00	111,000.00	0.00	0.00
13	1475 Nondwelling Equipment	105,700.00	32,353.00	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)	1,757,992.00	1,757,992.00	1,056,427.07	44,852.55
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	64,000.00	172,000.00	0.00	0.00
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				

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

Expires 04/30/2011

<b>Part I: Summary</b>				
PHA Name: Portland Housing Authority		Grant Type and Number    ME36 P003 501-10 Capital Fund Program Grant No:    501-10 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2010 FFY of Grant Approval: 2010
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original Budget	Revised 1	Obligated                      Expended
	Signature of Executive Director <i>Mark S. Wilbur</i>	Date 3/28/11	Signature of Public Housing Director	Date

Expires 04/30/2011

<b>Part II: Supporting Pages</b>									
PHA Name: Portland Housing Authority		<b>Grant Type and Number</b> ME36 P003 501-10 Capital fund Program No: 501-10 CFFP (Yes/No) Replacement Housing Factor Grant No.				<b>Federal FFY of Grant</b> 2010			
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	
				Revised 1	Revised 2	Funds Obligated 2	Funds Expended 2		
<b>AMP 1</b>	Operations	1408		64,000.00	64,000.00	64,000.00	0.00	Ongoing	
	Unit Inspections	1408		3,200.00	3,200.00	3,200.00	0.00	Ongoing	
	Resident Services	1408		14,400.00	14,400.00	14,400.00	0.00	Ongoing	
	Administration	1410		59,600.00	59,600.00	59,600.00	0.00	Ongoing	
	A&E Fees	1430		31,600.00	31,600.00	31,600.00	30.40	Ongoing	
	Construction Oversight	1430		37,157.00	37,157.00	37,157.00	0.00	Ongoing	
	Appliances - Franklin Towers	1465		2,000.00	2,000.00	405.00	405.00	Ongoing	
	Appliances - Harbor Terrace	1465		2,000.00	2,000.00	0.00	0.00	Pending	
<b>Franklin Towers</b>	Landscaping	1450		2,000.00	2,000.00	0.00	0.00	Pending	
	Retaining Wall	1450		4,000.00	4,000.00	0.00	0.00	Pending	
	Fencing	1450		2,000.00	2,000.00	0.00	0.00	Pending	
	Paving	1450		8,000.00	2,000.00	0.00	0.00	Pending	
	Doors	1460		1,000.00	1,000.00	0.00	0.00	Pending	
	Unit renovation	1460		7,000.00	3,000.00	0.00	0.00	Pending	
	Elevator	1460		2,000.00	2,000.00	0.00	0.00	Pending	
	Trash Chute	1460		6,000.00	6,000.00	0.00	0.00	Pending	
	Entry	1460		1,000.00	1,000.00	0.00	0.00	Pending	
	Hallway Floors	1460		14,000.00	1,000.00	0.00	0.00	Pending	
	Plumbing	1460		5,000.00	5,000.00	0.00	0.00	Pending	
	Exterior Walls	1460		4,000.00	4,000.00	0.00	0.00	Pending	
	Heating	1460		4,000.00	1,000.00	0.00	0.00	Pending	
Construction Crew	1460		48,653.00	10,000.00	10,000.00	0.00	Ongoing		
<b>Harbor Terrace</b>	Retaining Wall	1450		4,000.00	4,000.00	0.00	0.00	Pending	
	Landscaping	1450		2,000.00	2,000.00	0.00	0.00	Pending	
	Unit renovations	1460		5,000.00	5,000.00	0.00	0.00	Pending	
	Heat	1460		10,000.00	2,000.00	0.00	0.00	Pending	
	Fire Safety	1460		1,000.00	1,000.00	0.00	0.00	Pending	
	Entry	1460		1,000.00	1,000.00	0.00	0.00	Pending	
	Exterior Walls	1460		4,000.00	4,000.00	0.00	0.00	Pending	
	Construction Crew	1460		48,768.00	10,000.00	10,000.00	0.00	Ongoing	
	Appliances	1465		0.00	0.00	0.00	0.00	Pending	

<b>AMP 2</b>	Operations	1406		38,000.00	38,000.00	38,000.00	0.00	Ongoing
	Unit Inspections	1408		1,900.00	1,900.00	1,900.00	0.00	Ongoing
	Resident Services	1408		8,550.00	8,550.00	8,550.00	0.00	Ongoing
	Administration	1410		36,200.00	36,200.00	3,620.00	0.00	Ongoing
	A&E Fees	1430		17,950.00	17,950.00	17,950.00	7,426.35	Ongoing
	Construction Oversight	1430		22,062.00	22,062.00	22,062.00	0.00	Ongoing
	Appliances - Kennedy Park	1465		2,648.00	2,317.00	455.00	455.00	Ongoing
	Appliances - Bayside Terrace	1465		1,200.00	1,200.00	0.00	0.00	Pending
	Appliances - Bayside East	1465		2,000.00	3,000.00	2,669.00	2,669.00	Ongoing
	Appliances - Peninsula Housing	1465		1,000.00	455.00	0.00	0.00	Pending
<b>Kennedy Park</b>	Parking lot	1450		5,000.00	5,000.00	0.00	0.00	Pending
	Landscaping	1450		3,000.00	3,000.00	0.00	0.00	Pending
	Unit renovations	1460		5,000.00	5,000.00	0.00	0.00	Pending
	Construction Crew	1460		8,201.00	8,201.00	8,201.00	0.00	Ongoing
	Decks	1460		4,000.00	4,000.00	0.00	0.00	Pending
	Heat	1460		10,000.00	2,000.00	0.00	0.00	Pending
	Roofs	1460		5,000.00	2,000.00	0.00	0.00	Pending
	Community Space	1470		4,000.00	4,000.00	0.00	0.00	Pending
<b>Bayside Terrace</b>	Landscaping	1450		3,000.00	3,000.00	0.00	0.00	Pending
	Paving	1450		10,000.00	5,000.00	0.00	0.00	Pending
	Unit renovations	1460		3,000.00	3,000.00	0.00	0.00	Pending
	Heat	1460		10,000.00	2,000.00	0.00	0.00	Pending
	Plumbing	1460		3,000.00	3,000.00	0.00	0.00	Pending
	Roofs	1460		1,500.00	1,500.00	0.00	0.00	Pending
	Exterior Walls	1460		1,000.00	1,000.00	0.00	0.00	Pending
	Construction Crew	1460		8,200.00	8,200.00	8,200.00	0.00	Ongoing
<b>Bayside East</b>	Paving	1450		25,000.00	15,000.00	0.00	0.00	Pending
	Fences	1450		3,000.00	3,000.00	0.00	0.00	Pending
	Landscaping	1450		7,000.00	7,000.00	0.00	0.00	Pending
	Unit renovations	1460		5,000.00	5,000.00	0.00	0.00	Pending
	ADA Compliance Interior Renovations	1460		50,000.00	0.00	0.00	0.00	Deferred
	Siding and trim work	1460		1,000.00	2,000.00	1,835.00	1,835.00	Ongoing
	Chimneys	1460		1,000.00	32,000.00	31,000.00	0.00	Ongoing
	Heat	1460		5,000.00	5,000.00	0.00	0.00	Pending
	Decks	1460		5,000.00	5,000.00	0.00	0.00	Pending
	Construction Crew	1460		16,400.00	15,400.00	15,400.00	0.00	Ongoing
	Community Space	1470		4,000.00	4,000.00	0.00	0.00	Pending
	Mower	1475		7,000.00	0.00	0.00	0.00	Pending
	Truck	1475		15,000.00	10,000.00	0.00	0.00	Pending

Dermott Court	Fences	1450		4,000.00	2,000.00	0.00	0.00	Pending
	Landscaping	1450		1,000.00	1,000.00	0.00	0.00	Pending
	Kitchen upgrades	1460		6,000.00	0.00	0.00	0.00	Pending
	Window replacement	1460		3,750.00	3,750.00	0.00	0.00	Pending
Peninsula Housing	Construction Crew	1460		8,200.00	8,200.00	8,200.00	0.00	Ongoing
	Fences	1450		4,000.00	2,000.00	0.00	0.00	Pending
	Retaining Wall	1450		1,000.00	1,000.00	0.00	0.00	Pending
	Landscaping	1450		2,500.00	2,500.00	0.00	0.00	Pending
	Interior Renovations	1460		5,000.00	5,000.00	0.00	0.00	Pending
	ADA Compliance: Interior Renovations	1460		2,000.00	0.00	0.00	0.00	Pending
	Decks	1460		4,000.00	4,000.00	0.00	0.00	Pending
	Construction Crew	1460		8,200.00	8,200.00	8,200.00	0.00	Ongoing
	Monitor heater	1460		2,500.00	2,500.00	0.00	0.00	Pending
	Heat	1470		10,000.00	10,000.00	0.00	0.00	Pending
Liberty Square Maintenance Office	Truck	1475		40,000.00	0.00	0.00	0.00	Pending
	Equipment for Construction Crew	1475		1,200.00	1,200.00	0.00	0.00	Pending

