

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 8/30/2011
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1.0	PHA Information PHA Name: <u>Portland Housing Authority</u> PHA Code: <u>ME003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>992</u> Number of HCV units: <u>1754</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only (AMENDED) <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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment I – 2012 ACOP Summary of Changes Attachment II (a) - 2012 Adm. Plan Summary of Changes Attachment II (b) – 2012 Adm. Plan Summary of Changes: HCV Set-Aside for Chronically Homeless (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. <ul style="list-style-type: none"> • Main Administrative Office – 14 Baxter Boulevard Portland, ME • PHA web site: www.porthouse.org • City of Portland Housing & Community Development Office 189 Congress Street, Portland, ME 																										
7.0	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> See Attachment III – Homeownership And Project-based vouchers																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<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.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial Deviation from the 5-Year Plan Substantial deviation from the 5-Year Plan may occur when the Board of Commissioners of the PHA deems it necessary to change the intent of the mission statement or goals of the 5-Year Plan such as: adding a major activity, development strategy or financing initiative not previously considered, including changes with regard to demolition or disposition, designation; any conversion activities intended for public housing..</p> <p>Significant Amendment or Modification to the Annual Plan Significant amendments or modifications to the Annual Plan include; discretionary changes in PHA policy, and major activities not previously considered in the Capital Fund Program, that require formal approval of the Board of Commissioners. The PHA would seek input from the tenant councils, hold a public hearing on the changes, and obtain Board approval.</p>
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>

Portland Housing Authority
2012 Agency Plan
Attachment I
Proposed Changes Effective July 2012

Admission and Continued Occupancy Plan (ACOP)
And
Dwelling Lease

Chapter 2: ELIGIBILITY FOR ADMISSION

Section B: Family Composition

Remove: Elderly/Disabled Family - A group of persons consisting of two (2) or more elderly persons or disabled persons living together, or one (1) or more elderly or disabled person living with one or more live-in aides.

This particular section is repetitive with individual definition breakdowns listed below.

Section F: One Strike Policy

Standard of violation:

Change all references of three (3) years to five (5) years as illustrated, “No member of the applicant's family may have engaged in drug related or violent criminal activity within the past five (5) years”,

Change - “The Housing Authority will consider the use of a controlled substance or alcohol to be a *pattern* if there is more than one incident during the previous five (5) years.”

Change – “Engaged in or engaging in or recent history of drug related criminal activity means any act within the past five (5) years by applicants or participants, household members, or guests which involved drug-related criminal activity including, without limitation, drug-related criminal activity, possession and/or use of narcotic paraphernalia, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.”

Add: “The HA will evaluate past actions or behaviors under its discretionary policies for denial of assistance to applicants and termination of assistance for participants. For applicants any history of such actions or behaviors cannot have occurred within the past Five (5) years. All obligations to the Criminal Justice system and/or Department of Corrections must be completed prior to the Five (5) years limitation. Such obligations include but are not limited to any time period attributed to or for parole, probation, house arrest, or other semi-incarcerated state. For participants such actions or behaviors cannot occur at any time during occupancy”.

This will clarify our policy for denial of applications due to past actions and/or behavior.

Section G: Screening for Suitability

Current: The Housing Authority's minimum age for admission as head of household is 18, to avoid entering into Leases, which would not be valid or enforceable under applicable law. Emancipated minors 16 years and older will be recognized as eligible for admission as head of household.

Change to: The Housing Authority's minimum age for admission as head of household is 18, to avoid entering into Leases, which would not be valid or enforceable under applicable law. Emancipated minors 17 years and older will be recognized as eligible for admission as head of household

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

Chapter 3: APPLYING FOR ADMISSION

Section A: How to Apply

Remove: For site-based waiting lists, applications will be accepted at the site.

This has never applied.

Chapter 4: TENANT SELECTION AND ASSIGNMENT PLAN

Section O: Time limit of Acceptance of Offer

Current: Applicants must accept a unit offer **within three (3) working days** of the date the offer is made. Offers made over the telephone will be confirmed by letter. If unable to contact an applicant by telephone, the Housing Authority will send a letter.

Change to: accept a unit offer **within 24 hours** of receipt of offer either by phone or mail.

This change will aid us in reducing our turnover days.

Chapter 5: OCCUPANCY GUIDELINES

Section A: Determining Unit Size

Current: Separate bedrooms should be allocated for persons of the opposite sex, other than adults who have a spousal relationship and children under three (3).

Change to: Separate bedrooms should be allocated for persons of the opposite sex, other than adults who have a spousal relationship and children eight (8) years and under.

Remove: Children of the same sex will be given separate bedrooms if they are seven (7) or more years apart.

Chapter 11: RECERTIFICATIONS

Section C: Reporting Interim Recertifications

Interim Recertification Policy:

Current: All Public Housing residents are required to report all changes in income and family composition within 10 days of the effective date of the change between Annual recertification's.

Change to: All Public Housing residents are required to report all changes in income that will be **continued and ongoing** for a minimum of 30 days and family composition within 10 days of the effective date of the change between annual recertifications.

Current: If the change results in a decrease in rent, the decrease will become effective the first day of the month following the reported change

Change to: If the change results in a decrease in rent, the decrease will become effective the first day of the month following reasonable attempts to verify change of income.

Too many income decreases appear to be happening at the end of one month and residents are requesting a change in rent for the first of the next month not allowing staff time to verify the change. Reasonable, in this case, can be defined as ten (10) WORKING DAYS.

Section F: Timely Reporting of Changes in income and Assets

Decreases in the Tenant Rent:

Current: Decreases in the Tenant Rent are effective the first of the month following the month in which the change is reported. The change will not be made until the third party verification is received

Change to: Decreases in the Tenant Rent are effective the first of the month following the receipt of the verified change in income. The change will not be made until the third party verification is received.

Section G: Absence of Entire Family:

ADD PARAGRAPH: Absence of entire family or any adult members who wishes to leave the unit for more than 30 consecutive days must put in writing as a request to the Housing Authority seeking approval from the Housing Authority to be out of the unit for the specified period of time. Approval, if given, will always be contingent on the following...

- a. All paperwork for annual recertification must be up to date and current.
- b. Any subsequent Annual recertification can not be with in 30 days of the specified time to be out of the unit.
- c. No recertifications will be processed during the time period that the family/adult member(s) are away from the unit.
- d. No change in rent will be processed as a result of income change related solely to the family/ adult(s) being away from the unit for the specified period of time.

This has been added to clarify the procedure for residents who wish to leave their units for greater than 30 days. This will give staff clear direction on how to process potential requests for changes in rent. If the resident has not requested, and received approval, to be out of their unit, procedure dictates that the Housing Authority may terminate tenancy.

DWELLING LEASE CHANGES:

Paragraph 4: Recertification of Rent, Dwelling Size and Eligibility

Paragraph 4J: Current: In the event that an interim recertification results in a rent decrease, such decrease shall become effective on the first day of the month following the occurrence of the change, provided that the Tenant has reported such change in a timely manner; otherwise, such decrease shall become effective on the first day of the month which following the date such change(s) was reported to the Authority.

Change to: In the event that an interim recertification results in a rent decrease, such decrease shall become effective on the first day of the month following reasonable attempts to verify the occurrence of the change, provided that the Tenant has reported such change in a timely manner.

This change adds language from above, Section F: Timely reporting of changes in income and assets, decreases in the tenant rent, allowing for decrease in rent to be the first of the month following reasonable attempts to verify the change in income and/or household composition.

SCHEDULE OF RESIDENT CHARGES

Add: Cleaning of Occupied Units – Actual cost charged PHA by contractor.

Occasionally we need to hire someone to go into an occupied unit and clean in order to bring it into compliance. One example of this was a result of tenants going to the hospital, leaving a mess behind due to their medical condition. Specifically, one was housekeeping and sanitation, while the other was actually biohazard materials (bodily waste). The cost to us was \$180 and \$225 respectively.

**Portland Housing Authority
2012 Agency Plan
Attachment II (a)**

Proposed Changes Effective July 2012

Section 8 Programs Administrative Plan

All chapters were reviewed and minor corrections were made to the following: old references or instructions no longer applicable; changes to wording, organization of chapters, and clarification of meaning.

CHAPTER 5 SUBSIDY STANDARDS

A. DETERMINING FAMILY UNIT OR VOUCHER SIZE

When determining what rental subsidy a family is entitled to under the Housing Choice Voucher (HCV) or Veterans Administration Supportive Housing (VASH) programs or what size unit a family is entitled to under the Project-Based Voucher (PBV) or Moderate Rehabilitation (Mod) program depends on the number of family members, the age and sex of members, and any accommodations required by an elderly or person with disabilities.

Voucher size affects the amount of money required by the Housing Authority to support the family's subsidy. At this time the HCV/VASH programs are not receiving appropriations of money that fully cover the cost of subsidy for all the vouchers we have to support. Therefore we need to look at ways to reduce expenses. One of the ways to do this is to make our criteria for determining Voucher size for each family more conservatively.

The attached copies of the current and the proposed Administrative policy for determining family unit and voucher size indicate the changes we have made. We have increased the age limit at which children of the opposite sex could be expected to share a room from 3 years of age to 8 years of age. Same sex children age 9 up to age 18 will be expected to share bedrooms. Adults and children will not be required to share a bedroom.

We believe this policy will reduce HAP expenses over time. Only new applicant families, participating families who move, and families that are being downsized in their current unit will have their subsidy standard determined using these new criteria.

