

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: Housing Authority of Clackamas County _____ PHA Code: OROO1 _____ PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2011				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 564 _____ Number of HCV units: 1561 _____				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. NO UPDATE- MAINTAINING VERSION SUBMITTED IN FY2010				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align:center;">Violence Against Women Act (VAWA) of 2005 Required Statement</p> <p style="text-align:center;">Statement of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking as required by the Violence Against Women Act of 2005.</p> <p>(a) Please list any activities, services or programs provided or offered by an agency either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:</p> <p>Northwest Housing Alternatives, Annie Ross House and Clackamas Women's Services Evergreen and Haven House are shelters within Clackamas County, which provide assistance to homeless families with children and victims of domestic violence. These shelters provide support and self-sufficiency training and guidance. The Annie Ross House and Clackamas Women's Services directly provide referrals for victims of domestic violence to the Housing Authority's Janssen Transitional Housing Program. The Janssen Transitional Housing Program is an apartment complex with eight, two bedroom units available to single parent homeless families. The Program is run in collaboration with Clackamas County Social Services and includes case management, limited financial assistance and other supportive services to promote self-sufficiency and end homelessness.</p> <p>Oregon Department of Human Services (DHS) provides a domestic violence grant of up to \$1,200 to help a domestic violence victim with children move to a safe location. This can include moving expenses, move-in fees and deposits and rent. Additionally, DHS provides a domestic violence prevention module for its clients. The Housing Authority has a working relationship with Clackamas Women's Services (CWS). Currently CWS provides all referrals to our Janssen Program.</p> <p>Oregon Revised Statutes offer protection to tenants who are victims of domestic violence. As a landlord, the Housing Authority is aware of these statutes and has been careful not to proceed with lease enforcement when the evictable causes fall under the protections of these statutes.</p> <p>(b) Please list any activities, services or programs provided or offered by the Housing Authority that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing:</p> <p>As stated in response (a) above: The Housing Authority owns the Janssen Apartment complex used as a Transitional Housing Program for that is available for and used by victims of Domestic Violence.</p> <p>The Housing Authority served Notice to all residents in Public Housing and Section 8 summarizing the VAWA protections early in 2007. The Notice is included in the Housing Authority's Orientation packages to ensure all new applicants are aware of the VAWA protections.</p>				

5.2	<p>Goals and Objectives. Continued...</p> <p>The Housing Authority's Housing Choice Voucher Administrative Plan currently gives a preference on the waiting list to victims of domestic violence.</p> <p>For residents of Public Housing, the Housing Authority's Admissions and Occupancy Policy allows victims to transfer to other Public Housing units for health and safety reason which must be verified in the form of a physician's statement, a statement by law enforcement officials, court documents, or by a responsible social service agency representative.</p> <p>The Housing Authority staff work closely with Section 8 and Public Housing families and often counsels families that are victims of domestic violence and provides social services and mental health referrals.</p> <p>(c) Please list any activities, services, or programs provided or offered by the public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:</p> <p>The Housing Authority has established a Trespass Exclusion Policy that covers all properties owned or managed by the Housing Authority. This policy allows the Housing Authority to legally enforce and exclude non-residents who pose a threat to the peaceful living.</p>
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PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- 1) HACC submitted a HOPE VI Revitalization Grant for its Clackamas Heights (AMP 1) redevelopment during FY 2011.
- 2) HACC may seek mixed-finance development activities for public housing in the Plan year for Clackamas Heights redevelopment (AMP 1).
- 3) HACC will be conducting other public housing development or acquisition activities including the possible acquisition of new land or multi-family dwellings for new affordable/ and or public housing development.
- 4) HACC may submit additional Demolition/Disposition applications in multiple phases for the remaining Scattered Sites (AMP 2).
- 5) HACC has revised its Procurement Policy Section II: Procurement Classifications added language as follows:
 - 5. *Exemption. As set forth in ORS 456.122, no Oregon law with respect to the acquisition, operation or disposition of property by other public bodies applies to the Housing Authority, unless specifically provided. Contracts for such activities are not subject to Housing Authority Procurement Policies based upon Oregon law, and this exemption prevails over any other conflicting provision of this Procurement Policy.*
- 6) HACC has appointed its new Resident Advisory Board (RAB).
- 7) HACC may consider use of Project Based Vouchers at Clackamas Heights and other mixed finance development opportunities.
- 8) HACC underwent a deviation from the approved expenditures in the FY 2010 Capital Fund Annual and Five Year Plan. The deviation was due to HUD denial of development expense shown in account 1499 and having to redistribute the dollars to other previously approved expense categories.
- 9) HACC is going to establish a Shelter Plus Care program policy in 2011.
- 10) HACC is proposing the following revisions to its Housing Choice Voucher (HCV) Administration Plan (Admin Plan):

Page 3-3: Adding HACC Policy regarding care of elderly family members
 Exceptions may be allowed for elderly or disabled family of the head of household or spouse who move in with the family on a permanent basis because they require the care of their family in order to maintain an existence outside of a nursing home. This requirement must be documented by a letter from a physician. The family must request written approval to add any person to the household. This written approval will come in the form of a lease rider or the approval of a new lease and execution of a new HAP contract. Additionally, the family must provide pre-approval from the landlord to add the member. HACC will conduct a pre-admission screening of the proposed new member. If the screening results are unsatisfactory, the additional person will not be allowed to be added to the lease.

Page 4-11: Adding clarifying language to the end of preference 8 Bridges to Housing:
 and must be in the program at time of voucher issue.

Page 4-10: Adding Voucher Preference Requirement:
 Vouchers will only be issued to those preference families who have not left any type of subsidized housing in bad standing -in the last 5 years, do not owe money to any PHA or have any Public Housing or HCV program violations that would otherwise exclude them from the program.

Page 6-21: Adding HACC Policy regarding Asset – Reliacard:
 The balance of Reliacard accounts will not be verified because it is not a true asset.
 The family may not deposit into these accounts and the accounts do not earn interest.

Page 6-34: Changing HACC Policy under Definition of Medical Expenses:
 Remove old policy and change to new Policy:
 The most current IRS Publication 502, Medical and Dental Expenses, will be used to determine the costs that qualify as medical expenses.

Summary of Allowable Medical Expenses from IRS Publication 502	
Services of medical professionals	Substance abuse treatment programs
Surgery and medical procedures that are necessary, legal, non-cosmetic	Psychiatric treatment
Services of medical facilities	Ambulance services and some costs of transportation related to medical expenses
Hospitalization, long-term care, and in-home nursing services	The cost and care of necessary equipment related to a medical condition (e.g., eyeglasses/lenses, hearing aids, crutches, and artificial teeth)
Prescription medicines and insulin, but not nonprescription medicines even if recommended by a doctor*	Cost and continuing care of necessary service animals*
Improvements to housing directly related to medical needs (e.g., ramps for a wheel chair, handrails)	Medical insurance premiums or the cost of a health maintenance organization (HMO)
<p>Note: This chart provides a summary of eligible medical expenses only. Detailed information is provided in IRS Publication 502. Medical expenses are considered only to the extent they are not reimbursed by insurance or some other source. *HACC will take into consideration reasonable accommodation.</p>	

- Page 7-5:** Adding policy language under IDRs:
 HACC will review the EIV discrepancy tab during processing of annual and interim reexaminations.
- Page 7-5:** Changing language to Identity Verification Policy to:
 HACC will identify participants whose identity verification has failed by reviewing EIV's Identity Verification Report on a quarterly basis.
- Page 7-7:** Adding Policy regarding Third Party Verifications:
 Third-party documents provided by the family must be dated within 60 days of HACC's request date.
 If HACC determines that third-party documents provided by the family are not acceptable, HACC will explain the reason to the family and request additional documentation. As verification of earned income, HACC will request pay stubs covering the 60-day period prior to HACC's request.
- Page 7-9:** Adding Policy regarding Third Party Verifications:
 HACC will send third-party verification forms directly to the third party. Third-party verification forms will be sent when third-party verification documents are unavailable or are rejected by the PHA. In collecting third-party oral verification, HACC staff will record in the family's file the name and title of the person contacted, the date and time of the conversation (or attempt), the telephone number used, and the facts provided.
 When any source responds verbally to the initial written request for verification HACC will accept the verbal response as oral verification.
- Page 7-10:** Adding Policy regarding Third Party Verifications:
 If the family cannot provide original documents, HACC will pay the service charge required to obtain third-party verification, unless it is not cost effective in which case a self-certification will be acceptable as the only means of verification. The cost of verification will not be passed on to the family.
- Page 7-15:** All Policy regarding Social Security Requirements have been updated to meet Notice PIH 2010-3 and 24CFR

6.0

6.0

Page 7-26: Attendant Care Expenses Policy Change to:

HACC will accept written third-party documents provided by the family.

If family-provided documents are not available, HACC will provide a third-party verification form directly to the care provider requesting the needed information. Expenses for attendant care will be verified through:

Written third-party documents provided by the family, such as receipts or statements.

Third-party verification form signed by the provider, if family-provided documents are not available.

If third-party verification is not possible, written family certification as to costs anticipated to be incurred for the upcoming 12 months.

Page 7-26: Auxiliary Apparatus Policy Change to:

Written third-party documents provided by the family, such as billing statements for purchase of auxiliary apparatus, or other evidence of monthly payments or total payments that will be due for the apparatus during the upcoming 12 months.

Third-party verification form signed by the provider, if family-provided documents are not available.

If third-party verification is not possible, written family certification of estimated apparatus costs for the upcoming 12 months.

Page 7-32: Medical Expense Deduction change in verification policy:

Medical expenses will be verified through: Written third-party documents provided by the family, such as pharmacy printouts or receipts.

HACC will make a best effort to determine what expenses from the past are likely to continue to occur in the future. HACC will also accept evidence of monthly payments or total payments that incurred for medical expenses during the upcoming 12 months. HACC will use written third-party verification forms, if the family is unable to provide acceptable documentation.

Page 7-36: Adding Policy Language:

This documentation may be provided by the family.

Pages 8-4, 8-5: Add Bedroom Definition:

For a room to be considered as a bedroom, it must meet the minimum definition as established by HUD. This includes, but is not limited to, the following: A room primarily designed for sleeping with a source of natural light a minimum of which 50% shall be openable, a minimum horizontal dimension of 7ft, a minimum height of 7'6", code complying means of emergency egress (2 ways to get out in a fire, usually implies a window and a door), an outlet with overhead permanent light fixture or two outlets, a permanent source of heat, operable window, security, and a minimum of 70 square feet. No water heater can exist in the space nor can it be a utility area. In addition, HACC's policy states that bedrooms in units built after 1940 will include closets built into the wall units. Rooms that have been remodeled will qualify as bedrooms as long as the remodel has included the addition of a closet and window easement. HACC may use tax information to determine total number of bedrooms in the unit.

Page 12-3: Adding HACC Policy regarding failure to disclose and document Social Security Number:

HACC may defer a family's termination and provide the family with the opportunity to comply with the requirement for a period of 90 calendar days for circumstances beyond the participant's control such as delayed processing of the SSN application by SSA, natural disaster, fire, death in the family or other emergency, if there is a reasonable likelihood that the participant will be able to disclose an SSN by the deadline.

Page 14-2: Adding HACC Policy regarding EIV guide:

HACC will provide each applicant and participant with a copy of "What You Should Know about EIV," a guide to Enterprise Income Verification (EIV) system published by HUD as an attachment to Notice PIH 2010-19.

Page 16-26: Adding Policy Language to Payment Agreements:

If a family can provide evidence satisfactory to the PHA that the threshold applicable to the family's debt would impose an undue hardship, the PHA may, in its sole discretion, determine that a lower monthly payment amount is reasonable. In making its determination, the PHA will consider all relevant information, including the following:

The amount owed by the family to the PHA

The reason for the debt, including whether the debt was the result of family action/inaction or circumstances beyond the family's control.

The family's current and potential income and expenses

The family's current family share, as calculated under 24 CFR 982.515

The family's history of meeting its financial responsibilities

Page 17-6: Adding HACC Policy at the end of the current policy:

The competitive process described above may be waived and HACC's Board may choose to award project-based vouchers through a formal resolution process based upon the following criterion:

First, the Board may elect to award PBV to HACC to develop, rehabilitate, or acquire housing as part of a County-wide initiative to meet local housing priorities.

Second, the Board may elect to award PBV to HACC to accomplish the objective of preserving Public Housing and other properties within Clackamas County that have an expiring operating subsidy.

Page 17-10: Add policy:

HACC Policy

HACC will establish an MOU with an independent entity to perform rent reasonableness and HQS inspections and get prior HUD approval of the entity to perform these services.

11) HACC will also be converting HCV Program to mail in annuals and interims as allowed for efficiency. Appointments and interviews will still be available as needed.

12) HACC plans to propose revisions to the Admissions and Occupancy Policy for Public Housing within the FY 2011. HACC plans to use the Nan McKay model for these revisions.

13) HACC is studying the implementation of a no smoking policy on all HACC properties with potential implementation during FY 2012.

(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. Housing Authority Administrative Office, 13930 S Gain Street, Oregon City, OR 97045; Housing Authority Clackamas Heights Property Management Office, 13900 S Gain Street, Oregon City, OR 97045; Housing Authority Hillside Property Management Office, 2889 Hillside Court, Milwaukie, OR 97222; Housing Authority Website: <http://www.clackamas.us/hacc/>; Local Public Library located at: 16201 S.E. McLoughlin, Oak Grove, OR.

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p> <p>A. HACC requested a \$21.5 million FY 10 HOPE VI Revitalization Grant to help fund the proposed Clackamas Heights revitalization project. Funds from the FY 10 HOPE VI grant will be leveraged with \$67,519,023 in public and private investment for residential development and \$3,196,853 million in community and supportive services monies. The Clackamas Heights revitalization project aims to improve the lives of low-income families served by HACC at Clackamas Heights in Oregon City by replacing 100 units of outdated, distressed public housing units with 283 newly constructed, highly energy-efficient units. The new units will include 100 public housing replacement units, 30 Project Based Section 8/Low Income Housing Tax Credit (LIHTC) units, 127 LIHTC units, and 22 affordable and 4 market rate for-sale homes.</p> <p>B. 1. Demolition and Disposition at Clackamas Heights: The revitalization of Clackamas Heights (AMP 1) would involve the demolition of 100 public housing units as well as several HACC office buildings including, HACC's administration building and HACC's property management and operations buildings. The public housing units are composed of 28 1-bedroom, 50 2-bedroom and 22 3-bedroom units located in 61 single family and duplex units. The revitalization will also include the disposition of a large portion of the site for the development of affordable rental and homeownership housing. HACC will apply for demolition/disposition approval at the time of the HOPE VI award.</p> <p>2. Scattered Site Public Housing Disposition: HACC anticipates submitting an Inventory Removal Application to HUD's Special Applications Center (SAC) in FY 2011 for approval to sell up to 25 scattered site public housing units in addition to the 21 that HACC already has SAC approval to sell.</p> <p>C. HACC is not required to convert to tenant-based assistance or plans to voluntarily convert.</p> <p>D. Homeownership: As part of the Clackamas Heights revitalization, there will be 26 for-sale homes. Twenty-two of the homes will be income restricted and sold to households earning 80% median income and below. The remaining 4 homes will be market rate and sold without income restrictions. None of the units are HOPE VI homeownership units.</p> <p>E. HACC anticipates using 30 Project Based Section 8 vouchers for the HOPE VI Clackamas Heights revitalization project.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachments OR001a01, OR001b01, OR001c01, OR001d01, OR001e01, and OR001f01</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment OR001g01</p>
8.3	<p>Capital Fund Financing Program (CFFP). 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.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

**Housing Needs of Families in the Jurisdiction
by Family Type**

Family Type	Overall*	Afford-ability	Supply	Quality	Access-ibility	Size	Location
All Households	37,031	4	4	3	2	3	3
Income <= 30% of AMI	5,918	5	5	4	2	3	4
Income >30% but <=50% of AMI	5,925	4	4	3	2	3	3
Income >50% but <80% of AMI	9,349	3	3	2	2	2	2
Elderly*	5,561	4	2	2	3	2	2
Families with Disabilities**	Estimate > 9000	4	4	3	4	3	3
White (non-hispanic)	33,179	4	4	3	2	3	3
Black (non-hispanic)	407	4	4	3	2	3	3
Hispanic (all races)	2,477	4	4	3	2	3	3
Native American (non-hispanic)	287	4	4	3	2	3	3
Asian/Pacific Islanders (non-hispanic)	893	4	4	3	2	3	3
All Households	37,243						

*Reflects 2000 Census data.