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**AMP 3**

Operations	1406	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	0.00	Pending
Unit Inspections	1408	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	Pending
Resident Services	1408	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	0.00	Pending
Administration	1410	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	0.00	Pending
A&E Fees	1430	8,500.00	15,000.00	15,000.00	15,000.00	15,000.00	11,512.73	Ongoing
Construction Oversight	1430	11,611.00	11,611.00	11,611.00	11,611.00	11,611.00	0.00	Ongoing
Appliances - Washington Gardens	1465	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	Pending
Appliances - Front St.	1465	0.00	0.00	0.00	0.00	0.00	455.00	Ongoing
Paving	1450	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Pending
Landscaping	1450	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	Pending
Fencing	1450	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	Pending
Unit renovations	1460	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Pending
Deck	1460	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Pending
Walls	1460	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Pending
Roof	1460	2,000.00	125,000.00	125,000.00	125,000.00	125,000.00	0.00	Pending
Construction Crew	1460	20,055.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Ongoing
Heat	1460	16,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Pending
ADA, Community Building Bathroom Remodel	1470	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	Pending
Landscaping	1450	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	Pending
Paving	1450	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	Pending
Fencing	1450	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	Pending
Water mains	1450	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	0.00	Pending
Playground	1450	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	0.00	Pending
ADA Compliance: Interior Renovations	1460	10,000.00	150,000.00	150,000.00	150,000.00	150,000.00	0.00	Ongoing
Decks	1460	0.00	3,300.00	3,300.00	3,300.00	3,300.00	3,260.00	Ongoing
Heat	1460	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	0.00	Pending
Basement	1460	12,500.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Pending
Windows	1460	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	Pending
Roof	1460	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00	Pending
Walls	1460	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	Pending
Interior renovations	1460	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	1,200.00	Ongoing
Construction Crew	1460	20,055.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	Ongoing



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<b>Part III Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Portland Housing Authority		All fund Obligated (Quarter Ending Date)		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 <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore					
3-2 Kennedy Park					
3-3 Bayside					
3-4 Franklin					
3-5 Bayside East					
3-6 Harbor Terrace					
3-8 Riverton Park					
3-9 Washington					
3-10 Front Street					
3-11 Dermott Court					
3-16 Peninsula					
Administrative					

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<b>Part I: Summary</b>					
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number</b> ME36 P003 501-11		<b>FFY of Grant</b>	
		Capital Fund Program Grant No: 501-11		2011	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP		2011	
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Budget Revision <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	
		Original Budget	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	200,000.00	0.00	0.00	0.00
3	1408 Management Improvements	55,000.00	0.00	0.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	178,000.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	313,117.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	187,500.00	0.00	0.00	0.00
10	1460 Dwelling Structures	704,753.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	22,200.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	45,300.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	74,247.00	0.00	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)	1,780,117.00	0.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	12,000.00	0.00	0.00	0.00
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				

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Expires 04/30/2011

<b>Part I: Summary</b>				
<b>PHA Name:</b> Portland Housing Authority		<b>Grant Type and Number</b> ME36 P003 501-11 Capital Fund Program Grant No: 501-11 Replacement Housing Factor Grant No: Date of CFFP		<b>FFY of Grant</b> 2011 <b>FFY of Grant Approval:</b> 2011
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Budget Revision <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost 1</b>
		<b>Original Budget</b>	<b>Revised 1</b>	<b>Obligated</b>
				<b>Expended</b>
	<b>Signature of Executive Director</b> 	<b>Date</b> 3/28/11	<b>Signature of Public Housing Director</b>	<b>Date</b>

Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-11 Capital fund Program No: 501-11 CFFP (Yes/No) Replacement Housing Factor Grant No.			Federal FFY of Grant 2011			
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 Budget	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>AMP 1</b>	Operations	1406		64,000.00	0.00	0.00	0.00	
	Unit Inspections	1408		3,200.00	0.00	0.00	0.00	
	Resident Services	1408		14,400.00	0.00	0.00	0.00	
	Administration	1410		56,400.00	0.00	0.00	0.00	
	A&E Fees	1430		63,600.00	0.00	0.00	0.00	
	Construction Oversight	1430		37,157.00	0.00	0.00	1.00	
	Appliances-Franklin Towers	1465		2,000.00	0.00	0.00	0.00	
	Appliances-Harbor Terrace	1465		2,000.00	0.00	0.00	0.00	
Franklin Towers	Landscaping	1450		3,000.00	0.00	0.00	0.00	
	Retaining Wall	1450		4,000.00	0.00	0.00	0.00	
	Doors	1460		1,000.00	0.00	0.00	0.00	
	Unit renovation	1460		7,000.00	0.00	0.00	0.00	
	Elevator	1460		2,000.00	0.00	0.00	0.00	
	Trash Chute	1460		6,000.00	0.00	0.00	0.00	
	Entry	1460		1,000.00	0.00	0.00	0.00	
	Fire Safety	1460		5,000.00	0.00	0.00	0.00	
	Plumbing	1460		5,000.00	0.00	0.00	0.00	
	Heating	1460		6,000.00	0.00	0.00	0.00	
	Construction Crew	1460		10,000.00	0.00	0.00	0.00	
Harbor Terrace	Parking Lot	1450		1,000.00	0.00	0.00	0.00	
	Retaining Wall	1450		4,000.00	0.00	0.00	0.00	
	Landscaping	1450		2,000.00	0.00	0.00	0.00	
	Unit renovations	1460		5,000.00	0.00	0.00	0.00	
	Heat	1460		6,000.00	0.00	0.00	0.00	
	Fire Safety / Panel Upgrade	1460		1,000.00	0.00	0.00	0.00	
	Elevator	1460		5,000.00	0.00	0.00	0.00	
	Entry	1460		1,000.00	0.00	0.00	0.00	
	Exterior Walls	1460		3,000.00	0.00	0.00	0.00	
	Plumbing	1460		5,000.00	0.00	0.00	0.00	
	Construction Crew	1460		10,000.00	0.00	0.00	0.00	