CHAPTER 20 SPECIAL HOUSING TYPES

I. HOMEOWNERSHIP

Some of our homeowners are having trouble meeting both their mortgage payments and taking care of the unexpected and periodic needs of a home such as repairs and heating costs, and dealing with personal emergencies.

The attached copies show the changes to be proposed versus current policy. All changes will enhance the financial stability of homeownership for future Voucher Homeownership program participants.

These changes include increasing the eligibility income of families to be considered for homeownership and maintain a savings account of \$1500 or more that cannot be used for closing expenses but will meet needs as indicated above.

Families interested in homeownership and current participants, if deemed necessary, may be required to attend budgeting class and/or prepare a budget to further their understanding of homeownership and correct some budget habits that will help reduce debt.

Attachment II (b)
Summary of Section 8 Administrative Changes Re:
HCV Set-Aside for Chronically Homeless

Amendment to the 2012 Annual Plan
Portland Housing Authority - ME003
Changes to the 2012 Administrative Plan for the Section 8 Housing Programs

Chapter 2 Eligibility For Admission

Add Under B. Definition of "Families"

Chronically Homeless Person

An unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or has had at least four (4) episodes of homelessness in the past three (3) years. To be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (i.e. living on the streets) and/or been in an emergency shelter during that time.

Chapter 4 Establishing Preferences and maintaining the Waiting List

Change under A, Waiting List

The PHA uses automated systems to maintain waiting lists for admission to its Section 8 Assistance Programs.

- ***Applications for the Project-Based Voucher and Moderate Rehabilitation Programs are identified by codes in the automated system and are maintained on separate lists.***
- ***Applications for the Housing Choice Voucher Program, including any Voucher Set-Aside programs, will be placed on the "Centralized Waiting List System" as developed for use by the three Greater Portland HAs- Portland, Westbrook and South Portland.***

Add under B. Waiting List Preferences

Families with minors or dependents, Elderly, or Disabled families; and ***Chronically Homeless*** have the next highest preference (See definitions of Family in Chapter 2.)

Chapter 20 Special Housing Types

Add K. Set-Aside Vouchers with Supportive Services for Chronically Homeless, Non-Elderly persons (VNED Program)

K. SET-ASIDE VOUCHERS WITH SUPPORTIVE SERVICES FOR CHRONICALLY HOMELESS, NON-ELDERLY PERSONS (VNED Program)

Portland Housing Authority (hereafter, the “PHA”) and the Partnership of the City of Portland Social Services, Opportunity Alliance and Preble Street, Preble Street being the lead agency (hereafter, the “Agency”) have entered into an agreement for the creation of a Housing Choice Voucher (HCV) Set-Aside for Chronically Homeless, Non-Elderly individuals (VNED hereafter “the Program”).

The goal of the Program is to pair forty (40) HCV subsidies with supportive services to provide permanent supportive housing for eligible individuals. The PHA shall provide the housing subsidies and the Agency shall provide the supportive services. The subsidies shall be funded through the current HCV ACC of the PHA with the Department of Housing and Urban Development. The Agency shall affirmatively further fair housing in identifying non-elderly, chronically homeless who are eligible for the Housing Choice Voucher Set-Aside and who are in need of the supportive services provided by the Agency.

Regulations as set forth in this Administrative Plan for Housing Choice Vouchers apply. The following define certain considerations for these applicants/participants given the barriers to housing they face and the need for supportive services to gain stable and affordable housing. PHA and the Agency will receive releases from the applicant/participant to share information about the applicant/participant as it applies to the applicant’s/participant’s initial or continued eligibility for the Program.

Identification of Applicants

Any person who claims to qualify for the preference – Chronically Homeless – must have that verified by the Agency. This verification will accompany the informal HCV application when it is submitted to PHA and is entered on the waiting list. Supportive Services staff will assist the applicants with applications, paperwork and verifications, and ensure that they are complete prior to submission.

Eligibility/Denial of Assistance

Most regular HCV program screening will apply. However, PHA may take into consideration mitigating circumstances caused by the chronic homelessness and/or disability of the applicant that, with the benefit of stable, affordable housing and other supportive services, may reduce or eliminate such behaviors or activities in the future.

Issuance of Vouchers

The initial issuance will occur over a three (3) month period during which 15, 15 and then 10 VNED will be issued respectively. Issuance will continue until all VNED are used on eligible units. As turn-over occurs eligible new applicants will receive available vouchers. If at any time the Set-Aside is terminated, all current participants will be absorbed into the HCV program with no loss of assistance or requirement to relocate.

Portability of Assistance

The VNED participant must remain on the program for at least the initial term of the lease and receive needed supportive services before any consideration of portability will be given. If the participant wishes to port their rental assistance outside the area of operation for PHA they may request an HCV without services. If the port-out of assistance is successful the VNED will be issued to the next eligible applicant. If the port-out of assistance is not successful the participant can either continue with the VNED, with supportive services as needed or keep the HCV and continue the search for a new unit and have the unit approved before the expiration of the Voucher.

Termination of Assistance for Violations of Family Obligations under the HCV Program

All VNED participants must comply with the Obligations of the Family as part of the Housing Choice Voucher. PHA will inform the Agency of any issues with VNED participants continued eligibility.

Memorandum of Understanding

The Agency and PHA have entered into a Memorandum of Understanding (MOU) that defines the operational roles and responsibilities of each organization.

Attachment III
Portland Housing Authority
2012 Annual Plan
7.0 (d) Homeownership &
7.0 (e) Project-based Vouchers

7.0 (d) Homeownership

The Portland Housing Authority (PHA) administers a Voucher Homeownership (HOV) Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982. The Portland Housing Authority does not limit the number of families who can participate in the HOV program. The discretionary eligibility criteria for participation in PHA's HOV program are as follows:

- The family has not caused any violations of HUD's Housing Quality Standards within the previous 12 months.
- The family has been an active and continuous participant in the PHA HCV Program for at least 9 months.
- The family does not owe money to the PHA or any other HA.
- The family has not committed any serious or repeated violations of a PHA Public Housing Lease within 3 years of the date of the family's VoH application.
- The family must have an existing savings or escrow account of at least \$1,500.
- The PHA may require the family to complete a budgeting class and/or prepare a budget in preparation of homeownership.
- The family should be in full compliance with his/her present lease.
- The PHA has established the following minimum income requirements:
 1. In the case of disabled families, the minimum income requirement is \$11,000.
 2. In the case of all other families, the minimum income requirement is \$16,000.

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

- A continuing HCV participant, who is moving with HCV assistance under portability to PHA and has not been approved for homeownership by the issuing housing authority, must meet the initial requirements above.
- A current HCV participant who has been approved for homeownership by another Housing Authority and who chooses to utilize the family's HOV assistance within PHA's jurisdiction; and the PHA chooses to absorb the family under portability and administer the Voucher under its own HOV program is immediately eligible for the VoH program.

- If any family member was an adult member of a family that defaulted on a mortgage obtained through Homeownership the family is barred from receiving future HOV assistance.

The PHA has demonstrated its capacity to administer the program by requiring that financing for purchase of a home under its Voucher Homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

The Portland Housing Authority has partnered with the following pre-established programs since July 1, 2001:

United States Department of Agriculture Rural Development – Cumberland County

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

Peoples Regional Opportunity Program (PROP) – Portland

- Previously offered the HUD approved Homebuyer Education Course

Consumer Credit Counseling Services (CCCS) – South Portland

- Previously offered the HUD approved Homebuyer Education Course
- Credit Repair Resource
- Offers Budgeting Education Classes

TD BankNorth

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

City of Portland Housing and Neighborhood Services

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

Westbrook Housing Authority

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

Bangor Savings

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

7.0 (e) Project-based Vouchers

As in the past, Portland Housing Authority (PHA) will consider “project-basing” Housing Choice Vouchers (HCVs) for new projects from time to time as the need exists within its community. This is done to maximize the affordability of housing for special populations. Portland Housing Authority’s use of Project-Based Vouchers (PBVs) is consistent with

and supports the Consolidated Plan for the City of Portland. PHA manages its PBV program by implementing relevant sections of CFR 24 Parts 982 and 983.

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

**Portland Housing Authority
Challenged Elements
2012 Annual Plans**

No elements of the Portland Housing Authority 2012 Annual Plans were challenged.

**Portland Housing Authority
2012 Agency Plan**

**Public Hearing
March 22, 2012
5:30 P.M.**

Present: **Mark B. Adelson, PHA Executive Director**
 Janice Bosse, PHA Director of Housing Services

5:30 P.M. **Mark Adelson opened the hearing. Seeing that no members of the public were in attendance, he stated they would wait another 15 minutes to see if anyone would be coming.**

5:45 P.M. **Mark Adelson, seeing that there were still no members of the public in attendance, declared the public hearing over.**

Portland Housing Authority Neighborhood Group (P.H.A.N.G.) Meeting Notes February 16, 2012

Attendees

Tiffanie Panagakos, Boys & Girls Clubs
Clifford Merrill, Sr., Front St. Tenant Council
Tommy Rollins, PHA Washington Gardens
Jan Bosse, PHA
Shawna Ohm, PPD
Janelle Bechard, PPD

Paula Merrill, Front St. Tenant Council
Joni Boissonneault, PHA
Emily Fitch, PHA
Gary Crowell, PHA
Andrew Hutchings, PPD
Tim Farris, PPD

The Agenda was presented as an opportunity for resident representatives to discuss their needs; capital improvements for Public Housing; and, in accordance with the HUD requirement, to comment on proposed changes to the Public Housing Agency Plan for 2011 and the Section 8 Program's Administrative Plan. Also, PHA offers job training programs available to public housing families through our HUD ROSS Family & Homeownership grant, and an update of

ROSS Programming: Joni B. distributed fliers and explained short term job trainings available on housing property available to public housing families. Basic Construction & Commercial Drivers License Class B, Sewing, On-Line Job Search for low level English Speakers.