** Elderly is defined as 65 years and over.

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

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

The HACC Board of Commissioners is composed of the Board of County Commissioners and one HACC Resident Commissioner. Coordination of housing and community development programs is streamlined by the consolidation of programs under one agency, the County's Department of Human Services.

9.0

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

10.0	<p>Additional Information. 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> <ul style="list-style-type: none"> • HACC continues to participate in the Clackamas County Homeless Council. In this capacity, HACC continues to apply for and receive Continuum of Care funds for the Shelter plus Care program and the Janssen Road Transitional Housing Program. HACC is actively assisting in the Bridges to Housing Program (B2H). B2H is a program aimed at helping the most difficult to house homeless families find and retain permanent housing. Currently, HACC has designated three apartments at their Easton Ridge Apartment Complex at a reduced rent for B2H participants. HACC added a HCV preference for 20 vouchers to serve the B2H population. • HACC has achieved a High Performer rating on its SEMAP. • HACC continues to be a High Performer in Public Housing. • HACC has no outstanding audit findings. • HACC continues to use its Easton Ridge property to further provide affordable housing. Easton Ridge currently accepts Section 8 Vouchers. • HACC continues to apply for and receive grant funding for a fulltime housing choice voucher family self-sufficiency coordinator and has applied for .5FTE of additional FSS funding to support additional Section 8 tenants. • HACC will apply for a HUD ROSS Grant. • HACC continues to maximize its Voucher utilization at 98% or greater and has adjusted Voucher Payment Standards as needed for its residents to find affordable housing. • HACC has consistently maintained high occupancy rates at 95% or greater in an efforts to serve those on the waitlist as quickly as possible. • The Capital Fund Program achievements are listed as part of attachments OR001a01- OR001f01 and OR001j01 <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>HACC is proposing the following change in its definition of "substantial deviation" or "significant amendment or modification" : Discretionary changes (changes which are not mandated by regulation) in the plans or policies of the HACC which fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Housing Authority Commissioners. Discretionary changes include Capital Fund items that have a cumulative total expense in excess of \$250,000 in any single year.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <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>
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Attachment: OR001a02

Part I: Summary

PHA Name: Housing Authority of Clackamas County

Grant Type and Number
 Capital Fund Program Grant No: OR16P00150111
 Date of CFFP:

Replacement Housing Factor Grant No: FFY of Grant Approval:

FFY of Grant: 2011

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost:	
		Original	Revised:	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ²	\$ 236,000.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 170,680.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 153,950.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 6,500.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 25,350.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 26,800.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 359,040.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 25,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 30,000.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 150,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities:	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,183,320.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHA's with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

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 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 Date of CFFP:		FFY of Grant: Replacement Housing Factor Grant No: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost:	
Signature of Executive Director <i>Bill Linderson</i>		Date 5/4/11		Signature of Public Housing Director	
		Original		Revised:	
		Obligated		Date	
		Expended			

Part II: Supporting Pages

PHA Name: Housing Authority of Chickasaw County	Grant Type and Number Capital Fund Program Grant No: OR16P0150111 Replacement Housing Factor Grant No:	CFPP (Yes/No)	Federal FY of Grant: 2011	Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Account No.	Qty	Total Estimated Cost	Funds Obligated -	Funds Expended -
AMIP-wide Operations	1. Operations	1406	1	\$226,000.00	\$0.00	\$0.00
	SUB-TOTAL	1406		\$236,000.00	\$0.00	\$0.00
AMIP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$34,422.00	\$0.00	\$0.00
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$0.00	\$0.00	\$0.00
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$90,000.00	\$0.00	\$0.00
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$33,258.00	\$0.00	\$0.00
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$12,500.00	\$0.00	\$0.00
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00
	SUB-TOTAL	1408		\$170,680.00	\$0.00	\$0.00
AMIP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$118,000.00	\$0.00	\$0.00
	2. CFPP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$35,950.00	\$0.00	\$0.00
	SUB-TOTAL	1410		\$153,950.00	\$0.00	\$0.00
Audit	1. Financial Audit	1411	100%	\$6,500.00	\$0.00	\$0.00
	SUB-TOTAL	1411		\$6,500.00	\$0.00	\$0.00
AMIP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$17,500.00	\$0.00	\$0.00
	2. Asbestos/Mold Testing/Remediation: Dev: 001 - 021	1430	1	\$7,500.00	\$0.00	\$0.00
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$0.00	\$0.00
	SUB-TOTAL	1430		\$25,350.00	\$0.00	\$0.00

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 Replacement Housing Factor Grant No:	CFPP (Yr(s)No.)	Federal FY of Grant: 2011	Status of Work			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost			
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 2 - DEV 010 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$8,000.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1460 SUB TOTAL	1460		\$68,000.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$70,500.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 012 Scattered	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$80,000.00	\$0.00	\$0.00	\$0.00	
b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$15,000.00	\$0.00	\$0.00	\$0.00		
	DEV #012 1460 SUB TOTAL	1460		\$95,000.00	\$0.00	\$0.00	\$0.00	
	DEV #012 TOTAL			\$97,500.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 019 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$8,000.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1460 SUB TOTAL	1460		\$68,000.00	\$0.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$70,500.00	\$0.00	\$0.00	\$0.00	
	GRAND TOTAL			\$1,183,320.00	\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
 2 To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Clackamas County		Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹
	Original	Actual	Original
			Actual
PHA-Wide Operations	6/30/2013		6/30/2015
PHA-Wide Mgmt Improvements	6/30/2013		6/30/2015
PHA-Wide Admin.	6/30/2013		6/30/2015
Costs	6/30/2013		6/30/2015
PHA-Wide Site Improvements	6/30/2013		6/30/2015
PHA-Wide Dwelling Improvements	6/30/2013		6/30/2015
PHA-Wide Dwelling Equipment	6/30/2013		6/30/2015
PHA-Wide Non- Dwelling Equipment	6/30/2013		6/30/2015
PHA-Wide Relocation	6/30/2013		6/30/2015
PHA-Wide Contingency	6/30/2013		6/30/2015
Heights	6/30/2013		6/30/2015
003 - Hillside park	6/30/2013		6/30/2015
004 - OCVM	6/30/2013		6/30/2015
005 - Hillside Manor	6/30/2013		6/30/2015
007 - Scattered Site	6/30/2013		6/30/2015
010 - Scattered Site	6/30/2013		6/30/2015
012 - Scattered Site	6/30/2013		6/30/2015
019 - Scattered Site	6/30/2013		6/30/2015
020 - Scattered Site	6/30/2013		6/30/2015
Development	6/30/2013		6/30/2015

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing act of 1937, as amended.

Attachment: OR001b02

Annual Statement/ Performance and Evaluation Report

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

PRFA Name: Housing Authority of Clackamas County Grant Type and Number: Capital Fund Program Grant No: OR16P00150107 Federal FY of Grant: 2007
 Replacement Housing Factor Grant No:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$204,229.44	\$201,900.00	\$201,900.00	\$201,900.00
3	1408 Management Improvements -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1408 Management Improvements -- Hard Costs	\$126,300.87	\$125,157.72	\$124,769.65	\$124,769.65
5	1410 Administration	\$177,940.33	\$179,083.08	\$179,083.08	\$179,083.08
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$17,718.64	\$17,718.64	\$10,331.97	\$10,331.97
9	1440 Site Acquisition				
10	1450 Site Improvement	\$61,456.17	\$60,556.61	\$45,950.54	\$39,343.86
11	1460 Dwelling Structures	\$479,196.27	\$482,425.67	\$482,425.67	\$482,425.67
12	1465.1 Dwelling Equipment - Nonexpendable	\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$61,186.26	\$61,186.26	\$61,186.26	\$61,186.26
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,139,401.00	\$1,139,401.00	\$1,117,020.19	\$1,110,413.51
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$347,076.56	\$348,220.18	\$333,614.11	\$330,927.43
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$318,733.68	\$321,236.08	\$321,236.08	\$321,236.08
Signature of Executive Director and Date: <i>Will Anderson 5/4/11</i>		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

1/ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2/ To be completed for the Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Housing Authority of Chickasaw County		Grant Type and Number		Capital Fund Program Grant No: OR16F90150107		Replacement Housing Factor Grant No:		Federal FY of Grant:
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Funds Obligated	Funds Expended	
PHA-wide										
Operations										
	1. Operations	1406	1			\$164,329.44	\$162,000.00	\$162,000.00	\$162,000.00	COMPLETE
	2. STAFF: Preventive Maintenance Salary & Benefits	1406	33%			\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	COMPLETE
	3. STAFF: Preventive Maintenance Salary & Benefits	1406	33%			\$18,900.00	\$18,900.00	\$18,900.00	\$18,900.00	COMPLETE
	STB TOTAL	1406				\$204,229.44	\$201,900.00	\$201,900.00	\$201,900.00	COMPLETE
Mgmt. Improve.										
	1. Staff: General Office Cost Center (COCC)	1408	1			\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	2. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%			\$43,000.00	\$43,000.00	\$43,000.00	\$43,000.00	COMPLETE
	3. STAFF: Capital Fund Manager Salary & Benefits	1408	50%			\$13,033.10	\$1,691.21	\$1,691.21	\$1,691.21	COMPLETE
	4. STAFF: Youth Service Coordinator Salary & Benefits	1408	1			\$32,815.87	\$43,014.61	\$42,956.54	\$42,956.54	COMPLETE
	5. STAFF Crime Prevention Program Improvement	1408	1			\$30,966.90	\$30,966.90	\$30,966.90	\$30,966.90	COMPLETE
	6. TRAINING: Staff Training	1408	1			\$6,485.00	\$6,485.00	\$6,155.00	\$6,155.00	ONGOING
	7. Travel for Resident Services Specialist(s)	1408	1			\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Systems & Office Software - Soft Costs	1408	1			\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	9. TRAINING: Resident Training related to Agency/ Plan resident partnership process	1408	1			\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	STB TOTAL	1408				\$126,300.87	\$125,157.72	\$124,769.65	\$124,769.65	COMPLETE

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

Part II: Supporting Pages

PHA Name:		Housing Authority of Chickasaw County		Grant Type and Number		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		Federal FY of Grant:	
						OR16P00150107				2007	
Development Number/PHA-Name/PHA-Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost	Revised	Total Actual Cost	Funds Obligated	Funds Expended	Status of Work		
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	COMPLETE		
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	100%	\$66,039.43	\$67,182.65	\$67,182.65	\$67,182.65	\$67,182.65 (1)	COMPLETE - In-house A&E work exempted from 10% max Admin costs per -968.120 (4) (2)		
	3. Staff Central Office Cost Center (COCC)	1410	10%	\$31,490.10	\$31,489.63	\$31,489.63	\$31,489.63	\$31,489.63	COMPLETE		
	4. Advertising	1410	100%	\$410.80	\$410.80	\$410.80	\$410.80	\$410.80	COMPLETE		
	5. Travel (Mileage, Parking, etc.)	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE		
	6. Legal Expenses	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE		
	SUB TOTAL	1410		\$177,940.53	\$179,083.08	\$179,083.08	\$179,083.08	\$179,083.08			
PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & Section(s) 18 & 32, HOPE 6 Feasibility Study	1430	1	\$9,218.64	\$9,218.64	\$2,358.29	\$2,358.29	\$2,358.29	ONGOING		
	2. Asbestos/Mold	1430	1	\$8,000.00	\$8,000.00	\$7,505.20	\$7,505.20	\$7,505.20	ONGOING		
	3. Printing RFP's, Bid documents, Testing/Remediation: Dev. 001 - other project related expenses	1430	50	\$500.00	\$500.00	\$468.48	\$468.48	\$468.48	ONGOING		
	SUB TOTAL	1430		\$17,718.64	\$17,718.64	\$10,331.97	\$10,331.97	\$10,331.97	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases		
PHA-wide Site Improve.	1. PHA-Wide Sitework, site parking, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$7,266.11	\$4,764.11	\$0.00	\$0.00	\$0.00	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases		
	SUB TOTAL	1450		\$7,266.11	\$4,764.11	\$0.00	\$0.00	\$0.00			
PHA-wide Dwelling Equipment	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roof, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases		
	SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
	1. Ranges & Refrigerators for AMP	1465	4	\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00	COMPLETE		
	SUB TOTAL	1465		\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00	\$4,832.00			
	SUB TOTAL										
PHA-wide Non Dwelling Equipment	1. TOOLS, Power Equipment for Modernization	1475	10	\$10,261.52	\$12,348.07	\$12,348.07	\$12,348.07	\$12,348.07	COMPLETE		
	2. Computer/Office Equipment	1475	5	\$37,080.88	\$32,514.56	\$32,514.56	\$32,514.56	\$32,514.56	COMPLETE		
	5. Maintenance Vehicles/Equip	1475	3	\$13,843.86	\$16,323.63	\$16,323.63	\$16,323.63	\$16,323.63	COMPLETE		
	SUB TOTAL	1475		\$61,186.26	\$61,186.26	\$61,186.26	\$61,186.26	\$61,186.26			
	1. Relocation costs due to modernization activities	1495	4	\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02	COMPLETE		
SUB TOTAL	1495		\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02	\$6,541.02				
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE		
	SUB TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
	SUB TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

**Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFRRHF)**

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150107		Federal FY of Grant: 2007			
Development Number Name/HA- Wide Activities		Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Status of Work			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost	Total Annual Cost		
				Original	Revised	Funds Obligated	Funds Expended
AMP 1 - DEV 001 - Clackamas Heights (100 units)	Asset Management Properties (AMP)						
	1. SITE WORK	1450	1	\$5,218.41	\$5,218.41	\$5,218.41	\$5,218.41
	Dev. #001 1450 SUB TOTAL	1450		\$5,218.41	\$5,218.41	\$5,218.41	\$5,218.41
	1. DWELLING STRUCTURES	1460		\$13,196.98	\$13,196.98	\$13,196.98	\$13,196.98
	a. Replace Porches	1460	5	\$13,196.98	\$13,196.98	\$13,196.98	\$13,196.98
Dev. #001 1460 SUB TOTAL	1460		\$13,196.98	\$13,196.98	\$13,196.98	\$13,196.98	
DEV #001 TOTAL				\$18,415.39	\$18,415.39	\$18,415.39	\$18,415.39
AMP-3 Hillside Park							
1. DWELLING STRUCTURES	1460			\$12,494.56	\$12,494.56	\$12,494.56	\$12,494.56
Dev #003 TOTAL	1460			\$12,494.56	\$12,494.56	\$12,494.56	\$12,494.56
AMP-4 Oregon City View Manor							
1. SITE WORK	1450			\$5,914.37	\$5,914.37	\$5,914.37	\$5,914.37
Dev #004 1450 SUB TOTAL	1450			\$5,914.37	\$5,914.37	\$5,914.37	\$5,914.37
1. DWELLING STRUCTURES	1460			\$18,049.20	\$18,049.20	\$18,049.20	\$18,049.20
Dev #004 1460 SUB TOTAL	1460			\$18,049.20	\$18,049.20	\$18,049.20	\$18,049.20
DEV # 004 TOTAL				\$23,963.57	\$23,963.57	\$23,963.57	\$23,963.57
AMP 5 - DEV 005 - Hillside Manor (100 units)							
1. DWELLING STRUCTURES	1460		9	\$44,085.41	\$44,085.41	\$44,085.41	\$44,085.41
a. Replace all hallway flooring	1460			\$44,085.41	\$44,085.41	\$44,085.41	\$44,085.41
DEV #005 TOTAL	1460			\$44,085.41	\$44,085.41	\$44,085.41	\$44,085.41
AMP-2 #006 Scattered Sites							
1. DWELLING STRUCTURES	1460		1	\$546.80	\$546.80	\$546.80	\$546.80
a. force account/cabinet replacement	1460			\$546.80	\$546.80	\$546.80	\$546.80
b. AI construction/flooring replacement	1460			\$7,497.30	\$7,497.30	\$7,497.30	\$7,497.30
Dev #006 TOTAL	1460			\$8,044.10	\$8,044.10	\$8,044.10	\$8,044.10
AMP 2 - DEV 007 Scattered Sites							
1. SITE WORK	1450		2	\$20,000.00	\$20,000.00	\$10,158.04	\$10,158.04
a. Full Site Renovation - Units 7003 & 7012	1450			\$20,000.00	\$20,000.00	\$10,158.04	\$10,158.04
DEV #007 1450 SUB TOTAL	1450			\$20,000.00	\$20,000.00	\$10,158.04	\$10,158.04
2. DWELLING STRUCTURES	1460		2	\$11,991.21	\$11,433.61	\$11,433.61	\$11,433.61
a. Full Dwelling Renovation - Units 7003 &	1460			\$11,991.21	\$11,433.61	\$11,433.61	\$11,433.61
DEV #007 1460 SUB TOTAL	1460			\$11,991.21	\$11,433.61	\$11,433.61	\$11,433.61
DEV #007 TOTAL				\$13,982.41	\$13,467.22	\$13,467.22	\$13,467.22

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

Part II: Supporting Pages

PHA Name:		Housing Authority of Caddo Parish		Grant Type and Number		Capital Fund Program Grant No:		ORISF00150107		Federal FY of Grant:		2007	
Development Name/HA-Wide Activities		General Description of Major Work Categories		Dev. Acct. No	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended	Status of Work			
AMP 2 - DEV						Original	Revised						
008 Scattered Sites		1. SITE WORK		1450									
		a. Site Renovation - Unit# 8015 & 8015		1450	2	\$0.00	\$838.10	\$838.10	\$838.10	COMPLETE			
		DEV #008 1450 SUB TOTAL				\$0.00	\$838.10	\$838.10	\$838.10				
		2. DWELLING STRUCTURES		1460									
		a. Dwelling Renovation - Unit#8002		1460	1	\$0.00	\$242.00	\$242.00	\$242.00	COMPLETE			
		DEV #008 1460 SUB TOTAL				\$0.00	\$1,080.10	\$1,080.10	\$1,080.10				
		DEV #008 TOTAL				\$0.00	\$1,080.10	\$1,080.10	\$1,080.10				
AMP 2 - DEV		1. SITE WORK											
		a. Full site renovation/press, conc, landscaping, etc.		1450	2	\$5,727.47	\$5,727.47	\$5,727.47	\$1,807.47	ONGOING			
		Dev #010 1450 SUB TOTAL				\$5,727.47	\$5,727.47	\$5,727.47	\$1,807.47				
AMP 2 - DEV		1. DWELLING STRUCTURES		1460									
		a. Unit 10019 - Sliding, Windows, Cabinets & Flooring		1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE			
		b. Unit 10020 - Sliding, Windows, Cabinets & Flooring		1460	1	\$57,166.00	\$57,166.00	\$57,166.00	\$57,166.00	COMPLETE			
		c. unit 10008/Flooring		1460		\$2,673.25	\$2,673.25	\$2,673.25	\$1,657.69	COMPLETE			
		d. force account		1460		\$1,657.69	\$1,657.69	\$1,657.69	\$1,657.69	COMPLETE			
		DEV #010 1460 SUB TOTAL				\$61,496.94	\$61,496.94	\$61,496.94	\$61,496.94				
		DEV #010 TOTAL				\$67,224.41	\$67,224.41	\$67,224.41	\$63,304.41				
AMP 2 - DEV		1. SITE WORK		1450									
		a. Site Renovation Unit# 11002, 11004		1450	2	\$0.00	\$764.34	\$764.34	\$764.34	COMPLETE			
		DEV #011 1450 SUB TOTAL				\$0.00	\$764.34	\$764.34	\$764.34				
		2. DWELLING STRUCTURES		1460									
		a. Dwelling Renovation - Unit# 11003		1460	1	\$0.00	\$485.00	\$485.00	\$485.00	COMPLETE			
		DEV #011 1460 SUB TOTAL				\$0.00	\$485.00	\$485.00	\$485.00				
		DEV #011 TOTAL				\$0.00	\$1,249.34	\$1,249.34	\$1,249.34				
AMP 2 - DEV		1. SITEWORK		1450									
		a. Replace Flatwork - Unit 12037		1450	1	\$10,093.86	\$10,093.86	\$10,093.86	\$7,407.18	ONGOING			
		b. Unit 12011 & 12018 remove trees		1450		\$1,775.00	\$1,775.00	\$1,775.00	\$1,775.00	COMPLETE			
		DEV #012 1450 SUB TOTAL				\$11,868.86	\$11,868.86	\$11,868.86	\$9,182.18				
		1. DWELLING STRUCTURES		1460									
		a. Unit 12037 - Sliding, Windows, Cabinets & Flooring		1460	1	\$85,541.00	\$85,541.00	\$85,541.00	\$85,541.00	COMPLETE			
		b. Unit 12007/ Flooring		1460	1	\$981.40	\$981.40	\$981.40	\$981.40	COMPLETE			
		c. Unit 12011 Furnace		1460	1	\$3,325.00	\$3,325.00	\$3,325.00	\$3,325.00	COMPLETE			
		DEV #012 1460 SUB TOTAL				\$89,847.40	\$89,847.40	\$89,847.40	\$89,847.40				
		DEV #012 TOTAL				\$101,716.26	\$101,716.26	\$101,716.26	\$99,029.58				

**Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFRRH)**

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number		Capital Fund Program Grant No:		ORLFP00150107		Federal FY of Grant:		2007					
Development Number/HA-Name/Activities		General Description of Major Work Categories		Dev. Acct. No		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work					
								Original		Revised		Funds Obligated		Funds Expended			
AMP 2 - DEV		1. SITEWORK		1450		1											
019 Scattered Sites		a. Full Site Renovation - Unit 19003		1450		1		\$5,460.95		\$5,460.95		\$5,460.95		\$5,460.95		COMPLETE	
		DEV #019 1450 SUB TOTAL		1450				\$5,460.95		\$5,460.95		\$5,460.95		\$5,460.95			
		1. DWELLING STRUCTURES		1460													
		a. Full Dwelling Renovation - Unit 19003		1460		1		\$46,285.00		\$46,285.00		\$46,285.00		\$46,285.00		COMPLETE	
		b. Install new windows & siding - Unit 19015		1460		1		\$0.00		\$0.00		\$0.00		\$0.00		COMPLETE	
		c. Window/ siding project 19011		1460		1		\$28,350.00		\$28,350.00		\$28,350.00		\$28,350.00		COMPLETE	
		d. Force Account/remove chimney and dryrot/hold		1460		1		\$2,304.96		\$2,304.96		\$2,304.96		\$2,304.96		COMPLETE	
		DEV #019 1460 SUB TOTAL		1460		1		\$76,939.96		\$76,939.96		\$76,939.96		\$76,939.96			
		DEV #019 TOTAL		1460				\$82,400.91		\$82,400.91		\$82,400.91		\$82,400.91			
AMP 2 - DEV		1. DWELLING STRUCTURES		1460													
020 Scattered Sites		a. Install new windows & siding - Unit 20001		1460		1		\$33,182.00		\$33,182.00		\$33,182.00		\$33,182.00		COMPLETE	
		c056a-07 change order		1460		1		\$1,590.31		\$1,590.31		\$1,590.31		\$1,590.31		COMPLETE	
		DEV #020 TOTAL		1460				\$34,772.31		\$34,772.31		\$34,772.31		\$34,772.31			
AMP 2 - Dev		1. DWELLING STRUCTURES		1460													
21 Scattered Sites		a. Dwelling Renovation/flooring Dev #021 TOTAL		1460		1		\$8,338.20		\$8,338.20		\$8,338.20		\$8,338.20		COMPLETE	
		DEV #021 TOTAL		1460				\$8,338.20		\$8,338.20		\$8,338.20		\$8,338.20			
		GRAND TOTAL		1460				\$1,139,401.00		\$1,139,401.00		\$1,117,020.19		\$1,110,413.51			

Attachment: OR001c02

Annual Statement/ Performance and Evaluation Report

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

PHFA Name: Housing Authority of Clackamas County Grant Type and Number: Capital Fund Program Grant No: OR16P00150108 Replacement Housing Factor Grant No: Federal FY of Grant: 2008

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 3
 Performance and Evaluation Report for Program Year Ending: 12/31/10 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00
3	1408 Management Improvements -- Soft Costs	\$4,100.00	\$3,440.55	\$3,017.06	\$3,017.06	\$3,017.06
4	1408 Management Improvements -- Hard Costs	\$82,150.00	\$83,952.20	\$75,237.69	\$63,446.97	\$63,446.97
5	1410 Administration	\$152,736.00	\$151,593.25	\$151,593.25	\$127,101.89	\$127,101.89
6	1411 Audit					
7	1415 Liquidated Damages					
8	1430 Fees and Costs	\$97,350.00	\$27,580.00	\$16,349.00	\$16,349.00	\$16,349.00
9	1440 Site Acquisition					
10	1450 Site Improvement	\$121,000.00	\$90,314.30	\$90,314.30	\$85,664.30	\$85,664.30
11	1460 Dwelling Structures	\$323,400.00	\$381,788.47	\$381,788.47	\$346,956.65	\$346,956.65
12	1465.1 Dwelling Equipment - Nonexpendable	\$3,000.00	\$4,389.00	\$4,389.00	\$4,389.00	\$4,389.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$21,500.00	\$42,554.23	\$41,418.06	\$41,418.06	\$41,418.06
15	1485 Demolition					
16	1490 Replacement Reserve					
17						
18	1495.1 Relocation Costs	\$1,000.00	\$20,624.00	\$20,624.00	\$11,386.05	\$11,386.05
19	1499 Development Activities	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,198,368.00	\$1,198,368.00	\$1,176,862.83	\$1,091,860.98	\$1,091,860.98
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					
Signature of Executive Director and Date: <i>Stell Coulson 5/4/11</i>		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				

1/ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2/ To be completed for the Performance and Evaluation Report

**Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide Operations	1. Operations	1406	1	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00	COMPLETE
	SUB-TOTAL	1406		\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00	
Mgmt Improve.	1. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%	\$43,000.00	\$43,000.00	\$43,000.00	\$31,209.28	ONGOING
	2. STAFF: Asset/Redevelopment Manager Salary & Benefits	1408	5%	\$4,000.00	\$4,000.00	\$0.00	\$0.00	ONGOING
	3. STAFF: Youth Service Coordinator Salary & Benefits	1408	1	\$34,100.00	\$36,952.20	\$32,237.69	\$32,237.69	ONGOING
	4. STAFF: Crime Prevention Specialist Salary & Benefits	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	5. TRAINING: Staff Training Improvement	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	COMPLETE
	6. Travel for Resident Services Specialist(s)	1408	1	\$50.00	\$0.00	\$0.00	\$0.00	COMPLETE
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$4,100.00	\$3,440.55	\$3,017.06	\$3,017.06	ONGOING
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	COMPLETE
SUB-TOTAL	1408		\$86,250.00	\$87,392.75	\$78,254.75	\$66,464.03		
PHA-wide Admin.	1. Cap. Admin (COCC) Salary & Benefits	1410	100%	\$39,836.00	\$39,836.00	\$39,836.00	\$39,836.00	COMPLETE
	a. Capital Improvement Coordinator Salary & Benefits	1410	100%	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	COMPLETE
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	85%	\$32,900.00	\$31,757.25	\$31,757.25	\$7,265.89 (ii)	COMPLETE
	3. Advertising	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	4. Travel (mileage, Parking, etc.)	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
5. Legal Expenses	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
SUB-TOTAL	1410		\$152,736.00	\$151,593.25	\$151,593.25	\$127,101.89		

PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & 2008 Energy Audit	1430	1		\$95,000.00	\$25,230.00	\$15,999.00	\$15,999.00	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1		\$2,000.00	\$2,000.00	\$0.00	\$0.00	ONGOING
	3. Printing RFPs, Bid documents, other project related expenses	1430	50		\$350.00	\$350.00	\$350.00	\$350.00	COMPLETE
	SUB-TOTAL	1430			\$97,350.00	\$27,580.00	\$16,349.00	\$16,349.00	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25		\$30,000.00	\$34,439.30	\$34,439.30	\$34,439.30	COMPLETE CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450			\$30,000.00	\$34,439.30	\$34,439.30	\$34,439.30	
	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility	1460	10		\$100,000.00	\$9,159.47	\$9,159.47	\$9,159.47	COMPLETE CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
PHA-wide Dwelling Equipment	SUB-TOTAL	1460			\$100,000.00	\$9,159.47	\$9,159.47	\$9,159.47	
	1. Ranges & Refrigerators	1465	4		\$3,000.00	\$4,389.00	\$4,389.00	\$4,389.00	COMPLETE
PHA-wide Non-Dwelling Equipment	SUB-TOTAL	1465			\$3,000.00	\$4,389.00	\$4,389.00	\$4,389.00	
	1. TOOLS: Power Equipment for Modernization	1475	10		\$10,000.00	\$5,206.82	\$5,206.82	\$5,206.82	COMPLETE
	2. COMPUTER/EQUIPMENT	1475	2		\$1,500.00	\$1,136.17	\$0.00	\$0.00	ONGOING
	3. Maintenance Vehicles/Equip	1475	3		\$10,000.00	\$36,211.24	\$36,211.24	\$36,211.24	COMPLETE
PHA-wide Relocation	SUB-TOTAL	1475			\$21,500.00	\$42,554.23	\$41,418.06	\$41,418.06	
	1. Relocation costs due to modernization activities	1495	4		\$1,000.00	\$20,624.00	\$20,624.00	\$11,386.05	ONGOING
PHA-wide Contingency	SUB-TOTAL	1495			\$1,000.00	\$20,624.00	\$20,624.00	\$11,386.05	
	1. Contingency	1502			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 1 - DEV 001 - Clackamas Heights (100 units)	SUB-TOTAL	1502			\$0.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)								
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES	1460	5		\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	a. Replace Porches	1460			\$5,000.00	\$0.00	\$0.00	\$0.00	
DEV #001 TOTAL					\$5,000.00	\$0.00	\$0.00	\$0.00	
1. DWELLING STRUCTURES		1460							

	a. Replace Windows	1460	2	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #003 TOTAL			\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 4 - DEV 004 - OCVM (100 units)	1. DWELLING STRUCTURES	1460								
	a. Replace Windows	1460	2	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	b. Remove/Replace ACM Floors	1460	20	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #004 TOTAL			\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460								
	a. Paint Building	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #005 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450								
	a. Full Site Renovation - Unit 7028	1450	1	\$15,000.00	\$18,500.00	\$18,500.00	\$18,500.00	\$17,400.00	\$17,400.00	ONGOING
	DEV #007 1450 SUB TOTAL			\$15,000.00	\$18,500.00	\$18,500.00	\$18,500.00	\$17,400.00	\$17,400.00	
	1. DWELLING STRUCTURES	1460								
	a. Full Dwelling Renovation - Unit 7028	1460	1	\$40,000.00	\$134,730.00	\$134,730.00	\$134,730.00	\$121,938.18	\$121,938.18	ONGOING
	DEV #007 1460 SUB TOTAL			\$40,000.00	\$134,730.00	\$134,730.00	\$134,730.00	\$121,938.18	\$121,938.18	
	DEV #007 TOTAL			\$55,000.00	\$153,230.00	\$153,230.00	\$153,230.00	\$139,338.18	\$139,338.18	
AMP 2 - DEV 010 Scattered Sites	1. SITEWORK	1450								
	a. Full Site Renovation - Unit 10021	1450	1	\$15,000.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	COMPLETE
	DEV #010 1450 SUB TOTAL			\$15,000.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	
	1. DWELLING STRUCTURES	1460								
	a. Full Dwelling Renovation - Unit 10021	1460	1	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #010 1460 SUB TOTAL			\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$55,000.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK	1450								
	a. Full Site Renovation - Unit 12011	1450	1	\$15,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$12,600.00	\$12,600.00	ONGOING
	DEV #012 1450 SUB TOTAL			\$15,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$12,600.00	\$12,600.00	
	1. DWELLING STRUCTURES	1460								
	a. Full Dwelling Renovation - Unit 12011	1460	1	\$40,000.00	\$131,499.00	\$131,499.00	\$131,499.00	\$120,099.00	\$120,099.00	ONGOING
	DEV #012 1460 SUB TOTAL			\$40,000.00	\$131,499.00	\$131,499.00	\$131,499.00	\$120,099.00	\$120,099.00	
	DEV #012 TOTAL			\$55,000.00	\$145,499.00	\$145,499.00	\$145,499.00	\$132,699.00	\$132,699.00	

Attachment: OR001d02

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 4/30/2011

Part I: Summary

PHA Name: **Housing Authority of Clackamas County** Grant Type and Number: **Capital Fund Program Grant No: OR16P00150109** Replacement Housing Factor Grant No: **FFY of Grant: 2009**
 Date of CFFP: **Final Performance and Evaluation Report**

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 12/31/10	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds		\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20)		\$ 193,118.00	\$ 193,118.00	\$ 193,118.00	\$ 193,118.00
3	1408 Management Improvements		\$ 88,500.00	\$ 88,500.00	\$ 31,294.00	\$ 19,152.11
4	1410 Administration (may not exceed 10% of line 20)		\$ 152,700.00	\$ 152,700.00	\$ 119,450.00	\$ 119,450.00
5	1411 Audit		\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
6	1415 Liquidated Damages		\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs		\$ 22,350.00	\$ 22,350.00	\$ 160.00	\$ 160.00
8	1440 Site Acquisition		\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement		\$ 75,000.00	\$ 75,000.00	\$ 0.00	\$ 0.00
10	1460 Dwelling Structures		\$ 370,345.00	\$ 355,302.90	\$ 120,508.36	\$ 115,639.36
11	1465.1 Dwelling Equipment - Nonexpendable		\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures		\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment		\$ 45,500.00	\$ 45,500.00	\$ 38,000.00	\$ 38,000.00
14	1485 Demolition		\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration		\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs		\$ 1,000.00	\$ 16,042.10	\$ 16,042.10	\$ 3,479.60
17	1499 Development Activities		\$ 240,000.00	\$ 240,000.00	\$ 239,968.02	\$ 217,278.88
18a	1501 Collateralization of Debt Service paid by the PHA		\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)		\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)		\$ 1,194,513.00	\$ 1,194,513.00	\$ 764,540.48	\$ 712,277.95
21	Amount of line 20 Related to LBP Activities		\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities		\$ -	\$ -	\$ -	\$ -
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		\$ 7,500.00	\$ 7,500.00	\$ -	\$ -

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHP funds shall be included here.

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 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109		Replacement Housing Factor Grant No:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report		Date of CFFP:		Total Estimated Cost		Total Actual Cost:	
Signature of Executive Director <i>Bill Anderson</i>		Date 5/4/11		Revised: Signature of Public Housing Director		Obligated Date	

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 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CEFF (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
AMP-wide Operations	1. Operations	1406	1	\$193,118.00	\$193,118.00	COMPLETE	
	SUB-TOTAL		1406		\$193,118.00	\$193,118.00	
	1. STAFF: Resident Services Salary & Benefits		1408	100%	\$43,000.00	\$0.00	ONGOING
	2. STAFF: Asset Manager Salary & Benefits		1408	5%	\$6,250.00	\$0.00	ONGOING
	3. STAFF: Youth Services Salary & Benefits		1408	1	\$34,100.00	\$19,152.11	ONGOING
	4. STAFF: Crime Prevention Specialist Salary & Benefits		1408	1	\$4,000.00	\$0.00	ONGOING
	5. TRAINING: Staff Training Improvement		1408	1	\$500.00	\$0.00	ONGOING
	6. Travel for Resident Services Specialist(s)		1408	1	\$50.00	\$0.00	ONGOING
7. Software: Operating Systems & Office Software - Soft Costs		1408	1	\$100.00	\$0.00	ONGOING	
8. TRAINING: Resident Training related to Agency Plan resident Partnership process		1408	1	\$300.00	\$0.00	ONGOING	
SUB-TOTAL		1408	1	\$88,500.00	\$88,500.00		
SUB-TOTAL		1408	1	\$88,500.00	\$31,294.00	\$19,152.11	ONGOING

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work		
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	Original \$119,450.00	Revised \$119,450.00	Funds Obligated: \$119,450.00	Funds Expended: \$119,450.00	COMPLETE
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$33,250.00	\$33,250.00	\$0.00	\$0.00	ONGOING - In-house A&E work exempted from 10% max Admin costs per -968.112
	SUB-TOTAL	1410		\$152,700.00	\$152,700.00	\$119,450.00	\$119,450.00	ONGOING
	SUB-TOTAL	1411	100%	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	COMPLETE
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$20,000.00	\$20,000.00	\$0.00	\$0.00	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$2,000.00	\$0.00	\$0.00	ONGOING
	3. Printing RFPs, Bid documents, other project related expenses	1430	50	\$350.00	\$350.00	\$160.00	\$160.00	ONGOING
	SUB-TOTAL	1430		\$22,350.00	\$22,350.00	\$160.00	\$160.00	ONGOING
AMP-wide Site Improve.	1. PHA-Wide Stitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$45,000.00	\$45,000.00	\$0.00	\$0.00	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$45,000.00	\$45,000.00	\$0.00	\$0.00	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460	10	\$87,845.00	\$46,229.80	\$29,225.90	\$29,225.90	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
PHA-wide Non-Dwelling Equipment	1. Ranges & Refrigerators	1475	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1475		\$0.00	\$0.00	\$0.00	\$0.00	ONGOING
	2. Computer/Equipment	1475	2	\$7,500.00	\$7,500.00	\$0.00	\$0.00	ONGOING
	3. Maintenance Vehicles/Equip	1475	1	\$38,000.00	\$38,000.00	\$38,000.00	\$38,000.00	COMPLETE
SUB-TOTAL	1475		\$45,500.00	\$45,500.00	\$38,000.00	\$38,000.00	COMPLETE	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work		
Relocation Costs	1. Relocation costs due to modernization activities	1495	4	Original \$1,000.00	Revised \$16,042.10	Funds Obligated : \$16,042.10	Funds Expended : \$3,479.60	ONGOING
	SUB-TOTAL	1495		\$1,000.00	\$16,042.10	\$16,042.10	\$3,479.60	
	PHA-wide Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
Asset Management Properties (AMP)								
AMP 1 - DEV 001 - Clackamas Heights (100 units)	1. DWELLING STRUCTURES	1460	5	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	a. Replace Porches	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #001 TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES	1460	2	\$0.00	\$4,573.10	\$4,573.10	\$4,573.10	New Work Item
	a. Replace Windows	1460		\$0.00	\$4,573.10	\$4,573.10	\$4,573.10	
	DEV #003 TOTAL	1460		\$0.00	\$4,573.10	\$4,573.10	\$4,573.10	
AMP 4 - DEV 004 - OCVM (100 units)	1. DWELLING STRUCTURES	1460	2	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	a. Replace Windows	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	b. Remove/Replace ACM Floors	1460	20	\$25,000.00	\$25,000.00	\$0.00	\$0.00	ONGOING
	DEV #004 TOTAL	1460		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460	1	\$100,000.00	\$100,000.00	\$0.00	\$0.00	ONGOING
	a. Replace Roof	1460		\$100,000.00	\$100,000.00	\$0.00	\$0.00	
	DEV #005 1400 SUB TOTAL	1460		\$100,000.00	\$100,000.00	\$0.00	\$0.00	
	DEV #005 TOTAL			\$100,000.00	\$100,000.00	\$0.00	\$0.00	

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Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No. OR16P00150109 Replacement Housing Factor Grant No:		CFP (Yes/No)		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Funds Obligated ¹	Funds Expended ²	Status of Work
AMP 2 - DEV 010 Scattered Sites	I. SITEWORK	1450		Original	Revised ¹			
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
	DEV #007 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	I. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$25,000.00	\$23,277.66	\$23,226.66	ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #007 1460 SUB TOTAL	1460		\$26,500.00	\$26,500.00	\$23,277.66	\$23,226.66	
	DEV #007 TOTAL			\$31,500.00	\$31,500.00	\$23,277.66	\$23,226.66	
	I. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
DEV #010 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
I. DWELLING STRUCTURES	1460							
a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$25,000.00	\$6,236.50	\$6,236.50	ONGOING	
b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING	
DEV #010 1460 SUB TOTAL	1460		\$26,500.00	\$26,500.00	\$6,236.50	\$6,236.50		
DEV #010 TOTAL			\$31,500.00	\$31,500.00	\$6,236.50	\$6,236.50		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No. OR16P00150109 Replacement Housing Factor Grant No.	CFPP (Yes/No)	Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Funds Obligated ²	Funds Expended ²	Status of Work
AMP 2 - DEV 012 Scattered Sites	1. SITEMWORK	1450		Original			
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$10,000.00	\$0.00	\$0.00	ONGOING
	DEV #012 1450 SUB TOTAL	1450		\$10,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$50,000.00	\$510.00	\$459.00	ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #012 1460 SUB TOTAL	1460		\$51,500.00	\$510.00	\$459.00	
	DEV #012 TOTAL			\$61,500.00	\$510.00	\$459.00	
	1. SITEMWORK	1450					
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$0.00	\$0.00	ONGOING
DEV #019 1450 SUB TOTAL	1450		\$5,000.00	\$0.00	\$0.00		
1. DWELLING STRUCTURES	1460						
a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$9,685.20	\$9,618.20	ONGOING	
b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$0.00	\$0.00	ONGOING	
DEV #019 1460 SUB TOTAL	1460		\$26,500.00	\$9,685.20	\$9,618.20		
DEV #019 TOTAL			\$31,500.00	\$9,685.20	\$9,618.20		

¹ : To be completed for the Performance and Evaluation Report or a Revised Annual statement
² : To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work		
AMP 2 - DEV 020 Scattered Sites	1. SITEWORK	1450		Original	Revised 1	Funds Obligated 2	Funds Expended 3	
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
	DEV #020 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$47,000.00	\$47,000.00	\$42,300.00	ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #020 1460 SUB TOTAL	1460		\$26,500.00	\$48,500.00	\$47,000.00	\$42,300.00	
	DEV #020 TOTAL			\$31,500.00	\$53,500.00	\$47,000.00	\$42,300.00	
	DEVELOPMENT							
	AMP 1 - Dev 01 Clackamas Heights	Executive Director salary and benefits	1499	1	\$30,875.00	\$23,905.47	\$23,905.47	\$23,905.47
	Project Manager salary and benefits	1499	1	\$2,625.00	\$23,809.05	\$23,809.05	\$11,177.60	ONGOING
	Project Manager salary and benefits	1499	1	\$10,423.00	\$14,437.05	\$14,437.05	\$11,473.64	ONGOING
	Admin assistant/Intern salary and benefit	1499	1	\$0.00	\$2,833.13	\$2,833.13	\$2,833.13	COMPLETE
	Development Consultant Services	1499	1	\$33,500.00	\$48,274.63	\$48,242.65	\$41,148.37	ONGOING
	Master Plan & Design Services	1499	1	\$79,754.00	\$79,754.00	\$79,754.00	\$79,754.00	COMPLETE
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	CFPP - Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #01 1499 SUB TOTAL	1499		\$177,177.00	\$193,013.33	\$192,981.35	\$170,292.21	
AMP 2 - Dev 007-021 Scattered Sites	Executive Director salary and benefits	1499	1	\$21,000.00	\$23,766.91	\$23,766.91	\$23,766.91	COMPLETE
	Project Manager salary and benefits	1499	1	\$9,770.00	\$13,382.72	\$13,382.72	\$13,382.72	COMPLETE
	Project Manager salary and benefits	1499	1	\$11,143.00	\$9,837.04	\$9,837.04	\$9,837.04	COMPLETE
	Admin assistant/Intern salary and benefit	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Appraisal Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Relocation Costs and Services	1499		\$11,910.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Development Consultant Services	1499	1	\$9,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #007-021 1499 SUB TOTAL	1499		\$62,823.00	\$46,986.67	\$46,986.67	\$46,986.67	
	DEVELOPMENT TOTAL	1499		\$240,000.00	\$240,000.00	\$239,968.02	\$217,278.88	
	GRAND TOTAL			\$1,194,513.00	\$1,194,513.00	\$764,540.48	\$712,277.95	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Attachment: OR001e02