<b>AMP 2</b>	Operations	1406		38,000.00	0.00	0.00	0.00	
	Unit Inspections	1408		1,900.00	0.00	0.00	0.00	
	Resident Services	1408		8,550.00	0.00	0.00	0.00	
	Administration	1410		34,300.00	0.00	0.00	0.00	
	A&E Fees	1430		36,950.00	0.00	0.00	0.00	
	Construction Oversight	1430		22,062.00	0.00	0.00	0.00	
	Appliances-Kennedy Park	1465		3,000.00	0.00	0.00	0.00	
	Appliances-Bayside Terrace	1465		1,200.00	0.00	0.00	0.00	
	Appliances-Bayside East	1465		4,000.00	0.00	0.00	0.00	
	Appliances-Penninsula Housing	1465		1,000.00	0.00	0.00	0.00	
<b>Kennedy Park</b>	Paving	1450		5,000.00	0.00	0.00	0.00	
	Landscaping	1450		3,000.00	0.00	0.00	0.00	
	Catch Basin	1450		5,000.00	0.00	0.00	0.00	
	Unit Renovations	1460		10,000.00	0.00	0.00	0.00	
	Construction Crew	1460		8,000.00	0.00	0.00	0.00	
	Decks	1460		10,000.00	0.00	0.00	0.00	
	Heat	1460		5,000.00	0.00	0.00	0.00	
	Roofs	1460		120,000.00	0.00	0.00	0.00	
Community Space & Security	1470		4,000.00	0.00	0.00	0.00		
<b>Bayside Terrace</b>	Fences	1450		1,000.00	0.00	0.00	0.00	
	Landscaping	1450		3,000.00	0.00	0.00	0.00	
	Paving	1450		2,500.00	0.00	0.00	0.00	
	Unit Renovations	1460		3,000.00	0.00	0.00	0.00	
	Heat	1460		10,000.00	0.00	0.00	0.00	
	Plumbing	1460		6,000.00	0.00	0.00	0.00	
	Roofs	1460		50,000.00	0.00	0.00	0.00	
	Exterior Walls	1460		5,000.00	0.00	0.00	0.00	
	Construction Crew	1460		5,000.00	0.00	0.00	0.00	
<b>Bayside East</b>	Paving	1450		5,000.00	0.00	0.00	0.00	
	Fences	1450		3,000.00	0.00	0.00	0.00	
	Landscaping	1450		3,000.00	0.00	0.00	0.00	
	Unit Renovations	1460		22,700.00	0.00	0.00	0.00	
	ADA Compliance: Interior Renovations	1460		10,000.00	0.00	0.00	0.00	
	Windows	1460		1,000.00	0.00	0.00	0.00	
	Siding and trim work	1460		1,000.00	0.00	0.00	0.00	
	Heat	1460		5,000.00	0.00	0.00	0.00	
	Decks	1460		10,000.00	0.00	0.00	0.00	
	Construction Crew	1460		15,000.00	0.00	0.00	0.00	
	Community Space & Security	1470		2,000.00	0.00	0.00	0.00	
	<b>Dermott Court</b>	Fences	1450		4,000.00	0.00	0.00	0.00
		Kitchen upgrades	1460		16,000.00	0.00	0.00	0.00
Bathroom Upgrades		1460		2,500.00	0.00	0.00	0.00	
Window replacement		1460		3,750.00	0.00	0.00	0.00	
Roofs		1460		25,000.00	0.00	0.00	0.00	
Walls		1460		17,500.00	0.00	0.00	0.00	
Decks		1460		4,000.00	0.00	0.00	0.00	
Heat		1460		6,000.00	0.00	0.00	0.00	
Construction Crew		1460		5,000.00	0.00	0.00	0.00	
<b>Peninsula Housing</b>		Paving	1450		4,000.00	0.00	0.00	0.00
	Fences	1450		1,000.00	0.00	0.00	0.00	
	Landscaping	1450		2,500.00	0.00	0.00	0.00	
	Interior Renovations	1460		5,000.00	0.00	0.00	0.00	
	ADA Compliance: Interior Renovations	1460		2,000.00	0.00	0.00	0.00	
	Plumbing	1460		5,000.00	0.00	0.00	0.00	
	Decks	1460		4,000.00	0.00	0.00	0.00	
	Exterior Walls	1460		1,000.00	0.00	0.00	0.00	
	Construction Crew	1460		5,000.00	0.00	0.00	0.00	
<b>Maintenance Office</b>	Tractor	1475		25,000.00	0.00	0.00	0.00	
	Truck	1475		30,000.00	0.00	0.00	0.00	
	Equipment for Construction Crew	1475		3,247.00	0.00	0.00	0.00	

<b>AMP 3</b>	Operations	1406	20,000.00	0.00	0.00	0.00	
	Unit Inspections	1408	1,000.00	0.00	0.00	0.00	
	Resident Services	1408	4,500.00	0.00	0.00	0.00	
	Administration	1410	19,000.00	0.00	0.00	0.00	
	A&E Fees	1430	8,500.00	0.00	0.00	0.00	
	Construction Oversight	1430	21,611.00	0.00	0.00	1.00	
	Appliances-Washington Gardens	1465	1,000.00	0.00	0.00	0.00	
	Appliances-Front St.	1465	4,000.00	0.00	0.00	0.00	
	<b>Washington Gardens</b>	Paving	1450	3,000.00	0.00	0.00	0.00
		Landscaping	1450	2,500.00	0.00	0.00	0.00
Fencing		1450	3,000.00	0.00	0.00	0.00	
Unit Renovations		1460	5,000.00	0.00	0.00	0.00	
Deck		1460	5,000.00	0.00	0.00	0.00	
Walls		1460	5,000.00	0.00	0.00	0.00	
Construction Crew		1460	5,000.00	0.00	0.00	0.00	
Heat		1460	15,000.00	0.00	0.00	0.00	
<b>Front Street</b>	Landscaping	1450	3,000.00	0.00	0.00	0.00	
	Paving	1450	2,500.00	0.00	0.00	0.00	
	Retaining Wall	1450	5,000.00	0.00	0.00	0.00	
	Fencing	1450	4,000.00	0.00	0.00	0.00	
	Water mains	1450	10,000.00	0.00	0.00	0.00	
	Heat	1460	5,000.00	0.00	0.00	0.00	
	Basement	1460	2,500.00	0.00	0.00	0.00	
	Windows	1460	4,000.00	0.00	0.00	0.00	
	Roof	1460	10,000.00	0.00	0.00	0.00	
	Walls	1460	5,000.00	0.00	0.00	0.00	
	Decks	1460	10,000.00	0.00	0.00	0.00	
	Unit Renovations	1460	5,000.00	0.00	0.00	0.00	
	Construction Crew	1460	5,000.00	0.00	0.00	0.00	
	Community Building	1470	2,000.00	0.00	0.00	0.00	

AMP 4	Operations	1406	78,000.00	0.00	0.00	0.00
	Unit Inspections	1408	3,900.00	0.00	0.00	0.00
	Resident Services	1408	17,550.00	0.00	0.00	0.00
	Administration	1410	68,300.00	0.00	0.00	0.00
	A&E Fees	1430	38,950.00	0.00	0.00	0.00
	Construction Oversight	1430	84,287.00	0.00	0.00	1.00
	Appliances-Sagamore Village	1465	2,000.00	0.00	0.00	0.00
	Appliances-Riverton Park	1465	2,000.00	0.00	0.00	0.00
	Sagamore Village	Paving	1450	5,000.00	0.00	0.00
Landscaping		1450	22,000.00	0.00	0.00	0.00
Playground		1450	50,000.00	0.00	0.00	0.00
Heat		1460	15,000.00	0.00	0.00	0.00
Exterior Walls		1460	10,303.00	0.00	0.00	0.00
Unit Renovations		1460	15,000.00	0.00	0.00	0.00
Construction crew		1460	25,000.00	0.00	0.00	0.00
Decks		1460	3,000.00	0.00	0.00	0.00
Roofs		1460	2,000.00	0.00	0.00	0.00
Basement		1460	3,000.00	0.00	0.00	0.00
Utility vehicle - replace golf cart		1475	8,000.00	0.00	0.00	0.00
Riverton Park	Paving	1450	5,000.00	0.00	0.00	0.00
	Water mains	1450	10,000.00	0.00	0.00	0.00
	Landscaping	1450	4,000.00	0.00	0.00	0.00
	Fences	1450	2,500.00	0.00	0.00	0.00
	Roofs	1460	5,000.00	0.00	0.00	0.00
	Decks	1460	5,000.00	0.00	0.00	0.00
	Bathroom Fans	1460	5,000.00	0.00	0.00	0.00
	Breaker box	1460	5,000.00	0.00	0.00	0.00
	Heat	1460	10,000.00	0.00	0.00	0.00
	Renovations	1460	10,000.00	0.00	0.00	0.00
	Replace Main Electrical Boxes	1460	2,500.00	0.00	0.00	0.00
	Hot Water	1460	5,000.00	0.00	0.00	0.00
	Construction Crew	1460	25,000.00	0.00	0.00	0.00
	Sand and Salt Shed	1470	2,000.00	0.00	0.00	0.00
	Community Space & Security	1470	20,300.00	0.00	0.00	0.00
	4/4 Utility vehicle, replace golf cart	1475	8,000.00	0.00	0.00	0.00
COCC / Admin. Offices	Computer / Phone	1470	15,000.00	0.00	0.00	0.00

<b>Part III Implementation Schedule for Capital Fund Financing Program</b>					<b>Federal FFY of Grant: 2011</b>
PHA Name: Portland Housing Authority					Reasons for Revised Target Dates
Development Number Name/PHA- Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
3-1 Sagamore					
3-2 Kennedy Park					
3-3 Bayside					
3-4 Franklin					
3-5 Bayside East					
3-6 Harbor Terrace					
3-8 Riverton Park					
3-9 Washington					
3-10 Fron Street					
3-11 Dermott Court					
3-16 Peninsula					
Administrative					

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2012

Part I: Summary

PHA Name/Number: Portland Housing Authority		Portland, Maine		X Original 5-Year Plan	Revision No:	
A.	AMP 1: Franklin Towers 3-4 Harbor Terrace 3-6	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
B.	Physical Improvements Subtotal		93,000.00	146,000.00	243,731.00	274,500.00
C.	Management Improvements		17,600.00	17,600.00	17,600.00	17,600.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	65,000.00	100,000.00	0.00
E.	Administration		160,357.00	160,357.00	160,357.00	160,357.00
F.	Other					
H.	Operations		64,000.00	64,000.00	64,000.00	64,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		334,957.00	452,957.00	585,688.00	516,457.00

form HUD-50075.2 (4/2008)