PHA Layoffs: Jan Bosse explained that, due to limited funding, 2.5 PHA employees had to be laid off in the past year. Though HUD provided more money in the budget, this was not adequate to compensate for the rate of increase in costs, so the end result was less money in real terms.

Section 8 Policy Changes – Jan Bosse

- **Voucher Program**
 - The homeless and veterans will be referred to PHA or the Oxford Street Homeless Shelter.
- The limited subsidy requires a “tightening up” in the determination of unit size (number of bedrooms):
 - Children 3-8 years of age will share a bedroom.
 - Children of the same sex aged 9-18 years will share a bedroom.
 - No children will share a bedroom with an adult.
 - Single adults (18+ years of age) will not share a bedroom.
 - There are always exceptions!
- All Units must have smoke and radon detectors installed. The State requires that all units “must be inspected for radon by 2014.” Section 8 is collecting certifications from landlords.
- **Home Ownership**
 - There are increased hardships for homeowners.
 - Required savings account after closing
 - Increased minimum income eligibility requirements
 - Non-disabled minimum income requirement: \$16,000
 - Disabled minimum income requirement: \$11,000 (Differs in this area, however)
 - Allowed to port to another housing authority

ACOP Changes (public housing) — Gary Crowell, PHA

One-Strike Policy Changes:

- The number of years of past drug activity used to determine ineligibility after one strike has been changed to five years.
- Clarifies policy due to past actions and patterns

Screening

- Emancipated minors — 17 years of age and older

Wait List

- No Wait Lists are available on site, nor will applications be accepted on site. These are handled “in house” at the main office.

Tenant Selection

- A prospective tenant who has been offered a unit now has 24 hours to decide whether or not to accept it.
- It is hoped that this will reduce the number of “turnover days”.

Unit Size Determination

- The language has been clarified with regard to what ages can share a bedroom.
 - Shared bedroom — children 8 years and under

Reporting Income Changes/Decrease in Rent

- Decrease in income must be verifiable as an ongoing decrease by PHA within 10 business days.
- Any rent change will be effective as of the first of the following month.
- Rent will not be reduced retro-actively from the beginning of the same month.

When Family Members Vacate the Unit for More than 30 Days

- A written request must be submitted to PHA 30 days prior to the leave date.
- The details of the request may be verified by PHA.
- The annual recertification must be current/up-to-date.
- No recertifications will be processed while the family member is away.
- The family member's extended absence will **not** change the rent.

Resident Charges

- When occupied units require cleaning by PHA staff or vendors, the residents are responsible for the cost.

Draft Agency Plan

- Available to review
- **Capital Improvements**
 - Five-year plan going forward, and three years in past
 - Currently reviewing 2010 funding; most funding has been allocated; the hope is to close out within six months.
 - 2011 plan — Allocating funds
 - 2012, 2013, 2014, 2015 — Funding allocations are in the planning stage.

Questions and Answers

Q) How long is the waiting list?

A) Huge. A new applicant could wait up to two years, and there are upwards of 500 people on the transfer list.

Q) Is emergency housing or other resources available from PHA in the event of the loss of a spouse?

A) No. Shelters are available. If the family member is a veteran, he/she may be eligible for assistance. Apply to the City of Portland for assistance.

Q) If an applicant is eligible for PHA housing, but the PHA staff is unable to verify the landlord reference, is the applicant disqualified?

A) No, not for that reason. PHA will keep digging. PPD has found some landlords to be uncooperative.

Q) If resident leaves the unit, is continued residency assured as long as the rent is paid on time each month?

A) Yes — but if it is an extended leave, PHA may question whether the unit is, in fact, needed.

Q) Are REAC HUD inspections coming up?

A) Yes. Inspections will be conducted from the end of February through early March for all public housing developments. Sagamore Village is first up. The Study Center has the most issues. It will be repainted next week. Study Center staff will remove wall coverings and move stuff away from the walls in preparation.

Q) Does PHA have an issue with residents repainting their own apartments with paint provided by Maintenance?

A) It's okay with Gary as long as the outlet covers aren't painted over.

PPD

- Tim Farris reports that two Riverton Park gang members were convicted and given lengthy prison sentences thanks, in part, to victim testimony at trial.
- Shawna would like to thank Riverton residents for their collaboration in the apprehension and conviction of gang members at their development.

**Public Hearing
December 19, 2012**

**Amendment to 2012 Agency Plan and Section 8 Administrative Plan
Re: Local Preference for Chronically Homeless Individuals**

Staff Attending:

Mark B. Adelson, Executive Director, Portland Housing Authority
Janice Bosse, Director of Housing Services, Portland Housing Authority

Members of the Public Attending:

Douglas Gardner, Portland resident and City of Portland Director of Health and Human Services
John Bradley, Portland resident and Preble Street Associate Director

Minutes:

Mark Adelson opened the public hearing. Staff briefly explained the purpose of the public hearing and the reason for amending the 2012 Agency Plan and Section 8 Administrative Plan.

The two members of the public gave comments in support of the proposed amendments. Both administer programs to assist chronically homeless people in Portland and were involved with developing the proposed local preference in conjunction with program to assist eligible participants with support services to ensure their success.

The public hearing closed at 5:25P.M.

VIOLENCE AGAINST WOMEN ACT (VAWA)

Updated April 2011

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

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

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

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

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

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

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

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

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

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

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

Chapter 12: Lease Terminations

Section B. Termination by Housing Authority

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

Dwelling Lease Changes:

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

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

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-09 Capital Fund Program Grant No: 501-09 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Budget Revision <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report: 02-28-10					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revised 4	Revised 5	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) a	200,000.00	200,000.00	200,000.00	200,000.00
3	1408 Management Improvements	43,722.59	43,722.59	43,722.59	43,722.59
4	1410 Administration (May not exceed 10% of line 21)	182,021.93	177,000.00	177,000.00	177,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	164,684.11	167,657.20	167,657.20	167,657.20
8	1440 Site Acquisition				
9	1450 Site Improvement	166,399.18	156,820.23	156,820.23	156,820.23
10	1460 Dwelling Structures	662,315.83	673,943.62	673,943.62	673,943.62
11	1465.1 Dwelling Equipment-Nonexpendable	12,575.30	12,575.30	12,575.30	12,575.30
12	1470 Nondwelling Structures	153,723.83	153,723.83	153,723.83	153,723.83
13	1475 Nondwelling Equipment	185,277.23	185,277.23	185,277.23	185,277.23
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities a				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-19)	1,770,720.00	1,770,720.00	1,770,720.00	1,770,720.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	0.00	33,811.00	33,811.00	33,811.00
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

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

Expires 04/30/2011

Part I: Summary				
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-09 Capital Fund Program Grant No: 501-09 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2009 FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies [5] Budget Revision <input type="checkbox"/> Performance and Evaluation Report for Period Ending: [x] Final Performance and Evaluation Report 02-28-10				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Revised 4	Revised 5	Obligated Expended
Signature of Executive Director <i>[Signature]</i>		Date 1/30/12	Signature of Public Housing Director	
			Date	

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number Capital fund Program No: ME36 P003 501-09 Replacement Housing Factor Grant No. 501-09		Federal FFY of Grant 2009		CFFP (Yes/No)		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised 4	Revised 5	Funds Obligated	Funds Expended	
AMP 1	-Operations	1406		39,250.00	39,250.00	39,250.00	39,250.00	Completed
	-Elderly Services	1408		0.00	0.00	0.00	0.00	Deferred
	-Unit Inspections	1408		6,617.16	6,617.16	6,617.16	6,617.16	Completed
	-Administration	1410		58,342.27	53,206.66	53,206.66	53,206.66	Completed
	-Management Services	1410		0.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430		6,876.27	6,876.27	6,876.27	6,876.27	Completed
	-Construction Oversight	1430		24,758.87	25,502.14	25,502.14	25,502.14	Completed
	-Construction Crew	1460		19,012.08	19,928.50	19,928.50	19,928.50	Completed
Franklin Towers	-Lawn and Tree Work	1450		2,258.45	2,258.45	2,258.45	2,258.45	Completed
	-Roof	1460		0.00	0.00	0.00	0.00	Deferred
	-Lobbies	1460		2,936.00	2,936.00	2,936.00	2,936.00	Completed
	-Interior Unit Renovations	1460		9,932.55	9,932.55	9,932.55	9,932.55	Completed
	-Elevator Upgrade	1460		2,120.00	2,120.00	2,120.00	2,120.00	Completed
	-Boiler Upkeep	1460		10,501.37	10,501.37	10,501.37	10,501.37	Completed
	-Appliances	1465		808.00	808.00	808.00	808.00	Completed
	-Office Floors	1470		2,290.00	2,290.00	2,290.00	2,290.00	Completed
Harbor Terrace	-Lawn and Tree Work	1450		520.00	520.00	520.00	520.00	Completed
	-Roof	1460		92,124.00	92,124.00	92,124.00	92,124.00	Completed
	-Window Replacement	1460		845.00	845.00	845.00	845.00	Completed
	-Interior Unit Renovations	1460		11,425.48	11,425.48	11,425.48	11,425.48	Completed
	-Fire Alarms	1460		10,686.63	10,686.63	10,686.63	10,686.63	Completed
	-Appliances	1465		1,707.00	1,707.00	1,707.00	1,707.00	Completed