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 4/30/2011

Part I: Summary

PHA Name: **Housing Authority of Clackamas County** Grant Type and Number: **Capital Fund Program Grant No: OR16S00150109** Replacement Housing Factor Grant No: **FFY of Grant: 2009 ARRA**
 Date of CFFP: **FFY of Grant Approval:**

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds		\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20)		\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements		\$ -	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)		\$ 151,689.00	\$ 151,689.00	\$ 151,689.00	\$ 138,481.75
5	1411 Audit		\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages		\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs		\$ 105,000.00	\$ 102,378.00	\$ 102,378.00	\$ 102,378.00
8	1440 Site Acquisition		\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement		\$ 114,553.00	\$ 86,750.00	\$ 86,750.00	\$ 78,075.00
10	1460 Dwelling Structures		\$ 880,405.00	\$ 960,321.00	\$ 960,321.00	\$ 864,288.90
11	1465.1 Dwelling Equipment - Nonexpendable		\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures		\$ 27,750.00	\$ 15,759.00	\$ 15,759.00	\$ 14,183.10
13	1475 Nondwelling Equipment		\$ 30,000.00	\$ -	\$ -	\$ -
14	1485 Demolition		\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration		\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs		\$ 2,500.00	\$ -	\$ -	\$ -
17	1499 Development Activities ¹		\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
18a	1501 Collateralization of Debt Service paid by the PHA		\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)		\$ 5,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)		\$ 1,516,897.00	\$ 1,516,897.00	\$ 1,516,897.00	\$ 1,397,406.75
21	Amount of line 20 Related to LBP Activities		\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities		\$ -	\$ -	\$ -	\$ -
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		\$ 554,517.00	\$ 481,716.78	\$ 481,716.78	\$ 433,698.29

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHA's with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109		Replacement Housing Factor Grant No:		FFY of Grant: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10							
Line	Summary by Development Account	Total Estimated Cost	Revised:	Obligated	Total Actual Cost	Expended	Date
	Signature of Executive Director <i>Paul Linderson</i>			Signature of Public Housing Director			5/4/11

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 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109		CFPP (Yes/No)		Federal FY of Grant: 2009		Status of Work	
Development Number Name/HA-Wide Activities		General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Revised ¹	Total Actual Cost Funds Obligated : Funds Expended :		
AMP-wide Admin.		1. Administration Salary & Benefits	1410	100%	\$151,689.00	\$151,689.00	\$151,689.00	\$138,481.75	ONGOING
		SUB-TOTAL	1410		\$151,689.00	\$151,689.00	\$151,689.00	\$138,481.75	
AMP-wide Fees & Costs		1. Architectural & Engineering Project Manager Services	1430	1	\$102,378.00	\$102,378.00	\$102,378.00	\$102,378.00	COMPLETE
		2. Asbestos/Mold Remediation: Dev. 001 - 021	1430	1	\$2,622.00	\$0.00	\$0.00	\$0.00	COMPLETE
		SUB-TOTAL	1430		\$105,000.00	\$102,378.00	\$102,378.00	\$102,378.00	
AMP-wide Site Improve.		1. AMP-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$19,553.00	\$0.00	\$0.00	\$0.00	N/A - CFPP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
		SUB-TOTAL	1450		\$19,553.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.		1. AMP-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$38,152.00	\$0.00	\$0.00	\$0.00	N/A - CFPP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
		SUB-TOTAL	1460		\$38,152.00	\$0.00	\$0.00	\$0.00	
AMP-wide Non-Dwelling Structures		a. Replace Roof Community Center AMP-4	1470	1	\$27,750.00	\$15,759.00	\$15,759.00	\$14,183.10	ONGOING
		SUB-TOTAL	1470		\$27,750.00	\$15,759.00	\$15,759.00	\$14,183.10	
AMP-wide Non-Dwelling Equipment		Computers/Equipment	1475						
		a. Install High Speed Digital Data Lines @ Hillside Manor	1475	1	\$30,000.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1475		\$30,000.00	\$0.00	\$0.00	\$0.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109		CFPP (Yes/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$2,500.00	\$0.00	N/A	
AMF-wide Contingency	1. Contingency	1502		\$5,000.00	\$0.00	N/A	
AMP 3 - DEV 003 Hillside Park (100 units)	Asset Management Properties (AMP)	1502		\$5,000.00	\$0.00		
AMP 4 - DEV 004 OCVM (100	1. DWELLING STRUCTURES	1460					
	a. Low Flow Shower Heads	1460	100	\$3,500.00	\$7,140.00	\$6,426.00	ONGOING
	b. Weatherstripping	1460	200	\$5,600.00	\$12,495.00	\$11,245.50	ONGOING
	c. Upgrade Attic Insulation	1460	100	\$175,000.00	\$131,828.80	\$118,645.92	ONGOING
	d. Replace Water Heater(s)	1460	1	\$500.00	\$760.20	\$684.18	ONGOING
	DEV #001 TOTAL	1460		\$184,600.00	\$152,224.00	\$137,001.60	
	1. SITEWORK	1450					
	a. Lighting Along Pathway behind Fire Station	1450	1	\$75,000.00	\$69,422.00	\$62,479.80	ONGOING
	DEV #004 1450 SUB TOTAL	1450		\$75,000.00	\$69,422.00	\$62,479.80	
	1. DWELLING STRUCTURES	1460					
	a. Low Flow Shower Heads	1460	100	\$3,500.00	\$7,140.00	\$6,426.00	ONGOING
	b. Weather Stripping	1460	200	\$5,600.00	\$12,900.00	\$11,610.00	ONGOING
	c. Upgrade Attic Insulation	1460	100	\$200,000.00	\$144,331.00	\$129,897.90	ONGOING
	d. Replace Windows	1460	8	\$22,250.00	\$45,238.00	\$40,714.20	ONGOING
	e. Replace Water Heater(s)	1460	4	\$2,250.00	\$4,018.00	\$3,616.20	ONGOING
	DEV #004 1460 SUB TOTAL	1460		\$233,600.00	\$213,627.00	\$192,264.30	
	DEV #004 TOTAL			\$308,600.00	\$283,049.00	\$254,744.10	
	1. SITE WORK	1450					
	a. Seal Coat & Re stripe upper and lower parking lot	1450	1	\$20,000.00	\$17,328.00	\$15,595.20	ONGOING
	Dev #005 1450 Sub Total	1450		\$20,000.00	\$17,328.00	\$15,595.20	
	1. DWELLING STRUCTURES	1460					
	a. Replace Roof top HVAC Units	1460	2	\$145,000.00	\$173,108.00	\$155,797.20	ONGOING
	DEV #005 1460 SUB TOTAL	1460		\$145,000.00	\$173,108.00	\$155,797.20	
	DEV #005 TOTAL			\$165,000.00	\$190,436.00	\$171,392.40	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S00150109 Replacement Housing Factor Grant No:	CEFP (Yes/No)	Federal FY of Grant: 2009					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Revised 1	Funds Obligated 1	Funds Expended 2	Status of Work	
AMP 2 - DEV 006 Scattered Sites	I. DWELLING STRUCTURES	1460		Original					
	a. Gutter Guards	1460	6	\$4,200.00	\$8,248.20	\$8,248.20	\$7,423.38	ONGOING	
	b. Low Flow Shower Heads	1460	6	\$216.00	\$466.20	\$466.20	\$419.58	ONGOING	
	c. Weather Stripping	1460	6	\$186.00	\$957.60	\$957.60	\$861.84	ONGOING	
	DEV #006 SUB TOTAL	1460		\$4,602.00	\$9,672.00	\$9,672.00	\$8,704.80		
	DEV #006 TOTAL			\$4,602.00	\$9,672.00	\$9,672.00	\$8,704.80		
	AMP 2 - DEV 007 Scattered Sites	I. DWELLING STRUCTURES	1460						
		a. Gutter Guards	1460	1	\$700.00	\$1,019.00	\$1,019.00	\$917.10	ONGOING
		b. Low Flow Shower Heads	1460	33	\$1,188.00	\$2,486.40	\$2,486.40	\$2,237.76	ONGOING
		c. Weather Stripping	1460	33	\$1,023.00	\$5,107.20	\$5,107.20	\$4,596.48	ONGOING
d. Upgrade Floor Insulation		1460	9	\$18,000.00	\$15,667.14	\$15,667.14	\$14,100.43	ONGOING	
e. Upgrade Attic Insulation		1460	9	\$32,400.00	\$19,583.26	\$19,583.26	\$17,624.93	ONGOING	
f. Replace Windows		1460	3	\$15,000.00	\$11,172.00	\$11,172.00	\$10,054.80	ONGOING	
g. Replace Water Heater(s)		1460	1	\$562.00	\$760.20	\$760.20	\$684.18	ONGOING	
h. Replace Furnace(s)		1460	2	\$7,500.00	\$2,332.80	\$2,332.80	\$2,099.52	ONGOING	
DEV #007 SUB TOTAL		1460		\$76,373.00	\$58,128.00	\$58,128.00	\$52,315.20		
DEV #007 TOTAL			\$76,373.00	\$58,128.00	\$58,128.00	\$52,315.20			
AMP 2 - DEV 008 Scattered Sites	I. DWELLING STRUCTURES	1460							
	a. Gutter Guards	1460	15	\$10,500.00	\$11,203.50	\$11,203.50	\$10,083.15	ONGOING	
	b. Low Flow Shower Heads	1460	21	\$756.00	\$1,631.70	\$1,631.70	\$1,621.70	ONGOING	
	c. Weather Stripping	1460	21	\$651.00	\$3,351.60	\$3,351.60	\$3,016.44	ONGOING	
	d. Upgrade Floor Insulation	1460	1	\$2,000.00	\$1,309.20	\$1,309.20	\$1,178.28	ONGOING	
	e. Upgrade Attic Insulation	1460	1	\$3,600.00	\$1,831.20	\$1,831.20	\$1,648.08	ONGOING	
	f. Replace Windows	1460	11	\$5,000.00	\$138,098.39	\$138,098.39	\$124,135.39	ONGOING	
	g. Replace Furnace(s)	1460	1	\$3,750.00	\$5,531.40	\$5,531.40	\$4,978.26	ONGOING	
	h. Replace Decking	1460	1	\$2,000.00	\$367.01	\$367.01	\$330.30	ONGOING	
	DEV #008 SUB TOTAL	1460		\$28,257.00	\$163,324.00	\$163,324.00	\$146,991.60		
DEV #008 TOTAL			\$28,257.00	\$163,324.00	\$163,324.00	\$146,991.60			

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No. OR16S00150109 Replacement Housing Factor Grant No.		CFPP (Yes/No)		Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work			
AMP 2 - DEV 010 Scattered Sites	I. DWELLING STRUCTURES	1460		Original	Revised 1	Funds Obligated 1	Funds Expended 2		
	a. Gutter Guards	1460	18	\$12,600.00	\$21,093.30	\$21,093.30	\$18,983.97	ONGOING	
	b. Low Flow Shower Heads	1460	19	\$684.00	\$2,150.83	\$2,150.83	\$1,935.75	ONGOING	
	c. Weather Stripping	1460	19	\$589.00	\$3,625.03	\$3,625.03	\$3,262.53	ONGOING	
	d. Replace Windows	1460	1	\$5,000.00	\$8,464.68	\$8,464.68	\$7,618.21	ONGOING	
	e. Replace Furnace(s)	1460	1	\$3,750.00	\$6,283.63	\$6,283.63	\$5,655.27	ONGOING	
	f. Replace Decking	1460	2	\$4,000.00	\$7,509.53	\$7,509.53	\$2,258.57	ONGOING	
	DEV #010 1460 SUB TOTAL				\$26,623.00	\$44,127.00	\$44,127.00	\$39,714.30	
	DEV #010 TOTAL				\$26,623.00	\$44,127.00	\$44,127.00	\$39,714.30	
	AMP 2 - DEV 011 Scattered Sites	I. DWELLING STRUCTURES	1460						
a. Low Flow Shower Heads		1460	4	\$144.00	\$309.60	\$309.60	\$278.64	ONGOING	
b. Weather Stripping		1460	4	\$124.00	\$638.40	\$638.40	\$574.56	ONGOING	
c. Upgrade Floor Insulation		1460	1	\$2,000.00	\$1,750.50	\$1,750.50	\$1,575.45	ONGOING	
d. Upgrade Attic Insulation		1460	1	\$3,600.00	\$1,750.50	\$1,750.50	\$1,575.45	ONGOING	
DEV #011 1460 SUB TOTAL					\$5,868.00	\$4,449.00	\$4,449.00	\$4,004.10	
DEV #011 TOTAL					\$5,868.00	\$4,449.00	\$4,449.00	\$4,004.10	
AMP 2 - DEV 012 Scattered Sites		I. DWELLING STRUCTURES	1460						
		a. Gutter Guard	1460	4	\$2,800.00	\$4,076.00	\$4,076.00	\$3,668.40	ONGOING
		b. Low Flow Shower Heads	1460	39	\$1,404.00	\$2,874.90	\$2,874.90	\$2,587.41	ONGOING
	c. Weather Stripping	1460	36	\$1,209.00	\$5,905.20	\$5,905.20	\$5,314.68	ONGOING	
	d. Upgrade Floor Insulation	1460	13	\$26,000.00	\$31,571.33	\$31,571.33	\$28,414.20	ONGOING	
	e. Upgrade Attic Insulation	1460	13	\$46,800.00	\$37,571.33	\$37,571.33	\$33,814.20	ONGOING	
	f. Replace Windows	1460	3	\$15,000.00	\$7,226.89	\$7,226.89	\$6,504.20	ONGOING	
	g. Replace Water Heater(s)	1460	1	\$562.00	\$912.24	\$912.24	\$821.02	ONGOING	
	h. Replace Furnace(s)	1460	1	\$3,750.00	\$6,361.11	\$6,361.11	\$5,724.99	ONGOING	
	i. Replace Decking	1460	2	\$4,000.00	\$5,142.00	\$5,142.00	\$4,627.80	ONGOING	
DEV #012 1460 SUB TOTAL				\$101,525.00	\$101,641.00	\$101,641.00	\$91,476.90		
DEV #012 TOTAL				\$101,525.00	\$101,641.00	\$101,641.00	\$91,476.90		