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 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
B. Physical Improvements Subtotal		261,939.00	241,250.00	219,500.00	239,900.00
C. Management Improvements		10,450.00	10,450.00	10,450.00	10,450.00
D. PHA-Wide Non-dwelling Structures and Equipment		63,700.00	76,609.00	56,369.00	69,000.00
E. Administration		95,212.00	95,212.00	95,212.00	95,212.00
F. Other					
H. Operations		38,000.00	38,000.00	38,000.00	38,000.00
I. Demolition					
J. Development					
K. Capital Fund Financing - Debt Service					
L. Total CFP Funds					
M. Total Non-CFP Funds					
N. Grand Total		469,301.00	461,521.00	419,531.00	452,562.00

form HUD-50075.2 (4/2008)

A.	AMP 3: Washington Gardens 3-9 Front Street 3-10	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
B.	Physical Improvements Subtotal		105,500.00	155,116.00	123,700.00	179,100.00
C.	Management Improvements		5,500.00	5,500.00	5,500.00	5,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	2,000.00	15,000.00	2,000.00
E.	Administration		50,111.00	50,111.00	50,111.00	50,111.00
F.	Other					
H.	Operations		20,000.00	20,000.00	20,000.00	20,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		181,111.00	232,727.00	214,311.00	256,711.00

form HUD-50075.2 (4/2008)

A.	AMP 4: Sagamore Village 3-1 Riverton Park 3-8	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
B.	Physical Improvements Subtotal		398,361.00	285,025.00	201,700.00	235,500.00
C.	Management Improvements		21,450.00	21,450.00	21,450.00	21,450.00
D.	PHA-Wide Non-dwelling Structures and Equipment		101,500.00	53,000.00	64,000.00	24,000.00
E.	Administration		195,437.00	195,437.00	195,437.00	195,437.00
F.	Other					
H.	Operations		78,000.00	78,000.00	78,000.00	78,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		794,748.00	632,912.00	560,587.00	554,387.00

form HUD-50075.2 (4/2008)

Part II: Supporting Pages-Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 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		
AMP 1	Franklin Towers 3-4	Landscaping	2,000.00	AMP 1	Franklin Towers 3-4	Landscaping	2,000.00	
		Retaining Wall	0.00			Retaining Wall	0.00	
		Fencing	0.00			Fencing	0.00	
		Paving	0.00			Paving	1,500.00	
		Doors	1,000.00			Doors	1,000.00	
		Unit Renovation	7,000.00			Unit Renovation	7,000.00	
		Elevator	2,000.00			Elevator	2,000.00	
		Trash Chute	6,000.00			Trash Chute	6,000.00	
		Entry	0.00			Entry	0.00	
		Fire Safety	0.00			Fire Safety	0.00	
		Hallway Floors	5,000.00			Hallway Floors	5,000.00	
		Plumbing	5,000.00			Plumbing	5,000.00	
		Exterior Walls	0.00			Exterior Walls	0.00	
		Heating	4,000.00			Heating	4,000.00	
		Construction Crew	10,000.00			Construction Crew	10,000.00	
		Appliances	18,000.00			Appliances	18,000.00	
		Garage				Garage		
		Plow truck	0.00			Plow truck	0.00	
		Generator	0.00			Generator	0.00	
AMP 1	Harbor Terrace 3-6	Parking lot	0.00	AMP 1	Harbor Terrace 3-6	Parking lot	1,500.00	
		Retaining Wall	0.00				Retaining Wall	0.00
		Landscaping	2,000.00				Landscaping	2,000.00
		Unit Renovations	0.00				Unit Renovations	5,000.00
		Heat	5,000.00				Heat	50,000.00
		Fire Safety	0.00				Fire Safety	0.00
		Elevator	5,000.00				Elevator	5,000.00
		Entry	0.00				Entry	0.00
		Windows	6,000.00				Windows	6,000.00
		Exterior Walls	0.00				Exterior Walls	0.00
		Roof	0.00				Roof	0.00
		Plumbing	5,000.00				Plumbing	5,000.00
		Construction Crew	10,000.00				Construction Crew	10,000.00
		Appliances	0.00				Appliances	0.00
		Security					Security	
		Generator	0.00				Generator	65,000.00

AMP 2	Kennedy Park 3-2	Paving	5,000.00	AMP 2	Kennedy Park 3-2	Paving	5,000.00
		Landscaping	3,000.00			Landscaping	3,000.00
		Catch Basins	5,000.00			Catch Basins	5,000.00
		Unit Renovations	5,000.00			Unit Renovations	10,000.00
	Construction Crew	8,000.00	Construction Crew		8,000.00		
	Decks	10,000.00	Decks		10,000.00		
	Heat	5,000.00	Heat		5,000.00		
	Roofs	0.00	Roofs		0.00		
	Appliances	3,000.00	Appliances		3,000.00		
	Community Space & Security	4,000.00	Community Space & Security		4,000.00		
	Bayside Terrace 3-3	Fences	0.00		Bayside Terrace 3-3	Fences	0.00
		Landscaping	3,000.00			Landscaping	3,000.00
Paving		0.00	Paving	0.00			
Unit renovations		3,000.00	Unit renovations	3,000.00			
Heat		10,000.00	Heat	10,000.00			
Plumbing		3,000.00	Plumbing	25,000.00			
Roofs		0.00	Roofs	1,500.00			
Exterior Walls		1,000.00	Exterior Walls	1,000.00			
Construction Crew	5,000.00	Construction Crew	5,000.00				
Appliances	3,700.00	Appliances	11,200.00				
Bayside East 3-5	Paving	5,000.00	Bayside East 3-5	Paving	7,500.00		
	Fences	0.00		Fences	0.00		
	Landscaping	10,000.00		Landscaping	10,000.00		
	Unit renovations	10,000.00		Unit renovations	5,000.00		
	ADA Compliance: Interior Renovations	0.00		ADA Compliance: Interior Renovations	0.00		
	Windows	10,000.00		Windows	15,000.00		
	Siding and Trim Work	1,000.00		Siding and Trim Work	0.00		
	Chimneys	0.00		Chimneys	0.00		
	Heat	5,000.00		Heat	8,000.00		
	Decks	5,000.00		Decks	0.00		
	Construction Crew	15,000.00		Construction Crew	15,000.00		
	Appliances	15,000.00		Appliances	46,400.00		
	Community Space	2,000.00		Community Space	2,000.00		
	Mower	0.00		Mower	0.00		
	Truck	30,000.00		Truck	0.00		
	Sander	6,500.00		Sander	0.00		
Portable Generators	0.00	Portable Generators	5,000.00				
Portable Water Pumps	0.00	Portable Water Pumps	2,000.00				

Dermott Court 3-11	Fences	1,000.00
	Paving	4,261.00
	Landscaping	0.00
	Kitchen Upgrades	6,000.00
	Bathroom Upgrades	2,500.00
	Window Replacement	3,750.00
	Roofs	15,000.00
	Walls	17,500.00
	Decks	4,000.00
	Heat	8,000.00
Construction Crew	5,000.00	
Peninsula Housing	Paving	20,000.00
	Fences	0.00
	Retaining Wall	0.00
	Landscaping	2,500.00
	Interior Renovations	5,000.00
	ADA Compliance: Interior Renovations	7,728.00
	Plumbing	0.00
	Decks	4,000.00
	Exterior Walls	1,000.00
	Construction Crew	5,000.00
Appliances	1,000.00	
Liberty Square 3-17	Monitor Heater	0.00
	Kitchen Upgrade	0.00
	Bath Upgrade	0.00
	Appliances	0.00
Maintenance Building	Roof	0.00
	Heat	0.00
	Tractor	0.00
	Trash Truck	0.00
	Truck	20,000.00
	Equipment for Construction Crew	1,200.00

Dermott Court 3-11	Fences	0.00
	Paving	0.00
	Landscaping	0.00
	Kitchen Upgrades	0.00
	Bathroom Upgrades	0.00
	Window Replacement	0.00
	Roofs	0.00
	Walls	0.00
	Decks	0.00
	Heat	0.00
Construction Crew	0.00	
Peninsula Housing	Paving	0.00
	Fences	0.00
	Retaining Wall	0.00
	Landscaping	2,500.00
	Interior Renovations	5,000.00
	ADA Compliance: Interior Renovations	0.00
	Plumbing	0.00
	Decks	4,000.00
	Exterior Walls	1,000.00
	Construction Crew	5,000.00
Appliances	1,000.00	
Liberty Square 3-17	Monitor Heater	4,000.00
	Kitchen Upgrade	2,000.00
	Bath Upgrade	0.00
	Appliances	1,150.00
Maintenance Building	Roof	40,000.00
	Heat	0.00
	Tractor	0.00
	Trash Truck	0.00
	Truck	20,000.00
	Equipment for Construction Crew	3,609.00