AMP 2	-Operations	1406		61,000.00	61,000.00	61,000.00	61,000.00	Completed
	-Unit Inspections	1408		3,927.69	3,927.69	3,927.69	3,927.69	Completed
	-Study Center Staff	1408		5,516.66	5,516.66	5,516.66	5,516.66	Completed
	-Administration	1410		39,676.09	36,366.02	36,366.02	36,366.02	Completed
	-Management Services	1410		0.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430		6,765.83	6,765.83	6,765.83	6,765.83	Completed
	-Construction Oversight	1430		24,748.92	25,492.19	25,492.19	25,492.19	Completed
	-Construction Crew	1460		36,083.76	36,083.76	36,083.76	36,083.76	Completed
Kennedy Park	-Parking Lot	1450		820.00	820.00	820.00	820.00	Completed
	-Lawn and Tree Work	1450		1,715.00	1,715.00	1,715.00	1,715.00	Completed
	-Catch Basins	1450		1,325.00	1,325.00	1,325.00	1,325.00	Completed
	-Concrete work Exterior	1460		80,813.87	80,813.87	80,813.87	80,813.87	Completed
	-Unit Interior Renovations	1460		13,677.04	13,677.04	13,677.04	13,677.04	Completed
-Appliances	1465		451.00	451.00	451.00	451.00	Completed	
Bayside Terrace	-Interior Unit Renovations	1460		15,362.99	15,362.99	15,362.99	15,362.99	Completed
Bayside East	-Paving	1450		11,839.88	11,839.88	11,839.88	11,839.88	Completed
	-Landscaping	1450		1,040.00	1,040.00	1,040.00	1,040.00	Completed
	-Decks	1460		1,222.41	1,222.41	1,222.41	1,222.41	Completed
	-Handicap Accessible Ramp	1460		33,811.00	33,811.00	33,811.00	33,811.00	Completed
	-Interior Renovations	1460		40,901.75	40,901.75	40,901.75	40,901.75	Completed
	-ADA Compliance: Interior Renovation	1460		0.00	0.00	0.00	0.00	Deferred
	-Roofing	1460		5,557.50	5,557.50	5,557.50	5,557.50	Completed
	-Chimney Repairs	1460		4,331.28	4,331.28	4,331.28	4,331.28	Completed
-Appliances	1465		411.00	411.00	411.00	411.00	Completed	
Dermott Court	-Site Work	1450		2,500.00	2,500.00	2,500.00	2,500.00	Completed
	-Lawn & Tree Work	1450		1,235.00	1,235.00	1,235.00	1,235.00	Completed
Peninsula Housing	-Interior Renovations	1460		9,425.22	9,425.22	9,425.22	9,425.22	Completed
	-Appliances	1465		411.00	411.00	411.00	411.00	Completed
Maintenance Office	-Roof	1470		6,615.00	6,615.00	6,615.00	6,615.00	Completed
	-Truck	1475		12,236.00	12,236.00	12,236.00	12,236.00	Completed
	-Equipment for Construction Crew	1475		4,081.35	4,081.35	4,081.35	4,081.35	Completed

AMP 3	-Operations	1408	60,000.00	60,000.00	60,000.00	60,000.00	Completed
	-Unit Inspections	1408	3,016.50	3,016.50	3,016.50	3,016.50	Completed
	-Administration	1410	29,744.67	31,458.53	31,458.53	31,458.53	Completed
	-Management Services	1410	0.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430	4,238.08	4,238.08	4,238.08	4,238.08	Completed
	-Construction Oversight	1430	24,689.39	25,432.66	25,432.66	25,432.66	Completed
	-Construction Crew	1460	10,032.28	10,032.28	10,032.28	10,032.28	Completed
Washington Gardens	-Community Building Landscaping	1450	4,229.75	4,229.75	4,229.75	4,229.75	Completed
	-Fencing	1450	1,500.00	1,500.00	1,500.00	1,500.00	Completed
	-Interior Renovations	1460	8,094.80	8,094.80	8,094.80	8,094.80	Completed
	-Appliances	1465	423.00	423.00	423.00	423.00	Completed
Frost Street	-Paving	1450	2,900.00	2,900.00	2,900.00	2,900.00	Completed
	-Water Mains	1450	3,750.00	3,750.00	3,750.00	3,750.00	Completed
	-Decks	1450	9,578.95	9,578.95	9,578.95	9,578.95	Completed
	-Interior Renovations	1460	4,560.79	4,560.79	4,560.79	4,560.79	Completed
	-Appliances	1465	4,408.30	4,408.30	4,408.30	4,408.30	Completed

AMP 4	-Operations	1408	39,750.00	39,750.00	39,750.00	39,750.00	Completed
	-Study Center	1408	17,433.32	17,433.32	17,433.32	17,433.32	Completed
	-Unit Inspections	1408	7,211.26	7,211.26	7,211.26	7,211.26	Completed
	-Administration	1410	54,258.90	55,970.79	55,970.79	55,970.79	Completed
	-Management Services	1410	0.00	0.00	0.00	0.00	Deferred
	-A&E Fees	1430	45,596.14	45,596.14	45,596.14	45,596.14	Completed
	-Construction Oversight	1430	27,010.61	27,753.89	27,753.89	27,753.89	Completed
	-Construction Crew	1460	100,354.89	101,580.58	101,580.58	101,580.58	Completed
	Sagamore Village	-Paving	1450	2,120.00	2,120.00	2,120.00	2,120.00
-Landscaping		1450	13,570.00	13,570.00	13,570.00	13,570.00	Completed
-Playground		1450	0.00	0.00	0.00	0.00	Deferred
-Waterproof Basement		1460	6,178.00	6,178.00	6,178.00	6,178.00	Completed
-Siding Upkeep		1460	690.00	690.00	690.00	690.00	Completed
-Interior Renovations		1460	108,767.86	106,674.59	108,674.59	106,674.59	Completed
-Appliances		1465	919.00	919.00	919.00	919.00	Completed
-Community Space / Boys & Girls C		1470	130,648.28	130,648.28	130,648.28	130,648.28	Completed
-Maintenance Bldg Doors		1470	1,495.00	1,495.00	1,495.00	1,495.00	Completed
-Utility Vehicle-Replace Golf Cart		1475	0.00	0.00	0.00	0.00	Deferred
-Lot Sander		1475	4,825.69	4,825.69	4,825.69	4,825.69	Completed
-Truck		1475	35,029.19	35,029.19	35,029.19	35,029.19	Completed
-Snow Removal Machine		1475	129,105.00	129,105.00	129,105.00	129,105.00	Completed
Rhvorton Park	-Fences	1450	0.00	0.00	0.00	0.00	Deferred
	-Paving Walkways	1450	3,287.50	3,287.50	3,287.50	3,287.50	Completed
	-Parking Lot Lighting	1450	98,289.40	98,289.40	98,289.40	98,289.40	Completed
	-Landscaping	1450	5,920.25	5,920.25	5,920.25	5,920.25	Completed
	-Playground	1450	0.00	0.00	0.00	0.00	Deferred
	-Roof	1460	1,372.00	1,372.00	1,372.00	1,372.00	Completed
	-Hot Water Upgrade	1460	7,119.40	7,119.40	7,119.40	7,119.40	Completed
	-Interior Unit Renovations	1460	16,375.88	16,375.88	16,375.88	16,375.88	Completed
	-Appliances	1465	3,037.00	3,037.00	3,037.00	3,037.00	Completed
	-Community Space	1470	6,386.55	6,386.55	6,386.55	6,386.55	Completed

COCC Admin. Offices	-Parking lot	1470	2,500.00	0.00	0.00	0.00	Deferred
	-Awning Repair	1470	3,420.00	3,420.00	3,420.00	3,420.00	Completed
	-Flooring	1470	0.00	2,869.00	2,869.00	2,869.00	Completed

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

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

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

form HUD-50075.1 (04/2008)

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

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

Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-10 Capital Fund Program Grant No: 501-10 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2010 FFY of Grant Approval: 2010	
[] Original Annual Statement Reserve for Disasters/Emergencies [X] Budget Revision #3					
[X] Performance and Evaluation Report for Period Ending: 12-31-11 [] Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revised 2	Revised 3	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	200,000.00	200,000.00	200,000.00	200,000.00
3	1408 Management Improvements	55,000.00	17,114.02	17,114.02	17,114.02
4	1410 Administration (May not exceed 10% of line 21)	175,799.00	175,799.00	175,799.00	161,148.79
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	213,117.00	211,244.88	211,244.88	200,974.70
8	1440 Site Acquisition				
9	1450 Site Improvement	154,000.00	114,529.41	114,529.41	109,773.41
10	1460 Dwelling Structures	799,751.00	1,000,363.34	1,000,363.34	776,673.52
11	1465.1 Dwelling Equipment-Nonexpendable	16,972.00	20,517.00	20,517.00	20,517.00
12	1470 Nondwelling Structures	111,000.00	4,750.00	4,750.00	4,750.00
13	1475 Nondwelling Equipment	32,353.00	13,674.35	13,674.35	13,674.35
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-19)	1,757,992.00	1,757,992.00	1,757,992.00	1,504,625.79
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	152,000.00	158,000.00	158,000.00	101,294.24
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