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16S001S0109		CFPP (Year/No)		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Replacement Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ² ; Funds Expended ²	
AMP 2 - DEV 019 Scattered Sites	1. DWELLING STRUCTURES	1460					
	a. Gutter Guard	1460	1	\$700.00	\$1,171.85	\$1,171.85	
	b. Low Flow Shower Heads	1460	20	\$170.00	\$1,476.30	\$1,328.67	
	c. Weather Stripping	1460	20	\$620.00	\$3,032.40	\$2,729.16	
	d. Upgrade Floor Insulation	1460	2	\$4,000.00	\$5,525.70	\$4,973.13	
	e. Upgrade Attic Insulation	1460	2	\$7,200.00	\$7,525.70	\$6,773.13	
	f. Replace Windows	1460	1	\$5,000.00	\$6,428.50	\$5,785.65	
	g. Replace Decking	1460	2	\$4,000.00	\$2,089.55	\$1,880.60	
	DEV #019 1460 SUB TOTAL		1460		\$22,240.00	\$27,250.00	\$24,525.00
	DEV #019 TOTAL				\$22,240.00	\$27,250.00	\$24,525.00
AMP 2 - DEV 021 Scattered Sites	1. DWELLING STRUCTURES	1460					
	a. Gutter Guard	1460	4	\$2,800.00	\$4,076.00	\$4,076.00	
	b. Low Flow Shower Heads	1460	9	\$324.00	\$699.30	\$629.37	
	c. Weather Stripping	1460	9	\$279.00	\$1,436.40	\$1,436.40	
	d. Upgrade Floor Insulation	1460	1	\$2,000.00	\$2,258.82	\$2,032.94	
	e. Upgrade Attic Insulation	1460	1	\$3,600.00	\$3,388.24	\$3,049.42	
	f. Replace Water Heater(s)	1460	1	\$62.00	\$912.24	\$821.01	
	h. Replace Decking	1460	2	\$4,000.00	\$0.00	\$0.00	
	DEV #021 1460 SUB TOTAL		1460		\$13,565.00	\$12,771.00	\$11,493.90
	DEV #021 TOTAL				\$13,565.00	\$12,771.00	\$11,493.90
DEVELOPMENT							
AMP 1 - Dev 001							
Clackamas Hts							
	HACC Staff	1499	1	\$0.00			
	Development Consultant Services	1499	1	\$200,000.00	200,000.00	200,000.00	
	Relocation Costs and Services	1499	1	\$0.00			
	CFPP - Debt Services	1499	1	\$0.00			
	Dev #03 1499 SUB TOTAL	1499		\$200,000.00	\$200,000.00	\$200,000.00	
	DEVELOPMENT 1499 TOTAL	1499		\$200,000.00	\$200,000.00	\$200,000.00	
	GRAND TOTAL			\$1,516,897.00	\$1,516,897.00	\$1,397,406.75	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual statement
² To be completed for the Performance and Evaluation Report

Attachment: OR001f02

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 4/30/2011

Part I: Summary

PHA Name: **Clackamas County** Grant Type and Number: **Capital Fund Program Grant No: OR16P00150110** Replacement Housing Factor Grant No: **FFY of Grant: 2010**
 Housing Authority of Clackamas County Date of CFFP: **FFY of Grant Approval:**

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report (revision no: 2)	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds		\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ³		\$ 236,000.00	\$ 236,000.00	\$ 236,000.00	\$ 118,000.00
3	1408 Management Improvements		\$ 164,516.00	\$ 169,516.00	\$ 90,000.00	\$ 13,936.92
4	1410 Administration (may not exceed 10% of line 20)		\$ 152,875.00	\$ 152,875.00	\$ 118,300.00	\$ 118,300.00
5	1411 Audit		\$ 6,250.00	\$ 6,250.00	\$ -	\$ -
6	1415 Liquidated Damages		\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs		\$ 9,850.00	\$ 9,850.00	\$ -	\$ -
8	1440 Site Acquisition		\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement		\$ 22,500.00	\$ 52,500.00	\$ -	\$ -
10	1460 Dwelling Structures		\$ 125,420.00	\$ 347,329.00	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable		\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures		\$ -	\$ 50,000.00	\$ -	\$ -
13	1475 Nondwelling Equipment		\$ 33,000.00	\$ 33,000.00	\$ -	\$ -
14	1485 Demolition		\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration		\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs		\$ 5,000.00	\$ 126,000.00	\$ -	\$ -
17	1499 Development Activities:		\$ 427,909.00	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA		\$ -	\$ -	\$ -	\$ -
18ba	1500 Collateralization of Debt Service paid Via System of Direct Payment		\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)		\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)		\$ 1,183,320.00	\$ 1,183,320.00	\$ 444,300.00	\$ 250,236.92
21	Amount of line 20 Related to LBP Activities		\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities		\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110		FFY of Grant: Replacement Housing Factor Grant No:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Date of CFFP:		FFY of Grant Approval:			
Line	Summary by Development Account	Total Estimated Cost	Original	Revised:	Obligated	Total Actual Cost	Expended
Signature of Executive Director <i>Will Enderson</i>		Date 5/4/11		Signature of Public Housing Director		Date	

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No. OR16P00150110 Replacement Housing Factor Grant No.		CFPP (Year/No.)		Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised 1	Funds Obligated :	Funds Expended :
AMP-wide Operations	1. Operations	1406	1	\$236,000.00	\$236,000.00	\$236,000.00	\$118,000.00
	AMP-wide Operations	1406	1	\$236,000.00	\$236,000.00	\$236,000.00	\$118,000.00
	AMP-wide Mgmt Improv.	1408	100%	\$33,258.00	\$33,258.00	\$0.00	\$0.00
	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$33,258.00	\$33,258.00	\$0.00	\$0.00
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$6,500.00	\$0.00	\$0.00	\$0.00
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$90,000.00	\$90,000.00	\$90,000.00	\$13,936.92
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$33,258.00	\$33,258.00	\$0.00	\$0.00
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$1,000.00	\$12,500.00	\$0.00	\$0.00
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00	\$0.00	\$0.00
	SUB-TOTAL	1408	1	\$164,516.00	\$169,516.00	\$90,000.00	\$13,936.92

1: To be completed for the Performance and Evaluation Report or a Revised Annual statement
 2: To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:		CFPP (Yes/No)		Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost	Funds Obligated :	Funds Expended :	Status of Work
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$118,300.00		\$118,300.00	\$118,300.00	COMPLETE
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$34,575.00		\$0.00	\$0.00	In-house A&E work exempted from 10% max Admin costs per - 968.112 (a) (2) (ii)
	SUB-TOTAL	1410		\$152,875.00		\$118,300.00	\$118,300.00	
Audit	1. Financial Audit	1411	100%	\$6,250.00		\$0.00	\$0.00	ONGOING
		1411		\$6,250.00		\$0.00	\$0.00	
	SUB-TOTAL	1411		\$6,250.00		\$0.00	\$0.00	
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$7,500.00		\$0.00	\$0.00	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00		\$0.00	\$0.00	ONGOING
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00		\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1430		\$9,850.00		\$0.00	\$0.00	
AMP-wide Site Improve.	1. PHA-Wide Stenwork, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$22,500.00		\$0.00	\$0.00	CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
		1450		\$22,500.00		\$0.00	\$0.00	
	SUB-TOTAL	1450		\$22,500.00		\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$55,420.00		\$0.00	\$0.00	CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
		1460		\$55,420.00		\$0.00	\$0.00	
	SUB-TOTAL	1460		\$55,420.00		\$0.00	\$0.00	
AMP 1 - Non Dwelling Structures	Operations Office / AMP 1 Comm Center	1470						
	Improvements (Flooring, HVAC, Windows, Siding, Plumbing, Cabinets, etc.)	1470	1	\$0.00		\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 & 3
	SUB-TOTAL	1470		\$0.00		\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. Computers & Equipment	1475	2	\$5,000.00		\$0.00	\$0.00	ONGOING
	2. Maintenance Vehicles & Equip	1475	1	\$20,000.00		\$0.00	\$0.00	ONGOING
	3. Copier	1475	1	\$8,000.00		\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1475		\$33,000.00		\$0.00	\$0.00	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$5,000.00		\$0.00	\$0.00	ONGOING
		1495		\$5,000.00		\$0.00	\$0.00	
	SUB-TOTAL	1495		\$5,000.00		\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
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Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:	CFPP (Yes/No)	Federal FY of Grant: 2010	Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Funds Obligated :	Funds Expended :	
	(AMP)			Original	Revised 1		
AMP 4 - Oregon							
City View Manor	Site Renovation (conc. drive, sidewalks, 504 ramps, site drainage, etc.)	1450	1	\$0.00	\$20,000.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 2
	DEV #004 TOTAL	1450		\$0.00	\$20,000.00	\$0.00	
	I. SITEMWORK	1450					
AMP 2 - DEV							
007 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$2,500.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 3
	DEV #007 1450 SUB TOTAL	1450		\$0.00	\$2,500.00	\$0.00	
	I. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$60,000.00	\$0.00	\$0.00 ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$10,000.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 2
	DEV #007 1460 SUB TOTAL	1460		\$25,000.00	\$70,000.00	\$0.00	
	DEV #007 TOTAL			\$25,000.00	\$72,500.00	\$0.00	
AMP 2 - DEV							
012 Scattered Sites	I. SITEMWORK	1450					
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$2,500.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 3
	DEV #012 1450 SUB TOTAL	1450		\$0.00	\$2,500.00	\$0.00	
	I. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$45,000.00	\$60,000.00	\$0.00	\$0.00 ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$10,000.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 2
	DEV #012 1460 SUB TOTAL	1460		\$45,000.00	\$70,000.00	\$0.00	
	DEV #012 TOTAL			\$45,000.00	\$72,500.00	\$0.00	
AMP 2 - DEV							
019 Scattered Sites	I. SITEMWORK	1450					
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$2,500.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 3
	DEV #019 1450 SUB TOTAL	1450		\$0.00	\$2,500.00	\$0.00	
	I. DWELLING STRUCTURES	1460					
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$60,000.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 2
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$10,000.00	\$0.00	\$0.00 5 YEAR PLAN YEAR # 2
	DEV #019 1460 SUB TOTAL	1460		\$0.00	\$70,000.00	\$0.00	
	DEV #019 TOTAL			\$0.00	\$72,500.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:	CFPP (Yr/No)	Federal FY of Grant: 2010	Status of Work					
Development Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Revised 1	Funds Obligated 2	Funds Expended 3		
AMP 2 - DEV 020 Scattered Sites	I. SITEWORK	1450							
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3	
	DEV #020 1450 SUB TOTAL	1450		\$0.00	\$2,500.00	\$0.00	\$0.00		
	I. DWELLING STRUCTURES	1460							
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$60,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3	
	DEV #020 1460 SUB TOTAL	1460		\$0.00	\$70,000.00	\$0.00	\$0.00		
	DEV #020 TOTAL				\$0.00	\$72,500.00	\$0.00	\$0.00	
	DEVELOPMENT								
	AMP 1 - Dev 01 Clackamas Heights	Executive Director salary and benefits	1499	1	\$32,500.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Project Manager salary and benefits	1499	1	\$29,705.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Project Manager salary and benefits	1499	1	\$48,915.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Outreach Specialist salary & benefits	1499	1	\$20,280.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Admin assistant/Intern salary and benefits	1499	1	\$3,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Development Consultant Services	1499	1	\$200,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	CFPP Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Dev #03 1499 SUB TOTAL	1499		\$334,400.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Executive Director salary and benefits	1499	1	\$32,500.00	\$0.00	\$0.00	\$0.00	COMPLETE	
AMP 2 - Dev 007-021 Scattered Sites	Project Manager salary and benefits	1499	1	\$29,704.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Project Manager salary and benefits	1499	1	\$16,505.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Admin assistant/Intern salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Appraisal Services	1499	1	\$10,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Relocation Costs and Services	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	Development Consultant Services	1499	1	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	DEV #007-021 1499 SUB TOTAL	1499		\$93,509.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	DEVELOPMENT TOTAL	1499		\$427,909.00	\$0.00	\$0.00	\$0.00		
	GRAND TOTAL			\$1,183,320.00	\$1,183,320.00	\$444,300.00	\$750,236.92		

1 To be completed for the Performance and Evaluation Report or a Revised Annual statement
 2 To be completed for the Performance and Evaluation Report

Attachment: OR001g02

Capital Fund Program - Five Year Action Plan

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

Part I: Summary

PHA Name/Number: Housing Authority of Clackamas Co.	Work Statement for year 1 FFY 2011	Locality: Oregon City/Clackamas/Oregon	Work Statement of Year 2 FFY 2012	Work Statement of Year 3 FFY 2013	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement of Year 4 FFY 2014	<input type="checkbox"/> Revision No: Work Statement of Year 5 FFY 2015
A	Development Number and Name					
	001		\$0.00	\$0.00	\$0.00	\$0.00
	002		\$234,941.00	\$222,202.00	\$207,191.00	\$243,915.00
	003		\$0.00	\$0.00	\$0.00	\$0.00
	004		\$5,000.00	\$5,000.00	\$0.00	\$0.00
	005		\$0.00	\$0.00	\$30,000.00	\$0.00
B	Physical Improvements Subtotal		\$239,941.00	\$227,202.00	\$237,191.00	\$243,915.00
C	Management Improvements		\$165,504.00	\$171,758.00	\$177,214.00	\$183,875.00
D	AMP-Wide Non-dwelling Structures and Equipment		\$47,500.00	\$52,500.00	\$35,500.00	\$23,000.00
E	Administration		\$161,875.00	\$163,360.00	\$164,915.00	\$166,530.00
F	Other		\$132,500.00	\$132,500.00	\$132,500.00	\$130,000.00
G	Operations		\$236,000.00	\$236,000.00	\$236,000.00	\$236,000.00
H	Demolition		\$-	\$-	\$-	\$-
I	Development		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
J	Capital Fund Financing Debt Service					
K	Total CFP Funds		\$1,183,320.00	\$1,183,320.00	\$1,183,320.00	\$1,183,320.00
L	Total Non-CFP Funds					
M	Grand Total		\$1,183,320.00	\$1,183,320.00	\$1,183,320.00	\$1,183,320.00