AMP 3	Washington Gardens 3-9	Paving	4,000.00	AMP 3	Washington Gardens 3-9	Paving	4,000.00
		Landscaping	2,500.00				Landscaping
		Fencing	0.00			Fencing	0.00
		Unit renovations	5,000.00			Unit renovations	5,000.00
		Chimney repair	2,000.00			Chimney repair	12,000.00
		Deck	1,000.00			Deck	5,000.00
		Walls	5,000.00			Walls	5,000.00
		Roof	0.00			Roof	0.00
		Construction Crew	5,000.00			Construction Crew	5,000.00
		Heat	20,000.00			Heat	20,000.00
		Appliances	1,000.00			Appliances	1,000.00
	Front Street 3-10	Landscaping	3,000.00		Front Street 3-10	Landscaping	3,000.00
		Paving	2,500.00			Paving	2,500.00
		Retaining Wall	0.00			Retaining Wall	0.00
		Fencing	4,000.00			Fencing	4,000.00
		Water mains	0.00			Water mains	0.00
		Playground	0.00			Playground	25,616.00
		Heat	10,000.00			Heat	10,000.00
		Basement	2,500.00			Basement	2,500.00
		Windows	4,000.00			Windows	4,000.00
		Roof	5,000.00			Roof	10,000.00
		Walls	5,000.00			Walls	5,000.00
		Decks	10,000.00			Decks	15,000.00
		Interior renovations	5,000.00			Interior renovations	5,000.00
		Construction Crew	5,000.00			Construction Crew	5,000.00
		ADA: Community Room Bathroom Remodel	4,000.00			ADA: Community Room Bathroom Remodel	4,000.00
		Community Building	0.00			Community Building	2,000.00
		4/4 Utility Vehicle	0.00			4/4 Utility Vehicle	0.00
		Truck	0.00			Truck	0.00

AMP 4	Sagamore Village 3-1	Paving	5,000.00	AMP 4	Sagamore Village 3-1	Paving	0.00
		Landscaping	22,000.00				Landscaping
		Fences	3,000.00			Fences	0.00
		Playground	0.00			Playground	0.00
		Heat	15,000.00			Heat	15,000.00
		Exterior Walls	9,500.00			Exterior Walls	7,500.00
		Interior Renovations	15,000.00			Interior Renovations	10,175.00
		Construction Crew	25,000.00			Construction Crew	25,000.00
		Decks	3,000.00			Decks	3,000.00
		Roofs	181,361.00			Roofs	66,850.00
		Basement	5,000.00			Basement	5,000.00
		Appliances	2,000.00			Appliances	2,000.00
		Sand and Salt Sheds	0.00			Sand and Salt Sheds	0.00
		Community Building Heating System	15,000.00			Community Building Heating System	0.00
		Community Building Sprinkler System	0.00			Community Building Sprinkler System	0.00
		Community Space & Security	10,500.00			Community Space & Security	10,000.00
		Mower	0.00			Mower	9,000.00
		Truck	0.00			Truck	0.00
		Sander	0.00			Sander	0.00
		Utility Vehicle - Replace Golf Cart	0.00			Utility Vehicle - Replace Golf Cart	0.00
		Tractor	0.00			Tractor	0.00
		Portable Generator	10,000.00			Portable Generator	0.00
		Portable Water Pumps	0.00			Portable Water Pumps	0.00
	Riverton Park 3-8	Paving	12,000.00		Riverton Park 3-8	Paving	17,000.00
		Playground	5,000.00			Playground	5,000.00
		Water Mains	8,000.00			Water Mains	8,000.00
		Lawn and Tree Work	3,000.00			Lawn and Tree Work	3,000.00
		Fences	2,000.00			Fences	2,000.00
		Roofs	5,000.00			Roofs	5,000.00
		Decks	5,000.00			Decks	5,000.00
		Bathroom Fans	5,000.00			Bathroom Fans	10,000.00
		Breaker Box	10,000.00			Breaker Box	10,000.00
		Heat	10,000.00			Heat	10,000.00
		Interior Renovations	10,000.00			Interior Renovations	10,000.00
		Hot Water	7,500.00			Hot Water	7,500.00
		Replace Main Electrical Boxes	5,000.00			Replace Main Electrical Boxes	3,000.00
		Construction Crew	25,000.00			Construction Crew	25,000.00
		Sand and Salt Sheds	0.00			Sand and Salt Sheds	0.00
		Community Space & Security	4,000.00			Community Space & Security	4,000.00
		Appliances	2,000.00			Appliances	5,000.00
		Portable Water Pump	0.00			Portable Water Pump	0.00
		4/4 Utility vehicle, replace golf cart	0.00			4/4 Utility vehicle, replace golf cart	0.00
		Portable Generator	0.00			Portable Generator	0.00
		Truck	25,000.00			Truck	0.00
COCC	Admin Building	Parking lot	0.00	COCC	Admin Building	Parking lot	0.00
		Tenant Bus	35,000.00			Tenant Bus	0.00
		Roof	0.00			Roof	0.00
		Heating Systems	0.00			Heating Systems	0.00
		Flooring	0.00			Flooring	25,000.00

Part II: Supporting Pages-Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
AMP 1	Franklin Towers 3-4	Landscaping	3,000.00	AMP 1	Franklin Towers 3-4	Landscaping	3,000.00
		Retaining Wall	0.00			Retaining Wall	0.00
		Fencing	0.00			Fencing	0.00
		Paving	5,000.00			Paving	5,000.00
		Doors	1,000.00			Doors	1,000.00
		Unit Renovation	7,000.00			Unit Renovation	7,000.00
		Elevator	2,000.00			Elevator	50,000.00
		Trash Chute	6,000.00			Trash Chute	6,000.00
		Entry	30,000.00			Entry	0.00
		Fire Safety	25,000.00			Fire Safety	0.00
		Hallway Floors	5,000.00			Hallway Floors	5,000.00
		Plumbing	25,000.00			Plumbing	25,000.00
		Exterior Walls	0.00			Exterior Walls	0.00
		Heating	4,000.00			Heating	4,000.00
		Construction Crew	10,000.00			Construction Crew	11,000.00
		Appliances	27,000.00			Appliances	2,000.00
		Garage	0.00			Garage	0.00
		Plow truck	25,000.00			Plow truck	0.00
		Generator	75,000.00			Generator	0.00
	Harbor Terrace 3-6	Parking lot	0.00		Harbor Terrace 3-6	Parking lot	0.00
		Retaining Wall	0.00			Retaining Wall	0.00
		Landscaping	2,000.00			Landscaping	5,000.00
		Unit Renovations	5,000.00			Unit Renovations	5,000.00
		Heat	0.00			Heat	0.00
		Fire Safety / Panel Upgrade	12,231.00			Fire Safety	0.00
		Elevator	0.00			Elevator	50,000.00
		Entry	35,000.00			Entry	0.00
		Windows	22,500.00			Windows	5,000.00
		Exterior Walls	0.00			Exterior Walls	0.00
		Roof	0.00			Roof	0.00
		Plumbing	5,000.00			Plumbing	5,000.00
		Construction Crew	10,000.00			Construction Crew	11,000.00
		Appliances	2,000.00			Appliances	59,500.00
		Security	0.00			Security	15,000.00
		Generator	0.00			Generator	0.00

AMP 2	Kennedy Park 3-2	Paving	5,000.00
		Landscaping	3,000.00
		Catch Basins	5,000.00
		Unit Renovations	10,000.00
		Construction Crew	8,000.00
		Decks	10,000.00
		Heat	5,000.00
		Roofs	0.00
		Appliances	3,000.00
Community Space & Security		20,000.00	
Bayside Terrace 3-3	Fences	0.00	
	Landscaping	3,000.00	
	Paving	15,000.00	
	Unit renovations	3,000.00	
	Heat	10,000.00	
	Plumbing	0.00	
	Roofs	1,500.00	
	Exterior Walls	1,000.00	
	Construction Crew	5,000.00	
Appliances	1,200.00		
Bayside East 3-5	Paving	7,500.00	
	Fences	0.00	
	Landscaping	10,000.00	
	Unit renovations	7,500.00	
	ADA Compliance: Interior Renovations	0.00	
	Windows	15,000.00	
	Siding and Trim Work	0.00	
	Chimneys	0.00	
	Heat	9,000.00	
	Decks	0.00	
	Construction Crew	15,000.00	
	Appliances	48,300.00	
	Community Space	3,000.00	
	Mower	8,000.00	
	Truck	0.00	
Sander	0.00		
Portable Generators	0.00		
Portable Water Pumps	0.00		