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

Expires 04/30/2011

Part I: Summary				
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-10 Capital Fund Program Grant No: 501-10 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2010 FFY of Grant Approval: 2010
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision #3 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Revised 2	Revised 3	Obligated
				Expended
Signature of Executive Director 		Date 4-12-12	Signature of Public Housing Director Date	

Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-10 Capital fund Program No: 501-10 CFFP: NO Replacement Housing Factor Grant No.				Federal FFY of Grant 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised 2	Revised 3	Funds Obligated :	Funds Expended :	
AMP 1	Operations	1406		64,000.00	64,000.00	64,000.00	64,000.00	Completed
	Unit Inspections	1408		3,200.00	2,889.00	2,889.00	2,889.00	Completed
	Resident Services	1408		14,400.00	0.00	0.00	0.00	Deferred
	Administration	1410		59,600.00	59,600.00	59,600.00	54,633.26	Ongoing
	A&E Fees	1430		31,600.00	6,139.67	6,139.67	6,139.67	Ongoing
	Construction Oversight	1430		37,157.00	28,303.13	28,303.13	28,303.13	Completed
	Appliances - Franklin Towers	1485		2,000.00	405.00	405.00	405.00	Completed
	Appliances - Harbor Terrace	1465		2,000.00	0.00	0.00	0.00	Deferred
	Computer Upgrage	1475		0.00	2,828.43	2,828.43	2,828.43	Completed
Franklin Towers	Landscaping	1450		2,000.00	552.50	552.50	552.50	Completed
	Retaining Wall	1450		4,000.00	0.00	0.00	0.00	Deferred
	Fencing	1450		2,000.00	0.00	0.00	0.00	Deferred
	Paving	1450		2,000.00	0.00	0.00	0.00	Deferred
	Doors	1460		1,000.00	0.00	0.00	0.00	Deferred
	Unit Renovation	1460		3,000.00	5,760.00	5,760.00	5,760.00	Completed
	Elevator	1460		2,000.00	0.00	0.00	0.00	Deferred
	Trash Chute	1460		6,000.00	0.00	0.00	0.00	Deferred
	Entry	1460		1,000.00	0.00	0.00	0.00	Deferred
	Hallway Floors	1460		1,000.00	0.00	0.00	0.00	Deferred
	Plumbing	1460		5,000.00	0.00	0.00	0.00	Deferred
	Exterior Walls	1460		4,000.00	6,015.00	6,015.00	0.00	Pending
	Heating	1460		1,000.00	2,382.51	2,382.51	2,382.51	Ongoing
	Construction Crew	1460		10,000.00	8,466.00	8,466.00	8,466.00	Completed
Electrical Upgrades	1460		0.00	3,977.50	3,977.50	3,977.50	Completed	
Harbor Terrace	Retaining Wall	1450		4,000.00	0.00	0.00	0.00	Deferred
	Landscaping	1450		2,000.00	935.00	935.00	935.00	Completed
	Unit Renovations	1460		5,000.00	7,942.18	7,942.18	7,942.18	Completed
	Heat	1460		2,000.00	0.00	0.00	0.00	Deferred
	Fire Safety	1460		1,000.00	0.00	0.00	0.00	Deferred
	Elevator	1460		3,560.00	3,560.00	3,560.00	0.00	Pending
	Entry	1460		1,000.00	0.00	0.00	0.00	Deferred
	Exterior Walls	1460		4,000.00	4,000.00	4,000.00	0.00	Pending
	Construction Crew	1460		10,000.00	1,338.73	1,338.73	1,338.73	Completed

AMP 2	Operations	1406		38,000.00	38,000.00	38,000.00	38,000.00	Completed
	Unit Inspections	1408		1,900.00	1,683.00	1,683.00	1,683.00	Completed
	Resident Services	1408		8,550.00	4,683.34	4,683.34	4,683.34	Completed
	Administration	1410		36,200.00	36,200.00	36,200.00	33,183.26	Ongoing
	A&E Fees	1430		17,950.00	15,089.40	15,089.40	9,548.00	Ongoing
	Construction Oversight	1430		22,062.00	28,242.15	28,242.15	28,242.15	Completed
	Appliances - Kennedy Park	1465		2,317.00	455.00	455.00	455.00	Completed
	Appliances - Bayside Terrace	1465		1,200.00	388.00	388.00	388.00	Completed
	Appliances - Bayside East	1465		3,000.00	4,332.00	4,332.00	4,332.00	Completed
	Appliances - Peninsula Housing	1465		455.00	0.00	0.00	0.00	Deferred
Computer Upgrade	1475		0.00	1,974.42	1,974.42	1,974.42	Completed	
Kennedy Park	Parking lot	1450		5,000.00	11,685.73	11,685.73	11,685.73	Completed
	Landscaping	1450		3,000.00	1,567.50	1,567.50	1,567.50	Completed
	Unit Renovations	1460		5,000.00	11,460.00	11,460.00	11,460.00	Completed
	Construction Crew	1460		8,201.00	9,316.36	9,316.36	9,316.36	Completed
	Decks	1460		4,000.00	1,417.00	1,417.00	1,417.00	Completed
	Heat	1460		2,000.00	2,261.60	2,261.60	2,261.60	Completed
	Roofs	1460		2,000.00	65,671.44	65,671.44	0.00	Pending
	Community Space	1470		4,000.00	0.00	0.00	0.00	Deferred
Bayside Terrace	Landscaping	1450		3,000.00	0.00	0.00	0.00	Deferred
	Paving	1450		5,000.00	0.00	0.00	0.00	Deferred
	Unit Renovations	1460		3,000.00	1,515.00	1,515.00	1,515.00	Completed
	Heat	1460		2,000.00	0.00	0.00	0.00	Deferred
	Plumbing	1460		3,000.00	0.00	0.00	0.00	Deferred
	Roofs	1460		1,500.00	74,715.00	74,715.00	0.00	Pending
	Exterior Walls	1460		1,000.00	0.00	0.00	0.00	Deferred
	Construction Crew	1460		8,200.00	11,038.07	11,038.07	11,038.07	Completed
Bayside East	Paving	1450		15,000.00	0.00	0.00	0.00	Deferred
	Fences	1450		3,000.00	2,270.00	2,270.00	2,270.00	Completed
	Landscaping	1450		7,000.00	7,599.00	7,599.00	7,599.00	Completed
	Unit Renovations	1460		5,000.00	2,113.00	2,113.00	0.00	Pending
	Siding and Trim Work	1460		2,000.00	1,835.00	1,835.00	1,835.00	Completed
	Chimneys	1460		32,000.00	51,360.00	51,360.00	51,360.00	Completed
	Heat	1460		5,000.00	0.00	0.00	0.00	Deferred
	Decks	1460		5,000.00	0.00	0.00	0.00	Deferred
	Construction Crew	1460		15,400.00	23,329.79	23,329.79	23,329.79	Completed
	Community Space	1470		4,000.00	0.00	0.00	0.00	Deferred
	Truck	1475		10,000.00	0.00	0.00	0.00	Deferred

Dermott Court	Fences	1450		2,000.00	1,650.00	1,650.00	1,650.00	Completed
	Landscaping	1450		1,000.00	0.00	0.00	0.00	Deferred
	Window Replacement	1460		3,750.00	0.00	0.00	0.00	Deferred
	Construction Crew	1460		8,200.00	0.00	0.00	0.00	Deferred
Penlineula Housing	Fences	1450		2,000.00	0.00	0.00	0.00	Deferred
	Retaining Wall	1450		1,000.00	0.00	0.00	0.00	Deferred
	Landscaping	1450		2,500.00	0.00	0.00	0.00	Deferred
	Interior Renovations	1460		5,000.00	8,891.78	8,891.78	8,891.78	Completed
	Decks	1460		4,000.00	0.00	0.00	0.00	Deferred
	Construction Crew	1460		8,200.00	440.29	440.29	440.29	Completed
Liberty Square Maintenance Office	Monitor Heater	1460		2,500.00	0.00	0.00	0.00	Deferred
	Heat	1470		10,000.00	0.00	0.00	0.00	Deferred
	Equipment for Construction Crew	1475		1,200.00	4,199.97	4,199.97	4,199.97	Completed

form HUD-50076.1 (04/2008)