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

Work Statement for Year 1 FFY	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013			Work Statement for Year 1 FFY	
	Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories		Qty
See Annual Statement	AMMP-1,2,4 Steworck 1450 AMMP 2 AMMP 4 Sub-Total AMMP-Wide Steworck 1450	AMMP-Wide Steworck, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Steworck modern, full remodel (units TBD)	3	\$ 20,000.00	AMMP-1,2,4 Steworck 1450 AMMP 2 AMMP 4 Sub-Total AMMP-Wide Steworck 1450	AMMP-Wide Steworck, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Steworck modern, full remodel (units TBD)	3	\$ 20,000.00
			1	\$ 5,000.00			1	\$ 5,000.00
				\$ 25,000.00				\$ 25,000.00
See Annual Statement	AMMP-1,2,4 Dwelling Structures 1460 AMMP 2 Sub-Total AMMP-Wide Dwelling 1460	AMMP-Wide Dwell Improve-cabinets, flooring doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern, full remodel (units TBD) AMMP 2	4	\$ 214,941.00	AMMP-1,2,4 Dwelling Structures 1460 AMMP 2 Sub-Total AMMP-Wide Dwelling 1460	AMMP-Wide Dwell Improve-cabinets, flooring doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern, full remodel (units TBD) AMMP 2	3	\$ 202,202.00
				\$ 214,941.00				\$ 202,202.00
				\$ -				\$ -
See Annual Statement	AMMP-2 Dwelling Equipment 1465 AMMP-3 Community Center Dwelling Non-Dwelling Improvements (Flooring, HVAC, Windows, siding, cabinets, paint, etc.) AMMP 3 1470 Sub-Tot. AMMP-Wide Non-Dwelling Struct 1470	AMMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMMP-Wide Dwelling Equip 1465	5	\$ -	AMMP-2 Dwelling Equipment 1465 AMMP-3,4,5 New Playgrounds @ AMMP 3, 4 & 5 Non-Dwelling Resident Storage Structures 1470 Sub-Tot. AMMP-Wide Non-Dwelling Struct 1470	AMMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMMP-Wide Dwelling Equip 1465	5	\$ -
				\$ -				\$ -
				\$ 225,000.00				\$ 225,000.00
See Annual Statement	AMMP-2 Dwelling Equipment 1465 AMMP-3,4,5 New Playgrounds @ AMMP 3, 4 & 5 Non-Dwelling Resident Storage Structures 1470 Sub-Tot. AMMP-Wide Non-Dwelling Struct 1470	AMMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMMP-Wide Dwelling Equip 1465	5	\$ -	AMMP-2 Dwelling Equipment 1465 AMMP-3,4,5 New Playgrounds @ AMMP 3, 4 & 5 Non-Dwelling Resident Storage Structures 1470 Sub-Tot. AMMP-Wide Non-Dwelling Struct 1470	AMMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMMP-Wide Dwelling Equip 1465	5	\$ -
				\$ -				\$ -
				\$ 225,000.00				\$ 225,000.00
See Annual Statement	AMMP-2 Dwelling Equipment 1465 AMMP-3,4,5 New Playgrounds @ AMMP 3, 4 & 5 Non-Dwelling Resident Storage Structures 1470 Sub-Tot. AMMP-Wide Non-Dwelling Struct 1470	AMMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMMP-Wide Dwelling Equip 1465	5	\$ -	AMMP-2 Dwelling Equipment 1465 AMMP-3,4,5 New Playgrounds @ AMMP 3, 4 & 5 Non-Dwelling Resident Storage Structures 1470 Sub-Tot. AMMP-Wide Non-Dwelling Struct 1470	AMMP-Wide Dwelling Equipment range/refrigerator Sub-Tot AMMP-Wide Dwelling Equip 1465	5	\$ -
				\$ -				\$ -
				\$ 225,000.00				\$ 225,000.00

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

Work Statement for Year 1 FFY	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013				Work Statement for Year 1 FFY
	Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost	
See Annual Statement	AMP-1,2,3 Non-Dwelling Maint Vehicle Truck/Van/Equip 1475	Computer Systems/Maint Equipment	3	\$2,500.00	AMP-1,2,3 Non-Dwelling Maint Vehicle Truck/Van/Equip 1475	Computer Systems/Maint Equipment	1	\$2,500.00	See Annual Statement
			1	\$20,000.00			1	\$20,000.00	
		Sub-Tot AMP-Wide Non-Dwell Equip 1475		\$22,500.00		Sub-Tot AMP-Wide Non-Dwell Equip 1475		\$22,500.00	
See Annual Statement	Development Activities 1499	Clackamas Heights AMP 1-1	1	\$200,000.00	Clackamas Heights AMP 1-1	CEFP Debt Services	1	\$200,000.00	See Annual Statement
		CEFP Debt Services							
		Sub-Tot Development Activities 1499		\$200,000.00		Sub-Tot Development Activities 1499		\$200,000.00	
See Annual Statement	AMP Other	A/E & Consulting	1	\$17,500.00	AMP A/E & Consulting		1	\$17,500.00	See Annual Statement
		AMP-Wide Relocation Costs	20	\$100,000.00	AMP-Wide Relocation Costs		20	\$100,000.00	
		Asbestos Testing/Abatement	1	\$7,500.00	Asbestos Testing/Abatement		5	\$7,500.00	
		Mold Testing/Remediation	2	\$7,500.00	Mold Testing/Remediation		5	\$7,500.00	
		Contingency		\$-	Contingency		1	\$-	
		Sub-Total Other		\$132,500.00	Sub-Total Other			\$132,500.00	
See Annual Statement	Operations 1406	Operations	1	\$236,000.00	Operations		1	\$236,000.00	See Annual Statement
		Sub-Total Operations		\$236,000.00	Sub-Total Operations			\$236,000.00	
		2012 Grand Total		\$855,941.00	2013 Grand Total			\$848,202.00	

Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year: 4 FFY: 2014				Work Statement for Year: 5 FFY: 2015			
Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
Dev 005 Hillside Manor AMP-5	Upgrade Entry System @ Hillside Manor	1	\$30,000.00	AMP-1,2,4 Stework 1450 AMP 2	AMP-Wide Stework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	2	\$ 20,000.00
			AMP - 5 Sub Total				\$20,000.00
AMP-1,2,4 Stework 1450	AMP-Wide Stework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations	3	\$ 25,000.00	Sub-Total AMP-Wide Stework 1450			
			Sub-Total AMP-Wide Stework 1450	\$ 25,000.00			
AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	3	\$ 182,191.00	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	2	\$ 223,915.00
			Sub-Total AMP-Wide Dwelling 1460	Sub-Total AMP-Wide Dwelling 1460			
			\$ 182,191.00	\$ 223,915.00			
AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ -	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ -
			Sub-Tot AMP-Wide Dwelling Equip 1465	Sub-Tot AMP-Wide Dwelling Equip 1465			
			\$ -	\$ -			
AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	1	\$0.00	AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	5	\$0.00
			Sub-Tot AMP-Wide Non-Dwel Struct 1470	Sub-Tot AMP-Wide Non-Dwel Struct 1470			
			\$ -	\$0.00			

Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year: 4 FFY: 2014				Work Statement for Year: 5 FFY: 2015			
Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
AMP-3,4,5	New Playgrounds @ AMP 3, 4 & 5		\$0.00	AMP-1,2,3	Computer Systems/Maint Equipment	2	\$3,000.00
Non-Dwelling Structures 1470	Resident Storage		\$0.00	Non-Dwelling Maint Vehicle Truck/Van/Equip 1475	Non-Dwelling Maint Vehicle Truck/Van/Equip	1	\$20,000.00
	Sub-Tot AMP-Wide Non-Dwell Struct 1470		\$0.00		Sub-Tot AMP-Wide Non-Dwell Equip 1475		\$23,000.00
AMP-1,2,3	Computer Systems/Maint Equipment	4	\$7,500.00	Development Clackamas Heights AMP 1-1	Clackamas Heights AMP 1-1	1	\$ 200,000.00
Non-Dwelling Maint Vehicle Truck/Van/Equip 1475	Truck/Van/Equip	1	\$20,000.00	Activities	CRFP Debt Services	1	\$ 200,000.00
Equipment Copier		1	\$8,000.00		Sub-Tot Development Activities 1499		\$ 200,000.00
	Sub-Tot AMP-Wide Non-Dwell Equip 1475		\$35,500.00				
Development Clackamas Heights AMP 1-1	Clackamas Heights AMP 1-1	1	\$ 200,000.00	AMP	A/E & Consulting	1	\$ 15,000.00
Activities	CRFP Debt Services	1	\$ 200,000.00	Other	AMP-Wide Relocation Costs	20	\$ 100,000.00
	Sub-Tot Development Activities 1499		\$ 200,000.00		Asbestos Testing/Abatement	5	\$ 7,500.00
					Mold Testing/Remediation	5	\$ 7,500.00
					Contingency	1	\$ -
AMP	A/E & Consulting	1	\$ 17,500.00		Sub-Tot Other		\$ 130,000.00
Other	AMP-Wide Relocation Costs	20	\$ 100,000.00				
	Asbestos Testing/Abatement	5	\$ 7,500.00	Operations	Operations	1	\$ 236,000.00
	Mold Testing/Remediation	5	\$ 7,500.00		Sub-Tot Operations		\$ 236,000.00
	Contingency	1	\$ -		Sub-Tot Grand Total		\$ 832,915.00
	Sub-Tot Other		\$ 132,500.00				
Operations	Operations	1	\$ 236,000.00				
1406							
	Sub-Tot Operations		\$ 236,000.00				
	2014 Grand Total		\$ 811,191.00				

Capital Fund Program - Five Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2012		Work Statement for Year: 3 FFY: 2013			
Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost	
See Annual Statement	Management Improvements 1408	Service Coordinator Asset Manager Youth Services Coord./Activities/Contracts Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 71,254.00 \$ - \$ 93,150.00 \$ 100.00 \$ 1,000.00	Management Improvements 1408	Service Coordinator Asset Manager Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 73,748.00 \$ - \$ 96,410.00 \$ 100.00 \$ 1,500.00
	Sub-Total Management Improv. - 1408		\$ 165,504.00	Sub-Total Management Improv. - 1408		\$ 171,758.00
	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 118,000.00 \$ 37,375.00	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 118,000.00 \$ 38,860.00
	Sub-Total Administration - 1410		\$ 155,375.00	Sub-Total Administration - 1410		\$ 156,860.00
	Audit 1411	Financial Audit	\$ 6,500.00	Audit 1411	Financial Audit	\$ 6,500.00
Sub-Total Administration - 1411		\$ 6,500.00	Sub-Total Administration - 1411		\$ 6,500.00	
2012 Grand Total		\$ 327,379.00	2013 Grand Total		\$ 335,118.00	

Capital Fund Program - Five Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year: 4 FFY: 2014			Work Statement for Year: 5 FFY: 2015		
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements 1408	Service Coordinator Asset Manager Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 76,329.00 \$ - \$ 99,785.00 \$ 100.00 \$ 1,000.00	Management Improvements 1408	Service Coordinator Asset Manager Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs)	\$ 79,000.00 \$ - \$ 103,275.00 \$ 100.00 \$ 1,500.00
	Sub-Total Management Improv. - 1408 \$ 177,214.00			Sub-Total Management Improv. - 1408 \$ 183,875.00		
	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 118,000.00 \$ 40,415.00	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 118,000.00 \$ 42,030.00
	Sub-Total Administration - 1410 \$ 158,415.00			Sub-Total Administration - 1410 \$ 160,030.00		
	Audit 1411	Financial Audit	\$ 6,500.00	Audit 1411	Financial Audit	\$ 6,500.00
	Sub-Total Administration - 1411 \$ 6,500.00			Sub-Total Administration - 1411 \$ 6,500.00		
	2014 Grand Total \$ 342,129.00			2015 Grand Total \$ 350,405.00		

Attachment: OR001h01

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of Approving the Housing Authority's FY 2011 Annual Plan (Agency Plan), and related Certifications and Attachments

RESOLUTION NO. 1881

WHEREAS, the Housing Authority of Clackamas County (HACC), Oregon has developed a streamlined FY 2011 Annual Plan (Agency Plan) and

WHEREAS, the Agency Plan must be updated each year, and includes the following attachments: Capital Fund Program Annual and Five Year Statements, the Performance and Evaluation Reports for the 2007, 2008 , 2009 and 2010 grant funds received by U.S. Department of Housing and Urban Development (HUD) and required certifications, and

WHEREAS the HUD Grant OR16P00150111 (FY 2011) for Capital Fund Program is part of the Agency Plan submission and is requesting funds totaling \$1,183,320.00 for the development, modernization and management of HACC's public housing, and

WHEREAS, HUD requires that HACC prepare a Five Year Plan and its Performance and Evaluation Reports for Capital Fund Program grant funds not spent for FYs 2007, 2008 , 2009 and 2010 as part of the submission for the annual grant request, and

WHEREAS, the Agency Plan and its attachments, was developed using the required HUD templates and with input and recommendations from an established Resident Advisory Board (RAB) on January 13, 2011, and

WHEREAS, the Capital Fund Program budget was reviewed and discussed with current public housing residents at its quarterly site meetings on January 10, 12 and 19, 2011.

WHEREAS, the Agency Plan and its attachments were advertised in the Oregonian and the Catch All Chronicle for public review and comment from January 20, 2011 through March 4, 2011, and

WHEREAS, the Agency Plan and its attachments were discussed and testimony was taken at a public hearing in front by the Housing Authority's Board of Commissioners on March 17, 2011, and

WHEREAS, HUD requires HACC Board approval in the form of a board resolution in order to apply for the Capital Fund Program Grant, and

WHEREAS, the Agency Plan and required attachments and certifications are to be submitted to the HUD at least 75 days prior to the effective date of July 1, 2011,

BEFORE THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

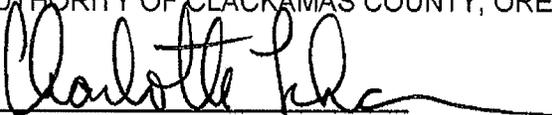
In the Matter of Approving the Housing
Authority's FY 2011 Annual Plan (Agency
Plan), and related Certifications and
Attachments

RESOLUTION NO. 1881
(Contd)

NOW THEREFORE BE IT RESOLVED that the Agency
Plan, its attachments and its certifications are approved, and the Executive Director of the
Housing Authority is authorized to submit these documents to HUD.

DATED this 31st day of March, 2011

BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF CLACKAMAS COUNTY, OREGON


Charlotte Lehan, Chair


Recording Secretary

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, 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.
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.

**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, Chuck Robbins the Community Development Director certify that the Five Year and
Annual PHA Plan of the Housing Authority of Clackamas County is consistent with the Consolidated Plan of
Clackamas County prepared pursuant to 24 CFR Part 91.

 3/17/11
Signed / Dated by Appropriate State or Local Official

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.

Housing Authority of Clackamas County

OR001

PHA Name

PHA Number/HA Code

<small>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)</small>	
Name of Authorized Official <i>Charlotte Lehan</i>	Title Chair, Board of Clackamas County Commissioners
Signature <i>Charlotte Lehan</i>	Date <i>3-31-2011 T.L.</i>

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name _____

Housing Authority of Clackamas County

Program/Activity Receiving Federal Grant Funding _____

Public Housing Program and Section 8 Housing Choice Voucher Program

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.)

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 Trell Anderson	Title Executive Director
Signature X <i>Trell Anderson</i>	Date 3/21/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Clackamas County

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

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	Title
Trell Anderson	Executive Director
Signature	Date (mm/dd/yyyy)
	3/21/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 7/1/11, 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.
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 - 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.

Housing Authority of Clackamas County

OR001

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20 11 - 20__

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
<i>Charles Hagan</i>	Chairman of the Board
Signature	Date
<i>Charles Hagan</i>	3-31-2011 II-1

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <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	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ⁵	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: <u>N/A</u>	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Trell Anderson</u> Print Name: <u>Trell Anderson</u> Title: <u>Executive Director</u> Telephone No.: <u>503-655-8506</u> Date: <u>3/21/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal Identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Attachment: OR001i01

- 1) HACC Annual Plan Resident Advisory Board Meeting
 - Sign In Sheet
 - Meeting Minutes
- 2) Comments Received During Public Review Period 1/20/2011-3/4/2011
 - Comments from Rachel Hammer, HACC Resident
 - Comments from Legal Aid of Oregon
 - Response to comments
- 3) Quarterly Property Management RAB Meeting Minutes: January 2011



HACC Annual Plan 2011

1.13.11 RAB MEETING: Minutes

RAB Members in Attendance: Karen Carreria, Joy Greenless, Rachel Hammer, Karin Hockersmith, Linda Israelson, Linda Keener, David Munoz, Sue Phillips, Polly Reck, Jan Sibert, and Kate Yaws.