AMP 2	Kennedy Park 3-2	Parking lot	3,000.00
		Landscaping	3,000.00
		Catch Basins	5,000.00
		Unit Renovations	10,000.00
		Construction Crew	8,000.00
		Decks	10,000.00
		Heat	5,000.00
		Roofs	0.00
		Appliances	23,000.00
Community Space		4,000.00	
Bayside Terrace 3-3	Fences	2,000.00	
	Landscaping	1,500.00	
	Paving	0.00	
	Unit renovations	3,000.00	
	Heat	10,000.00	
	Plumbing	2,500.00	
	Roofs	1,500.00	
	Exterior Walls	1,000.00	
	Construction Crew	5,000.00	
Appliances	1,200.00		
Bayside East 3-5	Paving	7,500.00	
	Fences	5,000.00	
	Landscaping	10,000.00	
	Unit renovations	10,000.00	
	ADA Compliance: Interior Renovations	0.00	
	Windows	15,000.00	
	Siding and Trim Work	1,000.00	
	Chimneys	0.00	
	Heat	9,000.00	
	Decks	0.00	
	Construction Crew	16,000.00	
	Appliances	1,200.00	
	Community Space	20,000.00	
	Mower	0.00	
	Truck	0.00	
Sander	0.00		
Portable Generators	0.00		
Portable Water Pumps	0.00		

Dermott Court 3-11	Fences	0.00
	Paving	
	Landscaping	0.00
	Kitchen Upgrades	0.00
	Bathroom Upgrades	0.00
	Window Replacement	0.00
	Roofs	0.00
	Walls	0.00
	Decks	0.00
	Heat	0.00
	Construction Crew	0.00
Peninsula Housing	Paving	
	Fences	0.00
	Retaining Wall	0.00
	Landscaping	2,500.00
	Interior Renovations	5,000.00
	ADA Compliance: Interior Renovations	0.00
	Plumbing	0.00
	Decks	4,000.00
	Exterior Walls	1,000.00
	Construction Crew	5,000.00
	Appliances	1,000.00
Liberty Square 3-17	Monitor Heater	0.00
	Kitchen Upgrade	0.00
	Bath Upgrade	0.00
	Appliances	0.00
Maintenance Building	Roof	0.00
	Heat	0.00
	Tractor	0.00
	Trash Truck	0.00
	Truck	20,000.00
	Equipment for Construction Crew	5,369.00

Dermott Court 3-11	Fences	0.00
	Paving	
	Landscaping	0.00
	Kitchen Upgrades	0.00
	Bathroom Upgrades	0.00
	Window Replacement	0.00
	Roofs	0.00
	Walls	0.00
	Decks	0.00
	Heat	0.00
	Construction Crew	0.00
Peninsula Housing	Paving	
	Fences	0.00
	Retaining Wall	0.00
	Landscaping	2,500.00
	Interior Renovations	5,000.00
	ADA Compliance: Interior Renovations	0.00
	Plumbing	0.00
	Decks	0.00
	Exterior Walls	30,000.00
	Construction Crew	5,000.00
	Appliances	1,000.00
Liberty Square 3-17	Monitor Heater	0.00
	Kitchen Upgrade	0.00
	Bath Upgrade	0.00
	Appliances	0.00
Maintenance Building	Roof	0.00
	Heat	25,000.00
	Tractor	0.00
	Trash Truck	0.00
	Truck	40,000.00
	Equipment for Construction Crew	5,000.00

AMP 3	Washington Gardens 3-9	Paving	4,000.00
		Landscaping	2,500.00
		Fencing	0.00
		Unit renovations	5,000.00
		Chimney repair	12,000.00
		Deck	5,000.00
		Walls	5,000.00
		Roof	1,200.00
		Construction Crew	5,000.00
		Heat	20,000.00
		Appliances	1,000.00
	Front Street 3-10	Landscaping	5,000.00
		Paving	2,500.00
		Retaining Wall	0.00
		Fencing	4,000.00
		Water mains	0.00
		Playground	0.00
		Heat	5,000.00
		Basement	2,500.00
		Windows	4,000.00
		Roof	5,000.00
		Walls	5,000.00
		Decks	5,000.00
		Interior renovations	5,000.00
		Construction Crew	5,000.00
		Appliances	15,000.00
		Community Building	5,000.00
		4/4 Utility Vehicle	10,000.00
		Truck	0.00

AMP 3	Washington Gardens 3-9	Paving	0.00
		Landscaping	2,500.00
		Fencing	3,000.00
		Unit renovations	5,000.00
		Chimney repair	12,000.00
		Deck	5,000.00
		Walls	44,700.00
		Roof	1,200.00
		Construction Crew	5,000.00
		Heat	20,000.00
		Appliances	17,700.00
	Front Street 3-10	Landscaping	5,000.00
		Paving	2,500.00
		Retaining Wall	0.00
		Fencing	1,000.00
		Water mains	0.00
		Playground	0.00
		Heat	10,000.00
		Basement	2,500.00
		Windows	4,000.00
		Roof	10,000.00
		Walls	5,000.00
		Decks	5,000.00
		Interior renovations	5,000.00
		Construction Crew	5,000.00
		Appliances	4,000.00
		Community Building	2,000.00
		4/4 Utility Vehicle	0.00
		Truck	0.00

AMP 4	Sagamore Village 3-1	Paving	5,000.00	AMP 4	Sagamore Village 3-1	Paving	5,000.00
		Landscaping	25,000.00				Landscaping
		Fences	0.00			Fences	0.00
		Playground	0.00			Playground	0.00
		Heat	15,000.00			Heat	15,000.00
		Exterior Walls	4,200.00			Exterior Walls	10,000.00
		Interior Renovations	5,000.00			Interior Renovations	5,000.00
		Construction Crew	25,000.00			Construction Crew	25,000.00
		Decks	3,000.00			Decks	3,000.00
		Roofs	2,000.00			Roofs	2,000.00
		Basement	5,000.00			Basement	5,000.00
		Appliances	2,000.00			Appliances	30,000.00
		Sand and Salt Sheds	0.00			Sand and Salt Sheds	0.00
		Community Building Heating System	0.00			Community Building Heating System	0.00
		Community Building Sprinkler System	0.00			Community Building Sprinkler System	0.00
		Community Space & Security	0.00			Community Space	0.00
		Mower	0.00			Walker Mower	0.00
		Truck	25,000.00			Truck	0.00
		Sander	0.00			Sander	0.00
		Utility Vehicle - Replace Golf Cart	0.00			Utility Vehicle - Replace Golf Cart	0.00
		Tractor	0.00			Tractor	15,000.00
		Portable Generator	0.00			Portable Generator	0.00
		Portable Water Pumps	0.00			Portable Water Pumps	0.00
	Riverton Park 3-8	Paving	15,000.00		Riverton Park 3-8	Paving	15,000.00
		Playground	5,000.00			Playground	0.00
		Water Mains	8,000.00			Water Mains	8,000.00
		Lawn and Tree Work	3,000.00			Lawn and Tree Work	3,000.00
		Fences	2,000.00			Fences	2,000.00
		Roofs	5,000.00			Roofs	5,000.00
		Decks	5,000.00			Decks	5,000.00
		Bathroom Fans	5,000.00			Bathroom Fans	5,000.00
		Breaker Box	5,000.00			Breaker Box	10,000.00
		Heat	10,000.00			Heat	10,000.00
		Interior Renovations	10,000.00			Interior Renovations	10,000.00
		Hot Water	7,500.00			Hot Water	7,500.00
		Replace Main Electrical Boxes	5,000.00			Replace Main Electrical Boxes	5,000.00
		Construction Crew	25,000.00			Construction Crew	25,000.00
		Sand and Salt Sheds	0.00			Sand and Salt Sheds	0.00
		Community Space & Security	4,000.00			Community Space	4,000.00
		Appliances	5,000.00			Ranges	5,000.00
		Portable Water Pump	5,000.00			Portable Water Pump	0.00
		4/4 Utility vehicle, replace golf cart	0.00			4/4 Utility vehicle, replace golf cart	0.00
		Portable Generator	5,000.00			Portable Generator	0.00
		Truck	0.00			Truck	0.00
COCC	Admin Building	Parking lot	0.00	COCC	Admin Building	Parking lot	0.00
		Roof				Roof	0.00
		Heating Systems	20,000.00			Computer Hardware/Software Upgrade	0.00
		Flooring	0.00			Flooring	0.00
		Tenant Bus	0.00				0.00