AMP 3	Operations	1406		20,000.00	20,000.00	20,000.00	20,000.00	Completed
	Unit Inspections	1408		1,000.00	1,341.00	1,341.00	1,341.00	Completed
	Resident Services	1408		4,500.00	0.00	0.00	0.00	Deferred
	Administration	1410		20,000.00	20,000.00	20,000.00	18,333.26	Pending
	A&E Fees	1430		15,000.00	33,466.98	33,466.98	30,785.73	Ongoing
	Construction Oversight	1430		11,611.00	28,232.33	28,232.33	28,232.33	Completed
	Appliances - Washington Gardens	1465		1,000.00	1,159.00	1,159.00	1,159.00	Completed
	Appliances - Front St.	1465		1,000.00	1,658.00	1,658.00	1,658.00	Completed
	Computer Upgrade	1475		0.00	1,646.64	1,646.64	1,646.64	Completed
Washington Gardens	Paving	1450		5,000.00	0.00	0.00	0.00	Deferred
	Landscaping	1450		2,000.00	2,783.75	2,783.75	2,783.75	Completed
	Fencing	1450		3,000.00	0.00	0.00	0.00	Deferred
	Unit Renovations	1460		5,000.00	0.00	0.00	0.00	Deferred
	Deck	1460		5,000.00	0.00	0.00	0.00	Deferred
	Walls	1460		5,000.00	0.00	0.00	0.00	Deferred
	Roof	1460		125,000.00	151,343.00	151,343.00	151,343.00	Completed
	Construction Crew	1460		5,000.00	8,876.27	8,876.27	8,876.27	Completed
	Heat	1460		5,000.00	0.00	0.00	0.00	Deferred
ADA: Community Building Bathroom Remodel	1470		2,000.00	0.00	0.00	0.00	Deferred	
Front Street	Landscaping	1450		1,000.00	5,623.00	5,623.00	5,623.00	Completed
	Paving	1450		2,500.00	1,181.00	1,181.00	1,181.00	Completed
	Fencing	1450		3,000.00	0.00	0.00	0.00	Deferred
	Water mains	1450		7,000.00	0.00	0.00	0.00	Deferred
	Playground	1450		8,000.00	2,220.00	2,220.00	2,220.00	Completed
	ADA Compliance Interior Renovations	1460		150,000.00	158,000.00	158,000.00	101,294.24	Ongoing
	Decks	1460		3,300.00	33,936.87	33,936.87	33,936.87	Completed
	Heat	1460		5,500.00	0.00	0.00	0.00	Deferred
	Basement	1460		5,000.00	0.00	0.00	0.00	Deferred
	Windows	1460		1,000.00	0.00	0.00	0.00	Deferred
	Roof	1460		3,000.00	0.00	0.00	0.00	Deferred
	Walls	1460		2,000.00	0.00	0.00	0.00	Deferred
	Interior Renovations	1460		5,000.00	0.00	0.00	0.00	Deferred
	Construction Crew	1460		5,000.00	3,757.91	3,757.91	3,757.91	Completed

form HUD-50075.1 (04/2008)

AMP 4	Operations	1406		78,000.00	78,000.00	78,000.00	78,000.00	Completed
	Unit Inspections	1408		3,900.00	3,051.00	3,051.00	3,051.00	Completed
	Resident Services	1408		17,550.00	3,466.68	3,466.68	3,466.68	Completed
	Administration	1410		59,999.00	59,999.00	59,999.00	54,999.01	Ongoing
	A&E Fees	1430		32,450.00	43,491.51	43,491.51	41,443.98	Ongoing
	Construction Oversight	1430		45,287.00	28,279.71	28,279.71	28,279.71	Completed
	Appliances - Sagamore Village	1465		2,000.00	4,038.00	4,038.00	4,038.00	Completed
	Appliances - Riverton Park	1465		2,000.00	8,082.00	8,082.00	8,082.00	Completed
	Computer Upgrade	1475		0.00	3,024.89	3,024.89	3,024.89	Completed
Sagamore Village	Paving	1450		5,000.00	9,843.00	9,843.00	9,843.00	Completed
	Landscaping	1450		14,000.00	2,684.00	2,684.00	2,684.00	Completed
	Fences	1450		3,000.00	0.00	0.00	0.00	Deferred
	Water Mains	1450		5,000.00	0.00	0.00	0.00	Deferred
	Heat	1460		5,500.00	0.00	0.00	0.00	Deferred
	Exterior Walls	1460		7,500.00	8,663.00	8,663.00	8,663.00	Completed
	ADA Compliance: Interior Renovations	1460		20,000.00	0.00	0.00	0.00	Deferred
	Interior Renovations	1460		60,000.00	112,000.00	112,000.00	102,924.58	Ongoing
	Construction Crew	1460		25,000.00	37,984.22	37,984.22	37,984.22	Completed
	Decks	1460		3,000.00	0.00	0.00	0.00	Deferred
	Basement	1460		5,000.00	0.00	0.00	0.00	Deferred
	Roofs	1460		0.00	23,075.00	23,075.00	23,075.00	Completed
	Sand and Salt Shed	1470		7,000.00	0.00	0.00	0.00	Deferred
	Community Space	1470		4,000.00	4,750.00	4,750.00	4,750.00	Completed
	Community Building Sprinkler System	1470		30,000.00	0.00	0.00	0.00	Deferred
	Walker Mower	1475		3,000.00	0.00	0.00	0.00	Deferred
	Sander	1475		6,500.00	0.00	0.00	0.00	Deferred
	Utility Vehicle	1475		5,000.00	0.00	0.00	0.00	Deferred
	Golf Cart	1475		5,000.00	0.00	0.00	0.00	Deferred
Riverton Park	Paving	1450		12,000.00	15,124.00	15,124.00	15,124.00	Completed
	Playground	1450		0.00	4,660.00	4,660.00	4,660.00	Completed
	Water mains	1450		5,000.00	8,508.43	8,508.43	8,508.43	Completed
	Lawn and tree work	1450		3,000.00	8,852.00	8,852.00	8,852.00	Completed
	Fences	1450		10,000.00	26,790.50	26,790.50	26,790.50	Completed
	Roofs	1460		10,000.00	0.00	0.00	0.00	Deferred
	Decks	1460		2,500.00	0.00	0.00	0.00	Deferred
	Breaker box	1460		5,000.00	0.00	0.00	0.00	Deferred
	Heat	1460		5,000.00	10,489.00	10,489.00	10,489.00	Completed
	Interior Renovations	1460		90,000.00	130,000.00	130,000.00	123,409.80	Ongoing
	Hot Water	1460		13,500.00	0.00	0.00	0.00	Deferred
	Construction Crew	1460		25,000.00	5,981.82	5,981.82	5,981.82	Completed
	Exterior Walls	1460		0.00	7,450.00	7,450.00	7,450.00	Completed
	Community Space	1470		4,000.00	0.00	0.00	0.00	Deferred
	4X4 Utility Vehicle	1475		826.50	0.00	0.00	0.00	Deferred
Golf Cart	1475		826.50	0.00	0.00	0.00	Deferred	
COCC Admin. Offices	Heating systems	1470		5,000.00	0.00	0.00	0.00	Deferred
	Computer Hardware/Software Upgrade	1470		40,000.00	0.00	0.00	0.00	Deferred
	Flooring	1470		1,000.00	0.00	0.00	0.00	Deferred

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

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

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

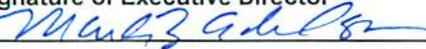
Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-11 Capital Fund Program Grant No. 501-11 Replacement Housing Factor Grant No. Date of CFFP		FFY of Grant 2011 FFY of Grant Approval: 2011	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revised 1	Revised 2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	200,000.00	200,000.00	0.00	0.00
3	1408 Management Improvements	55,000.00	55,000.00	0.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	151,561.00	151,561.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	310,052.00	310,052.00	68,110.14	68,110.14
8	1440 Site Acquisition				
9	1450 Site Improvement	157,500.00	152,500.00	0.00	0.00
10	1460 Dwelling Structures	529,753.00	514,753.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	22,200.00	22,200.00	0.00	0.00
12	1470 Nondwelling Structures	45,300.00	65,300.00	0.00	0.00
13	1475 Nondwelling Equipment	44,247.00	44,247.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-19)	1,515,613.00	1,515,613.00	68,110.14	68,110.14
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	22,300.00	22,300.00	0.00	0.00
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

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

Expires 04/30/2011

Part I: Summary				
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-11 <small>Capital Fund Program Grant No:</small> 501-11 <small>Replacement Housing Factor Grant No:</small> <small>Date of CFFP</small>		FFY of Grant 2011 FFY of Grant Approval: 2011
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Budget Revision #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Revised 1	Revised 2	Obligated Expended
	Signature of Executive Director 	Date 4-12-12	Signature of Public Housing Director	Date

Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-11 Capital fund Program No: 501-11 CFFP: NO Replacement Housing Factor Grant No.			Federal FFY of Grant 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revised 1	Revised 2	Funds Obligated :	Funds Expended :	
AMP 1	Operations	1408		64,000.00	64,000.00	0.00	0.00	
	Resident Services	1408		14,400.00	14,400.00	0.00	0.00	
	Unit Inspections	1408		3,200.00	3,200.00	0.00	0.00	
	Administration	1410		56,400.00	48,984.00	0.00	0.00	
	A&E Fees	1430		63,600.00	60,535.00	8,199.46	8,199.46	
	Construction Oversight	1430		37,157.00	37,157.00	8,828.01	8,828.01	
	Appliances-Franklin Towers	1465		2,000.00	2,000.00	0.00	0.00	
Appliances-Harbor Terrace	1465		2,000.00	2,000.00	0.00	0.00		
Franklin Towers	Retaining Wall	1450		4,000.00	0.00	0.00	0.00	deferred
	Site Improvements (Landscaping, Fencing, Walkways)	1450		3,000.00	3,000.00	0.00	0.00	
	Construction Crew	1460		10,000.00	8,000.00	0.00	0.00	
	Doors	1460		1,000.00	1,000.00	0.00	0.00	
	Elevator	1460		2,000.00	2,000.00	0.00	0.00	
	Entry	1460		1,000.00	1,000.00	0.00	0.00	
	Fire Safety	1460		5,000.00	4,000.00	0.00	0.00	
	Heating	1460		6,000.00	6,000.00	0.00	0.00	
	Plumbing	1460		5,000.00	5,000.00	0.00	0.00	
	Trash Chute	1460		6,000.00	3,000.00	0.00	0.00	
Unit Renovation	1460		7,000.00	3,000.00	0.00	0.00		
Harbor Terrace	Landscaping (Lawn, Trees, Walkways)	1450		2,000.00	2,000.00	0.00	0.00	
	Parking Lot	1450		1,000.00	1,000.00	0.00	0.00	
	Common Space Exterior	1460		0.00	1,000.00	0.00	0.00	
	Construction Crew	1460		10,000.00	6,000.00	0.00	0.00	
	Elevator	1460		5,000.00	5,000.00	0.00	0.00	
	Entry	1460		1,000.00	1,000.00	0.00	0.00	
	Exterior Walls	1460		3,000.00	3,000.00	0.00	0.00	
	Fire Safety / Panel Upgrade	1460		1,000.00	1,000.00	0.00	0.00	
	Heat	1460		6,000.00	6,000.00	0.00	0.00	
	Plumbing	1460		5,000.00	5,000.00	0.00	0.00	
	Unit Renovations	1460		5,000.00	5,000.00	0.00	0.00	
	Common Space Exterior	1470		0.00	2,000.00	0.00	0.00	
	Community Space and Security	1470		0.00	2,000.00	0.00	0.00	
	Community Space and Security	1470		0.00	2,000.00	0.00	0.00	