HACC Staff in Attendance: Craig Beals, Jane Brown, Jemila Hart, Lisa Herrera, Toni Karter, Gary Knepper, Mary-Rain O'Meara, Dan Potter, Andrea Sanchez, Sonja Souder, and Josh Tiegen.

10:00-10:30 Welcome and Introductions

Mary-Rain O'Meara

Spoke about purpose of the Annual Plan and why we invite residents to participate. Round of introductions around the table.

10:30-11:30 PHA Plan Updates

General Updates (Sec. 6)

Mary-Rain O'Meara

Discussion of general updates numbered 1-9 in Section 6.0 of the Annual Plan.

HACC Admin Plan Changes (Sec. 6)

Toni Karter

Discussion of proposed policy and procedures of Administrative Plan.

Question: What preferences are currently in place for the HCV program?

Answer: Current preferences exist for victims of domestic violence, disaster survivors, and Bridges to Housing Participants.

Question: What is the transitional housing program?

Answer: The transitional housing program serves homeless families and individuals.

Question: What services do you provide for people with Mental Illnesses?

Answer: The Shelter Plus Care program provides services to people with mental illness. Clackamas County Community Health provides case management and HACC provides housing.

Question: Is the medical expense verification policy changing for public housing and Section 8 or just Section 8?

Answer: This is changing just for Section 8. Public Housing will continue to do what it has done historically.

Development (Sec. 7)

Andrea Sanchez

Discussion of Development updates and plans for activity during 2011.

Housing Needs and Additional Info (Sec. 9 and 10)

Mary-Rain O'Meara

Discussion of Housing Needs table in Section 9.0 and general updates in section 10.0

11:30- 11:45 Break and Grab Lunch



11:45-12:30 Capital Fund Overview (Sec. 8)

Dan Potter

Discussion of Capital Fund expenses and priorities for 2011.

Question: What changes in the Capital Fund would make us need to call a RAB meeting?

Answer: Any changes requiring "substantial deviation" as defined in the Annual Plan.

Question: How do decide what you are going to fix on each property?

Answer: This is determined by inspections of the units and what is deemed necessary for repair and/or upgrade.

Question: How can residents advocate for the changes that they want to see on their properties?

Answer: Attend Property Management meetings for the property you live at and participate in the discussion.

Question: How are Section 8 repairs taken care of?

Answer: The private landlord is responsible to make these repairs. Unlike Public Housing, they are not required to make all repairs and can approve a repair but tell the tenant they must pay for it. For reasonable accommodation requests, there is a grant program through Clackamas County Community Development to assist tenants in covering the costs of these improvements.

Question: If Public Housing units and properties are so expensive to maintain, why doesn't the Housing Authority get rid of these and run only a Section 8 program?

Answer: Public Housing provides housing for different demographic and needs level than Section 8. For example, public housing residents are typically at a much lower income.

Question: What will happen to the Capital Fund budget if we get HOPE VI?

Answer: If we get HOPE VI the capital fund budget will go away for Clackamas Heights for the 100 Public Housing units for 10 years after construction.

Question: What does the resident services budget item include in the Capital Fund budget?

Answer: This includes the Youth Services contractors, and multiple other service provider contracts with agencies and organizations that provide services to our residents.

Question: What happens to the list of items we come up with during our property management meeting? Are these incorporated into the capital fund budget for this year?

Answer: Depending on the item, some will be taken care of in the 2010 budget year and others will be added to the 2011 capital fund budget.

12:30-1:00 Annual Plan Timeline/ Questions and Answers All

Discussion of timeline, how to submit comments, and final questions.

1:00 PM Adjourn

House:

Disabled = Vets = ~~Homeless~~ ^{Very low & Low income} permanently ^{needing} housing

Disabled: long term: Co-existing

low + very low: Incentive program.

Gain profitable income on property + ownership programs? dual homes or Apts in large home.

ideas: HA maintained

Vets: Old + new (big time in next 5 yrs)

JSS

Volunteer program / Mentor
for families Capable of
Graduating Housing / Welfare.
Support + Privileged help

More Support example of good person

Domestic Violence Victims ??

Reference: Ladies in ^{Asia} ~~Africa~~ demanding Right
to 200 acres of land for Domestic Affected women &
children to Establish long term + safe Society. Older ladies
Failed of younger ones raising kids together.
DHS Affected Families

Incarcerated Parent Support.

* Farm education cut down food cost.

* Other cost of living.

* Community meals

* Public Housing Areas Volunteer Run or Youth Run

- Clothing
- Food sites
- Can drives
- Paper products

- Yard maintenance
- Maintenance Mentor program.

• able participants Rent Supplement for helping other Non-Dependable participants: house, yard, ect.

FSS: Escrow + Match → help w/ loan for income making property
can we come up w/ funding and give a loan

Cooperative living models
↓
land trusts, etc

IE: farm, dual living duplex 4 plex or side by side lots.

Bonus: HA maintain Rental + Graduate's homes;

LEGAL AID SERVICES OF OREGON

OREGON CITY REGIONAL OFFICE

421 High Street, Suite 110
Oregon City, OR 97045

Phone (503) 655-2518
Fax (503) 655-2701

March 7, 2011

Trell Anderson, Executive Director
Toni Karter, Administrative Analyst
Housing Authority of the County of Clackamas
P.O. Box 1510
Oregon City, Oregon 97045

Re: Comments on the Housing Authority's 2011 5-Year and Annual Plan

Dear Trell and Toni:

First, our office thanks you once again for inviting Legal Aid to join in the annual PHA planning process and to comment on the 2011 Annual Plan. And I thank you for taking time to meet with me and to consider how the plan and the changes to it may affect clients of Legal Aid and other Housing Authority residents and applicants.

Our clients appreciate your strong commitment to serving the housing needs of Clackamas County residents to the greatest extent and with the best practices possible.

The proposed annual plan lists numerous areas of change and these comments track the plan's numbering of the changes and the comments address those changes that most effect the clients of Legal Aid:

- 7) HACC may consider use of Project Based Vouchers at Clackamas Heights and other mixed finance development opportunities.

Congress and HUD established Voucher mobility to deconcentrate poverty and to maximize the housing and economic opportunities of Voucher households. Project-basing Vouchers undercuts those goals: it concentrates poverty and limits housing and economic opportunity for households. Households are in the best position to choose what housing options work best for them, whether those choices are based on the boundaries of school districts or the proximity of opportunities for employment, transportation and medical services.

Since project-basing of Vouchers increase neither residents housing choice nor access to employment, transportation, medical services, quality schools and other amenities, it can thwart the needs of households and the goals of the program. Project-basing should only be utilized when doing so significantly increases the number and quality of housing opportunities, otherwise it is a net loss.

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- 9) HACC is going to establish a Shelter Plus Care program policy in 2011.

Since HACC operates a Shelter Plus Care program it is appropriate to develop a uniform policy consistent with HUD regulations to benefit the program and clients.

- 10) HACC is proposing the following revisions to its Housing Choice Voucher (HCV) Administration Plan (Admin Plan): Page 3-3: Adding HACC Policy regarding care of elderly family members:

Exceptions may be allowed for elderly or disabled family of the head of household or spouse who move in with the family on a permanent basis because they require the care of their family in order to maintain an existence outside of a nursing home. This requirement must be documented by a letter from a physician.

This change of policy can provide meaningful benefits to clients to preserve families during times of crisis due to the need for care of elderly or disabled family members but it should also allow family members to join the household if they are needed to care for a person in the household who has a disability.

- Page 6-34: "Changing HACC Policy under Definition of Medical Expenses:
Remove old policy and change to new Policy: The most current IRS Publication 502, Medical and Dental Expenses, will be used to determine the costs that qualify as medical expenses.

These changes include "Prescription medicines and insulin, but not nonprescription medicines even if recommended by a doctor." (Emphasis in original.)

Using IRS rules to deny expenses of nonprescription medicines directly contradicts HUD training, which includes within the definition of medical expenses: "Prescription and nonprescription medicines" without any limitation.

See:<http://www.hud.gov/offices/cpd/affordablehousing/training/web/calculator/adjustedincome/medical.cfm>

HACC's exclusion of nonprescription medicines has no specific support in the relevant HUD regulations – 24 CFR 5.603 and 24 CFR 5.611. Thus HACC's proposal would unnecessarily burden residents by refusing to allow such expenses as income deductions and doing so is contrary to HUD training.

- 11) HACC will also be converting HCV Program to mail in annuals and interims as allowed for efficiency. Appointments and interviews will still be available as needed.

The option of mailing in annual and interim recertifications or doing them by interview

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should be a choice for residents so that they can use the method that best facilitates efficient and accurate information. The choice should not be left to the housing case worker to reduce the risk of unequal treatment of residents and possible discrimination.

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

The proposed development of Clackamas Heights using HOPE VI is a dynamic plan to increase HACC's housing opportunities and improve the community. However, such development should not be born on the backs of current residents of scattered sites, which are the most-highly preferred public housing units. These residents will be forced from their homes and communities and for some who are elderly or disabled, the eviction will be traumatic.

- Housing Needs of Families in the Jurisdiction

The Housing Needs chart included in the annual plan relies solely on data from the 2000 census upon which the Consolidated Plan was based. Since then, the 2010 Census data has become available and HACC should reassess its plan in order better to meet the increasingly diverse needs of the community. HACC has an obligation to avoid discrimination, including by disparate impact of facially-neutral policies, and without current racial and demographic information upon which to plan, HACC increases its risk of such discrimination.

- Civil Rights Certification

HACC has an obligation to comply with Civil Rights law and to certify that it Affirmatively Furthers Fair Housing (AFFH). To assure such compliance, HACC should include specific planning for review of policies, ongoing Fair Housing training and education of staff and providing of Fair Housing information to residents. AFFH includes a wide-range of obligations including LEP (Limited English Proficiency) compliance, accessibility requirements and other technical areas. Fair housing professionals, including the Fair Housing Council of Oregon, should be utilized to assist HACC in assuring nondiscrimination and compliance with all civil rights laws.

In closing, I again thank you for the good work you are doing and for inviting Legal Aid to comment on these proposed changes to HACC's administrative plan.

Sincerely,



Ronald J. Rubino

Attorney at Law

Response to Comments from: Rachel Hammer, HACC Resident

On 02/10/2011, Rachel Hammer submitted general comments regarding her opinions on programmatic additions that could be made by HACC. Ms. Hammer had specific suggestions regarding increasing housing services and access to Veterans, Victims of Domestic Violence, and the people living with very low incomes.

While not directly applicable to the 2011 Annual Plan, these comments were reviewed and discussed with Ms. Hammer in person on 02/01/2011.

Response to Comments from: Ron Rubino, Legal Aid of Oregon

Ron Rubino met with Toni Karter, Housing Services Manager at HACC, on 3/3/2011. Mr. Rubino's comments have been incorporated as changes to the Annual Plan where appropriate.

**Quarterly Property Management Meetings
January 2011
Agenda**

1. Capital Fund Review
 - a. Over view of allowable expenses
 - b. 2010 Capital Fund update
 - c. 2011 Capital Fund Plan
 - d. 5 year Capital Fund Plan
 - e. Items/projects for inclusion
 2. Clackamas Heights Hope VI grant application update
 3. Unit Alterations Reminder
 4. Unit Heat Reminder
 5. School Advocate
 6. Resident Services Updates
 - a. Healthy Eating Active Living Grant
 - b. Tutoring
 - c. Other
 7. Q and A
-

**Quarterly Property Management Meeting
Hillside
January 12, 2011 6:00pm at the Hillside Manor Community Room**

Number in attendance: 33 Hillside Manor; 8 Hillside Park

Items brought up for consideration:

- Hillside Manor: There were complaints about the ventilation.
 - Generally, too many odors from the neighbors (smoking cooking etc.) came into the units
 - Cold air from the hallway entered the units around the doors. There was a request to install weather stripping at the doors at several of the units
 - There is outside air that is drawn into the unit when the wall unit is on. This brings in outside air issues occasionally (i.e. Neighbor chimney smoke)
- There was a comment that at one point in the past there was a promise that all appliances in the building would be replaced. Residents were informed that appliances are replaced on an as needed basis. There was mixed comments both positive and negative regarding the condition of the appliances. There were a couple of comments that some of the refrigerators make a lot of noise.
- There was a comment that the showers make a high pitched noise when in use.
- There was a comment that the 9th floor and other floors were not warm enough.

- There was a request to consider installing carpet in the units instead of the tile currently installed.
- There was a request to install a change machine in the laundry rooms of the Manor and the Park.
- There was a request by Hillside Manor residents to add a snack vending machine to the building.
- A Park resident asked if we could install additional bike storage lockers in the Park area.
- There was a complaint that one of the outside exercise equipment stations was not working correctly.
- There was a suggestion to replace the broken benches in the laundry room with new benches. Any new benches should have dividers to prevent someone from sleeping on the bench.
- There was a request to create an outside smoking area out of the rain.
- There was a request to put extensions on the condensate drain on the Manor unit HVAC units to keep it the water from dripping on the windows below.

Quarterly Property Management Meeting
Oregon City View Manor
January 10, 2011 6:00pm at the OCVM Community Center

Number in attendance: seven adults and several children

Items brought up for consideration:

- Outdoor Lighting
 - By community center
 - By laundry
 - SW corner area
- Mailboxes
 - Unsightly
 - Deposit too high
 - Look at HACC doing mailboxes
- Laundry room area – security is an issue, teens and others hang out at night and at other times
 - Look at security system
 - Install no smoking sign (others in the past have been stolen)
 - Install a bench (bolt down) (make sure bench has dividers on it to prevent people from sleeping on it).
- Washer and dryers – mixed reports of how well the machines work. Some said they do not ring clothes out very well, other said they do a good job.
- Snake by unit 46?
- Door seals are tight and some residents have problems closing their door tight.
- Tree by unit 46 needs trimming. It has dropped small tree limbs on parked cars
- Lower Mail Boxes – sinking spot in ground in front of boxes.
- Other specific resident issues were brought up. Residents were advised to call in a work order and if not satisfied then call Lisa for possible resolution

Quarterly Property Management Meeting
Scattered Sites/Clackamas Heights meeting
January 19, 2011 6:00pm at the Clackamas Heights Community Center

Number in attendance: eight adults and four children

Items brought up for consideration:

Clackamas Heights

- Clackamas Heights has continued problems with roots plugging the sewer lines causing periodic plugged sinks, bathtubs, etc
- Residents would like more exterior lighting
- Residents would like HACC to consider removing the climbing wall as it is an area where it is hard to observe what is happening behind it.
- Consider installing a sandbox at the playground area. There was extensive discussion regarding the number of cats in the area and how to prevent them from using a sandbox for a bathroom.
- There was a request to have more things for kids to do.
- There was a discussion regarding the post office key charge for new residents. Consider installing HACC owned mailboxes.
- There was a complaint that some of the driveways were in poor condition (537 for example)
- Trim remove trees to allow more sunlight (546)
- Install non-slip strips on the porches. The metal strips are slippery.
- Empty garbage by the garden regularly
- Install a male KIWI to allow Kiwi production with the existing female plant in the community garden space.

Scattered Sites

- A request by 7265 SE Webster Lane to have a gate installed in their fence. Apparently there is a park behind the house and the resident climbs the fence frequently to access the park.