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

<b>Part II: Supporting Pages-Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 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	64,000.00	AMP 1	Operations	64,000.00
		Inspections	3,200.00		Inspections	3,200.00
		Resident Services	14,400.00		Resident Services	14,400.00
		Administration	59,600.00		Administration	59,600.00
		A&E Fees	63,600.00		A&E Fees	63,600.00
		Construction Oversight	37,157.00		Construction Oversight	37,157.00
	AMP 2	Operations	38,000.00	AMP 2	Operations	38,000.00
		Inspections	1,900.00		Inspections	1,900.00
		Resident Services	8,550.00		Resident Services	8,550.00
		Administration	36,200.00		Administration	36,200.00
		A&E Fees	36,950.00		A&E Fees	36,950.00
		Construction Oversight	22,062.00		Construction Oversight	22,062.00
	AMP 3	Operations	20,000.00	AMP 3	Operations	20,000.00
		Inspections	1,000.00		Inspections	1,000.00
		Resident Services	4,500.00		Resident Services	4,500.00
		Administration	20,000.00		Administration	20,000.00
		A&E Fees	8,500.00		A&E Fees	8,500.00
		Construction Oversight	21,611.00		Construction Oversight	21,611.00
	AMP 4	Operations	78,000.00	AMP 4	Operations	78,000.00
		Inspections	3,900.00		Inspections	3,900.00
Resident Services		17,550.00	Resident Services		17,550.00	
Administration		72,200.00	Administration		72,200.00	
A&E Fees		38,950.00	A&E Fees		38,950.00	
	Construction Oversight	84,287.00		Construction Oversight	84,287.00	
	<b>Subtotal of Estimated Cost</b>	<b>756,117.00</b>		<b>Subtotal of Estimated Cost</b>	<b>756,117.00</b>	

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 2011	Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
	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	64,000.00	Operations	64,000.00
	Inspections	3,200.00	Inspections	3,200.00
	Resident Services	14,400.00	Resident Services	14,400.00
	Administration	59,600.00	Administration	59,600.00
AMP 2	A&E Fees	63,600.00	A&E Fees	63,600.00
	Construction Oversight	37,157.00	Construction Oversight	37,157.00
AMP 3	Operations	38,000.00	Operations	38,000.00
	Inspections	1,900.00	Inspections	1,900.00
	Resident Services	8,550.00	Resident Services	8,550.00
	Administration	36,200.00	Administration	36,200.00
AMP 4	A&E Fees	36,950.00	A&E Fees	36,950.00
	Construction Oversight	22,062.00	Construction Oversight	22,062.00
AMP 1	Operations	20,000.00	Operations	20,000.00
	Inspections	1,000.00	Inspections	1,000.00
	Resident Services	4,500.00	Resident Services	4,500.00
	Administration	20,000.00	Administration	20,000.00
AMP 2	A&E Fees	8,500.00	A&E Fees	8,500.00
	Construction Oversight	21,611.00	Construction Oversight	21,611.00
AMP 3	Operations	78,000.00	Operations	78,000.00
	Inspections	3,900.00	Inspections	3,900.00
	Resident Services	17,550.00	Resident Services	17,550.00
	Administration	72,200.00	Administration	72,200.00
AMP 4	A&E Fees	38,950.00	A&E Fees	38,950.00
	Construction Oversight	84,287.00	Construction Oversight	84,287.00
<b>Total CFP Estimated Cost</b>		<b>756,117.00</b>	<b>Total CFP Estimated Cost</b>	

## Resident Advisory Board (RAB) Comments

The 45 day public comment period for the proposed 2011 Portland Housing Authority Annual Plan began on February 1, 2011 and ended on March 17, 2011 with a public hearing. A meeting of the Portland Housing Authority Neighborhood Group (PHANG) and Resident Advisory Board (RAB) was held on February 17, 2011.

At the PHANG/RAB meeting Executive Director, Mark Adelson met with resident representatives to discuss their needs; capital improvements for Public Housing; and, in accordance with the HUD requirement, to listen to comment on proposed changes to the Public Housing Agency Plan for 2011 and the Section 8 Program's Administrative Plan.

### **A. Review of the 2011 Agency Plan Policy Changes for the Housing Choice Voucher Program**

**Discussion leader was Jan Bosse, PHA Director of Housing Services**

**c)**

#### **a) A \$50 minimum rent has been established.**

- o For some this is a hardship, particularly for those living in facilities such as Charles Place and Florence House.
- o Those with disabilities don't always understand new requirements.

**Response: Ch 6 Pg 34** – Offers a waiver to those who are unable to pay the minimum rent.

#### **b) Landlords don't always provide the information that is needed when a tenant is evicted, etc.**

**Response: Ch 9 Pg 67** – Portland Housing Authority can provide selected tenant information to landlords; some restrictions apply.

#### **c) Ch 18 – Payment Agreements: Once the agreement has been signed and the procedure established, failure to follow through in a probationary situation will result in the family being dropped from the program.**

- Q)** Regarding Payment Agreements: Is it OK to make partial payments:
- A)** This is a question for Public Housing.

### **B. Review of the 2011 Agency Plan Changes for Public Housing A.C.O.P.**

**Discussion led by Mark Adelson, PHA Executive Director**

- o **There are several big changes** in PHA's Admission and Continued Occupancy Plan (A.C.O.P.).
- o **Capital Improvements** are planned.
- a) Rent Payment**
  - o **No cash payments accepted**, effective July 1, 2011 or January 1, 2012. (Most large landlords don't accept cash.) PHA will accept checks, money orders, EBT and debit cards, or bank checks.
  - o **This will eliminate theft.**

- **The Rent Office at 14 Baxter Blvd. will be closed.** Tenants will pay rent at their site's administrative office.
- **This will entail**
  - 1) educating the staff and residents
  - 2) Setting up check scanners, EBT terminals, etc.
- **Comment:** "I like it." – Carolyn Sylvius
- **Comment:** "Think about it. Your comments are encouraged. A lot of financial education is involved for residents." – Mark Adelson

**Q)** Are partial rent payments allowed?  
**A)** No. Partial payments are too hard to track.

**b) No Smoking in ALL Public Housing Units**

- **A new policy banning smoking** was passed by the Board of Commissioners.
- **Comment:** "Yay!" – Florence Pooler
- **PHA has work to do with residents:**
  - 1) Where to go to quit smoking?
  - 2) Where *can* they smoke and what can they do about visiting friends who wish to smoke?
  - 3) The ban will impose a hardship on those with mobility issues.

**Q)** Will an exception be made for disabled smokers?

**Q)** It is legal to smoke in the privacy of one's own home – how can this be banned?

**Comment:** "It is not your own home; it's a rental. Most rentals don't allow smoking anymore."

"I want to quit but I became addicted for the second time after quitting for 17 years."

**A)** Smoking Cessation Classes will be offered.

**Comment:** "MaineCare has proposed a policy change to disallow coverage to smokers who don't quit."

**A)** PHA will be watching this (MaineCare). Smokers are not a protected "class".

**Comment:** "It's not our home. We pay PHA to live there – it's *their* house."

**A)** The cost of maintenance and repair is an issue for smokers' units. It costs \$700 to prime and paint a non-smokers unit; for a smokers unit you have to seal the walls, then prime & paint, so it involves an extra cost. – Mark Adelson

**c) Move-out Charges**

- **A schedule of standard move-out charges** must be signed upon moving in.
- **There is no charge** for normal wear-and-tear.

**Q)** Will we have to pay to replace a toilet seat?

**A)** Yes, it is on the list if damaged beyond normal wear-and-tear.

**A)** PHA may clarify this: PHA has had to replace damaged toilets, but we always replace the toilet seat at move-out.

**A)** The Property Manager now does a walk-through at move-out and move-in.  
 – Mark Adelson

**Comment:** “I complained about my apartment when I moved in four years ago.”

– Carolyn Sylvius

A) Dave Gagne and Maintenance will check on her complaints and do a walk-through.

Q) Is it legitimate to ask longtime residents to pay for damage caused by smoking after they have lived in their units for 15-plus years?

A) Damages and liability will be assessed on a case-by-case basis.

**Comment:** Some units should be grandfathered.

A) PHA will look into this.

### **C. Capital Fund Program**

- o **Split funding** for grounds, buildings, roofs, community buildings

#### **Proposed Updates**

##### **a) Sagamore Village Playground Comments:**

- “Needed in middle infield.”
- “Write a grant for money to do it right.”
- “Residents are willing to help with the grant.”

**PHA will look for funding for playgrounds** at Front Street and Kennedy Park.

##### **b) Front Street Comments**

Q) **What about Front Street’s Community Building?** The floors need to be stripped.

A) **\$150,000 is needed for the renovation.** What’s the long-term plan?  
Everything needs to be replaced.