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

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

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

Expires 04/30/2011

Part I: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-12 Capital Fund Program Grant No: 501-12 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2012 FFY of Grant Approval: 2012	
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Budget Revision <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Original Budget	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	210,000.00	0.00	0.00	0.00
3	1408 Management Improvements	55,000.00	0.00	0.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	140,000.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	275,167.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	158,500.00	0.00	0.00	0.00
10	1460 Dwelling Structures	473,886.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	22,200.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	37,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	28,247.00	0.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-19)	1,400,000.00	0.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

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

Expires 04/30/2011

Part I: Summary				
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-12 Capital Fund Program Grant No: 501-12 Replacement Housing Factor Grant No: Date of CFFP		FFY of Grant 2012 FFY of Grant Approval: 2012
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Budget Revision <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original Budget	Revised 1	Obligated Expended
	Signature of Executive Director <i>Mary G. G. G.</i>	Date 4-12-12	Signature of Public Housing Director	Date

Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-12 Capital fund Program No: 501-12 Replacement Housing Factor Grant No.			Federal FFY of Grant 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Budget	Revised 1	Funds Obligated :	Funds Expended :	
AMP 1	Operations	1406		67,200.00	0.00	0.00	0.00	
	Unit Inspections	1408		3,200.00	0.00	0.00	0.00	
	Resident Services	1408		14,400.00	0.00	0.00	0.00	
	Administration	1410		44,800.00	0.00	0.00	0.00	
	A&E Fees	1430		27,600.00	0.00	0.00	0.00	
	Construction Oversight	1430		41,157.00	0.00	0.00	1.00	
	Appliances-Franklin Towers	1465		2,000.00	0.00	0.00	0.00	
	Appliances-Harbor Terrace	1465		2,000.00	0.00	0.00	0.00	
	Franklin Towers	Landscaping (Softscapes)	1450		3,000.00	0.00	0.00	0.00
Landscape (Hardscape)		1450		3,000.00	0.00	0.00	0.00	
Paving		1450		1,000.00	0.00	0.00	0.00	
Doors		1460		1,000.00	0.00	0.00	0.00	
Unit Renovation		1460		7,000.00	0.00	0.00	0.00	
Electrical		1460		1,000.00	0.00	0.00	0.00	
Exterior Walls		1460		5,000.00	0.00	0.00	0.00	
Plumbing		1460		5,000.00	0.00	0.00	0.00	
Heating		1460		6,000.00	0.00	0.00	0.00	
Construction Crew		1460		10,000.00	0.00	0.00	0.00	
Community Space Interior		1470		2,000.00	0.00	0.00	0.00	
Community Space Exterior		1470		2,000.00	0.00	0.00	0.00	
Harbor Terrace		Landscaping (Softscapes)	1450		1,000.00	0.00	0.00	0.00
	Landscape (Hardscape)	1450		4,000.00	0.00	0.00	0.00	
	Paving	1450		2,000.00	0.00	0.00	0.00	
	Unit Renovations	1460		5,000.00	0.00	0.00	0.00	
	Heat	1460		6,000.00	0.00	0.00	0.00	
	Electrical	1460		1,000.00	0.00	0.00	0.00	
	Elevator	1460		5,000.00	0.00	0.00	0.00	
	Entry	1460		1,000.00	0.00	0.00	0.00	
	Exterior Walls	1460		3,000.00	0.00	0.00	0.00	
	Plumbing	1460		5,000.00	0.00	0.00	0.00	
	Construction Crew	1460		10,000.00	0.00	0.00	0.00	
	Community Space Interior	1470		2,000.00	0.00	0.00	0.00	
	Community Space Exterior	1470		2,000.00	0.00	0.00	0.00	

Part III Implementation Schedule for Capital Fund Financing Program					
PHA Name: Portland Housing Authority					Federal FFY of Grant: 2012
Development Number Name/PHA- Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore					
3-2 Kennedy Park					
3-3 Bayside					
3-4 Franklin					
3-5 Bayside East					
3-6 Harbor Terrace					
3-8 Riverton Park					
3-9 Washington					
3-10 Front Street					
3-11 Dermott Court					
3-16 Peninsula					
Administrative					

Capital Fund Program Five-Year Action Plan

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

Part I: Summary

PHA Name/Number: Portland Housing Authority		Portland, Maine		X Original 5-Year Plan	Revision No:	
A.	AMP 1: Franklin Towers 3-4 Harbor Terrace 3-6	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	136,731.00	138,500.00	242,731.00	273,500.00
C.	Management Improvements		17,600.00	17,600.00	17,600.00	17,600.00
D.	PHA-Wide Non-dwelling Structures and Equipment		40,000.00	1,000.00	101,000.00	1,000.00
E.	Administration		157,157.00	157,157.00	157,157.00	157,157.00
F.	Other					
H.	Operations		34,000.00	34,000.00	34,000.00	34,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		385,488.00	348,257.00	552,488.00	483,257.00

form HUD-50075.2 (4/2008)

A.	AMP 2: Kennedy Park 3-2 Bayside Terrace 3-3 Bayside East 3-5 Dermott Court 3-11 Peninsula Housing 3-16 Liberty Square 3-17 Maintenance Office	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	215,583.00	209,900.00	219,500.00	239,900.00
C.	Management Improvements		10,450.00	10,450.00	10,450.00	10,450.00
D.	PHA-Wide Non-dwelling Structures and Equipment		48,369.00	34,000.00	56,369.00	69,000.00
E.	Administration		73,312.00	73,312.00	73,312.00	73,312.00
F.	Other					
H.	Operations		18,000.00	38,000.00	18,000.00	18,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		365,714.00	365,662.00	377,631.00	410,662.00

form HUD-50075.2 (4/2008)

A.	AMP 3: Washington Gardens 3-9 Front Street 3-10	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	122,500.00	157,983.00	123,700.00	179,100.00
C.	Management Improvements		5,500.00	5,500.00	5,500.00	5,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment		15,000.00	2,000.00	15,000.00	2,000.00
E.	Administration		49,111.00	49,111.00	49,111.00	49,111.00
F.	Other					
H.	Operations		20,000.00	20,000.00	20,000.00	20,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		212,111.00	234,594.00	213,311.00	255,711.00

form HUD-50075.2 (4/2008)

A.	AMP 4: Sagamore Village 3-1 Riverton Park 3-8	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	211,700.00	245,500.00	211,700.00	245,500.00
C.	Management Improvements		21,450.00	21,450.00	21,450.00	21,450.00
D.	PHA-Wide Non-dwelling Structures and Equipment		44,000.00	25,000.00	44,000.00	24,000.00
E.	Administration		131,537.00	131,537.00	131,537.00	131,537.00
F.	Other					
H.	Operations		28,000.00	28,000.00	28,000.00	28,000.00
I.	Demolition					
J.	Development					
K.	Capital Fund Financing - Debt Service					
L.	Total CFP Funds					
M.	Total Non-CFP Funds					
N.	Grand Total		436,687.00	451,487.00	436,687.00	450,487.00

form HUD-50075.2 (4/2008)