##### **c) Kennedy Park Comments**

“I love where I live!”

- There is no Community Center.
- There is no meeting space.
- It causes a noise issue with the office.

Q) What do we do – kick them out (PROP/Headstart)?

A) We typically use the Community Center for non-profit groups. It’s a tough decision.

##### **d) Washington Gardens Comments**

- First- floor apartments are cold while second- floor apartments are hot. What about installing suspended ceilings and carpeting to keep the heat in first-floor apartments?
- We have to move our cars for snow removal, however we’d appreciate it if the walkways could be cleared of snow first as its difficult to navigate to parking lot otherwise.
- Hoarding issues – need space for my stuff!
- I appreciate housing and having a roof over my head! Before this I was homeless.
- No issues with grounds or anything needing improvement.
- Although I’m grateful for snow removal, my roses were plowed over and uprooted.

- PHA Response – We try when we can to respect tenant landscaping.  
Community Building bathroom needs a new toilet seat

**e) Sagamore Village Comments**

- What does Maintenance see and comment on? The maintenance staff sees all units and they know what needs to be fixed and updated.
- PHA STAFF COMMENTS: We are old housing (building in 1940s), but PHA has managed to rehabilitate 70 out of 200 units. Biggest problem are basements, which are wet. We would love to install sump pumps – but expensive. We inform every new tenant that basements are wet and if they must use as storage to store stuff in plastic totes and put totes on pallets.
- Playground – the children need a playground
- Need ADT for Boys & Girls Club space

**f) Riverton Comments**

- 102-104 Riverton Drive – Shawna sees a lot of groups using space, going in and out, she's concerned, not sure all people are supposed to be using space.
  - PHA comment: obtain an approved list from Trevor.

**Portland Housing Authority  
Challenged Elements  
2011 Annual Plans**

No elements of the Portland Housing Authority 2011 Annual Plans were challenged.

## **VIOLENCE AGAINST WOMEN ACT (VAWA)**

### **Updated April 2011**

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

The Portland Housing Authority (PHA) implemented VAWA to insure that victims of domestic violence could either maintain their current housing with PHA or be provided with alternative affordable housing opportunities that best fit the needs of the victim(s). PHA employs various solutions within the guidelines set forth in the Admission and Continued Occupancy Policies (ACOP) for Public Housing and the Administrative Plan for the Section 8 Rental Assistance Programs. Some of these solutions are:

- Eviction from Public Housing or termination of Section 8 assistance for perpetrators of such acts so the victim(s) may remain in their home.
- Transfer the victim(s) from one Public Housing development to another a reasonable distance away from their present home.
- Make administrative transfers of the victim(s) from Public Housing to the Housing Choice Voucher (HCV) program so the victim(s) can find safe housing at an undisclosed location away from public housing.
- Allow for portability of Voucher assistance provide mobility of the victim(s) to an undisclosed location in other cities, counties and states throughout the country.

These solutions are often supported through and with cooperation of various agencies. These agencies include:

- Family Crisis Services through the Maine Coalition to End Domestic Violence
- Community Counseling Inc.
- Preble Street Resource Center
- Portland Police Department of Victim Advocate Services
- Pine Tree Legal Assistance, Inc.
- Other Housing Authorities

These agencies play an important role to insure the victim(s) remain safe by helping them implement their legal and security options and receive medical, counseling, and/or emergency housing services as needed.

PHA has made training sessions available to all Public Housing Managers, Section 8 Managers and front line staff. These training sessions deal directly with ways to recognize and to respond to incidents of domestic violence. Staff from Family Crisis Services, Pine Tree Legal, the Maine Human Rights Commission and PHA have organized and presented these trainings. Furthermore Property Managers work closely with the PHA Community Policing Coordinator to recognize incidents and reports that may indicate the potential for an escalation in violence in the future. In these cases

services can be introduced and resident education can take place. Section 8 staff members participate in monthly “hot spot” meetings which may provide information about police calls to units throughout Portland that house Section 8 clients. Section 8 staff members work closely with other housing authorities to accept the portability of HCV assistance for victims who need to relocate to other jurisdictions.

PHA works diligently to reduce and prevent acts of domestic violence. When such acts occur, PHA reacts quickly and proactively to insure the safety and well-being of their housing residents and clients.

PHA regularly updates its VAWA related policies to reflect changes in Federal, State, and/or local law that provide greater protection for victims of domestic violence, dating violence, sexual assault, or stalking.

Specifically, in April 2011 Portland Housing Authority made the following changes to comply with the new Federal VAWA rules and regulations:

## **Chapter 12: Lease Terminations**

### **Section B. Termination by Housing Authority**

These changes are necessary to follow HUD’s final rule on the Violence Against Women Act (VAWA) 24 CFR Parts 5, 91, 880, et al, which specifies threats of domestic violence must be imminent, and PHA may determine a true victim through third-party documentation when there are multiple allegations of domestic violence against more than one household member. These changes include VAWA’s definition of an imminent threat, and require PHA seek alternatives to eviction including transferring the victim to another unit, barring the perpetrator from the premises, and increasing police presence.

### **Dwelling Lease Changes:**

#### **Paragraph 17 Provisions of the Violence Against Women Act (VAWA)**

These changes are consistent with HUD’s final rule on the Violence Against Women Act (VAWA) 24 CFR Parts 5, 91, 880, et al, which specifies threats of domestic violence must be imminent.

# PORTLAND HOUSING AUTHORITY

14 BAXTER BOULEVARD, PORTLAND, ME 04101-1822

[www.porthouse.org](http://www.porthouse.org)

## COMMISSIONERS

Clifford Ginn, Chairperson  
Tom Valleau, Vice Chairperson  
Kathryn Malconian, Commissioner  
Shirley Peterson, Commissioner  
Robyn Tucker, Commissioner  
Faith McLean, Commissioner  
Maryann Carroll, Commissioner

**Mark B. Adelson**  
Executive Director

April 11, 2011

**Russell O. Johnson**  
Deputy Executive Director

Howard Schindler, Director  
Division B – Northern New England  
U. S. Department of Housing and Urban Development  
Thomas P. O'Neill Federal Building  
10 Causeway Street - Room 553  
Boston, MA 02222

RE: ME003 – 2011 Agency Plan Certifications

Dear Mr. Schindler:

Enclosed please find the following documents in support of Portland Housing Authority's 2011 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,



Mark B. Adelson  
Executive Director

:mah

Enc.

**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 X Annual PHA Plan for the PHA fiscal year beginning 07-01-2011, 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(c)(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.

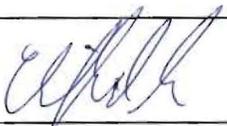
Portland Housing Authority  
PHA Name

ME003  
PHA Number/HA Code

5 -Year PHA Plan for Fiscal Years 20   - 20  

**Annual** PHA Plan for Fiscal Years **2011** - **2012**

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	Title
Clifford Ginn	Chairperson
Signature 	Date <u>4/8/11</u>

**Civil Rights Certification**U.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 Clifford Ginn	Title Chairperson
Signature 	Date 4/8/11

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, Pat Finnigan the Acting City Manager certify that the Five Year and  
Annual PHA Plan of the Portland Housing Authority is consistent with the Consolidated Plan of  
City of Portland Maine prepared pursuant to 24 CFR Part 91.

 Patricia Finnigan 4-1-11

Signed / Dated by Appropriate State or Local Official

APR 5 '11 AM 11:12

# 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.)

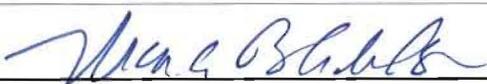
All of the below are located within the City of Portland, County of Cumberland, State of Maine

Sagamore Village, 04102	Kennedy Park, 04101
Bayside Terrace, 04101	Franklin Towers, 04101
Bayside East, 04101	Harbor Terrace, 04102
Riverton Park, 04102	Washington Gardens, 04103
Dermot Court, 04101	Peninsula Housing, 04101
Front Street, 04103	

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 Mark B. Adelson	Title Executive Director
Signature 	Date 04-04-2011

# 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

Mark B. Adelson

Title

Executive Director

Signature



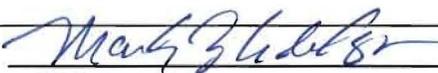
Date (mm/dd/yyyy)

04/04/2011

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Portland Housing Authority 14 Baxter Boulevard Portland, Maine 04101 ME-003  Congressional District, if known: 1st	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> 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: Mark B. Adelson Title: Executive Director Telephone No.: 207-773-4753      Date: 04-04-2011	
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DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET

Approved by OMB  
0348-0046

Reporting Entity: Portland Housing Authority Page 2 of 2

N/A