Part II: Supporting Pages-Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013			Work Statement for Year 3 FFY: 2014			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Estimated Cost
See Annual Statement	AMP 1 Franklin Towers 3-4	Landscaping	3,000.00	AMP 1 Franklin Towers 3-4	Landscaping	3,000.00	
		Retaining Wall	0.00		Retaining Wall	0.00	
		Fencing	0.00		Site Improvement (landscaping, fencing)	0.00	
		Paving	5,000.00		Site Improvement (paving, walkways)	5,000.00	
		Doors	0.00		Doors	1,000.00	
		Unit Renovation	7,000.00		Unit Renovation	7,000.00	
		Elevator	2,000.00		Elevator	10,000.00	
		Trash Chute	6,000.00		Trash Chute	6,000.00	
		Entry	1,000.00		Entry	0.00	
		Fire Safety	15,000.00		Fire Safety	0.00	
		Hallway Floors	5,000.00		Hallway Floors	5,000.00	
		Plumbing	15,000.00		Plumbing	5,000.00	
		Exterior Walls	0.00		Exterior Walls	0.00	
		Heating	4,000.00		Heating	4,000.00	
		Construction Crew	10,000.00		Construction Crew	11,000.00	
		Appliances	7,000.00		Appliances	2,000.00	
		Garage generator	25,000.00		Garage		
		Plow truck	14,000.00		Plow truck	0.00	
		CommonSpace Exterior			CommonSpace Exterior	0.00	
		Common Space and Security	1,000.00		Common Space interior and Security	0.00	
	Harbor Terrace 3-6	Parking lot	0.00	Harbor Terrace 3-6	Parking lot	0.00	
		Retaining Wall	0.00		Retaining Wall	0.00	
		Landscaping	2,000.00		Landscaping	5,000.00	
		Unit Renovations	5,000.00		Unit Renovations	5,000.00	
		Heat	0.00		Heat	0.00	
		Fire Safety	7,231.00		Fire Safety	0.00	
		Elevator	0.00		Elevator	15,000.00	
		Entry	15,000.00		Entry	0.00	
		Windows	12,500.00		Windows	5,000.00	
		Exterior Walls	0.00		Exterior Walls	0.00	
Roof	0.00	Roof	0.00				
Plumbing	5,000.00	Plumbing	5,000.00				
Construction Crew	10,000.00	Construction Crew	11,000.00				
Appliances	0.00	Appliances	19,500.00				
Common Space and Security	0.00	Common Space and Security	15,000.00				
Generator	0.00	Generator	0.00				

AMP 2	Kennedy Park 3-2	AMP 2	Kennedy Park 3-2	AMP 2	Kennedy Park 3-2	AMP 2
		5,000.00	Paving	5,000.00	Paving	5,000.00
		3,000.00	Landscaping	3,000.00	Landscaping	3,000.00
		5,000.00	Catch Basins	5,000.00	Catch Basins	5,000.00
		10,000.00	Unit Renovations	10,000.00	Unit Renovations	10,000.00
		8,000.00	Construction Crew	8,000.00	Construction Crew	8,000.00
		10,000.00	Decks	10,000.00	Decks	10,000.00
		5,000.00	Heat	5,000.00	Heat	5,000.00
		0.00	Roofs	0.00	Roofs	0.00
		3,000.00	Appliances	3,000.00	Appliances	3,000.00
		20,000.00	Common Space & Security	20,000.00	Common Space and Security	4,000.00
	Bayside Terrace 3-3	0.00	Fences	0.00	Fences	2,000.00
		3,000.00	Landscaping	3,000.00	Landscaping	1,500.00
		15,000.00	Paving	15,000.00	Paving	0.00
		3,000.00	Unit renovations	3,000.00	Unit renovations	3,000.00
		10,000.00	Heat	10,000.00	Heat	10,000.00
		0.00	Plumbing	0.00	Plumbing	2,500.00
		1,500.00	Roofs	1,500.00	Roofs	1,500.00
		1,000.00	Exterior Walls	1,000.00	Exterior Walls	1,000.00
		5,000.00	Construction Crew	5,000.00	Construction Crew	5,000.00
		1,200.00	Appliances	1,200.00	Appliances	1,200.00
	Bayside East 3-5	7,500.00	Paving	7,500.00	Paving	7,500.00
		0.00	Fences	0.00	Fences	5,000.00
		10,000.00	Landscaping	10,000.00	Landscaping	10,000.00
		7,500.00	Unit renovations	7,500.00	Unit renovations	10,000.00
		0.00	ADA Compliance: Interior Renovations	0.00	ADA Compliance: Interior Renovations	0.00
		15,000.00	Windows	15,000.00	Windows	15,000.00
		0.00	Siding and Trim Work	0.00	Siding and Trim Work	1,000.00
		0.00	Chimneys	0.00	Chimneys	0.00
		9,000.00	Heat	9,000.00	Heat	9,000.00
		0.00	Decks	0.00	Decks	0.00
		48,300.00	Construction Crew	48,300.00	Construction Crew	16,000.00
		11,083.00	Appliances	11,083.00	Appliances	1,200.00
		3,000.00	Common Space and Security	3,000.00	Common Space and Security	10,000.00
		0.00	Mower	0.00	Mower	0.00
		0.00	Truck	0.00	Truck	0.00
		0.00	Sander	0.00	Sander	0.00
		0.00	Portable Generators	0.00	Portable Generators	0.00
		0.00	Portable Water Pumps	0.00	Portable Water Pumps	0.00

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

Dermott Court 3-11	Fences	0.00
	Paving	0.00
	Landscaping	0.00
	Kitchen Upgrades	0.00
	Bathroom Upgrades	0.00
	Window Replacement	0.00
	Roofs	0.00
	Walls	0.00
	Decks	0.00
	Heat	0.00
	Construction Crew	0.00
Peninsula Housing	Paving	0.00
	Fences	0.00
	Retaining Wall	0.00
	Landscaping	2,500.00
	Interior Renovations	5,000.00
	ADA Compliance: Interior Renovations	0.00
	Plumbing	0.00
	Decks	0.00
	Exterior Walls	15,000.00
	Construction Crew	5,000.00
Appliances	1,000.00	
Liberty Square 3-17	Monitor Heater	0.00
	Kitchen Upgrade	0.00
	Bath Upgrade	0.00
	Appliances	0.00
Maintenance Building	Roof	0.00
	Heat	25,000.00
	Tractor	0.00
	Trash Truck	0.00
	Truck	15,000.00
	Equipment for Construction Crew	5,000.00

AMP 3	Washington Gardens 3-9	Paving	4,000.00	AMP 3	Washington Gardens 3-9	Paving	4,000.00
		Landscaping	2,500.00				Landscaping
		Fencing	0.00			Fencing	3,000.00
		Unit renovations	5,000.00			Unit renovations	5,000.00
		Chimney repair	12,000.00			Chimney repair	12,000.00
		Deck	5,000.00			Deck	5,000.00
		Walls	5,000.00			Walls	23,583.00
		Common Space and Security	0.00			Common Space and Security	1,200.00
		Construction Crew	5,000.00			Construction Crew	5,000.00
		Heat	20,000.00			Heat	20,000.00
		Appliances	1,000.00			Appliances	17,700.00
	Front Street 3-10	Landscaping	5,000.00		Front Street 3-10	Landscaping	5,000.00
		Paving	2,500.00			Paving	2,500.00
		Retaining Wall	0.00			Retaining Wall	0.00
		Fencing	4,000.00			Fencing	1,000.00
		Water mains	0.00			Water mains	0.00
		Playground	0.00			Playground	0.00
		Heat	5,000.00			Heat	10,000.00
		Basement	2,500.00			Basement	2,500.00
		Windows	4,000.00			Windows	4,000.00
		Roof	5,000.00			Roof	10,000.00
		Walls	5,000.00			Walls	5,000.00
		Decks	5,000.00			Decks	5,000.00
		Interior renovations	5,000.00			Interior renovations	5,000.00
		Construction Crew	5,000.00			Construction Crew	5,000.00
		ADA: Community Room Bathroom Remodel	15,000.00			ADA: Community Room Bathroom Remodel	4,000.00
		Common Space and Security	5,000.00			Common Space and Security	2,000.00
		4/4 Utility Vehicle	10,000.00			4/4 Utility Vehicle	0.00
		Truck	0.00			Truck	0.00

AMP 4	Sagamore Village 3-1	Paving	5,000.00	AMP 4	Sagamore Village 3-1	Paving	5,000.00
		Landscaping	25,000.00			Landscaping	25,000.00
		Fences	0.00			Fences	0.00
		Playground	0.00			Playground	0.00
		Heat	15,000.00			Heat	15,000.00
		Exterior Walls	4,200.00			Exterior Walls	10,000.00
		Interior Renovations	5,000.00			Interior Renovations	5,000.00
		Construction Crew	25,000.00			Construction Crew	25,000.00
		Decks	3,000.00			Decks	3,000.00
		Roofs	2,000.00			Roofs	2,000.00
		Basement	5,000.00			Basement	5,000.00
		Appliances	2,000.00			Appliances	30,000.00
		Sand and Salt Sheds	0.00			Sand and Salt Sheds	0.00
		Community Building Heating System	0.00			Community Building Heating System	0.00
		Community Building Sprinkler System	0.00			Community Building Sprinkler System	0.00
		Community Space & Security	0.00			Community Space & Security	0.00
		Mower	0.00			Mower	0.00
		Truck	25,000.00			Truck	0.00
		Sander	0.00			Sander	0.00
		Utility Vehicle - Replace Golf Cart	0.00			Utility Vehicle - Replace Golf Cart	0.00
		Tractor	0.00			Tractor	15,000.00
		Portable Generator	0.00			Portable Generator	0.00
		Portable Water Pumps	0.00			Portable Water Pumps	0.00
	Riverton Park 3-8	Paving	15,000.00		Riverton Park 3-8	Paving	15,000.00
		Playground	5,000.00			Playground	0.00
		Water Mains	8,000.00			Water Mains	8,000.00
		Lawn and Tree Work	3,000.00			Lawn and Tree Work	3,000.00
		Fences	2,000.00			Fences	2,000.00
		Roofs	5,000.00			Roofs	5,000.00
		Decks	5,000.00			Decks	5,000.00
		Bathroom Fans	5,000.00			Bathroom Fans	5,000.00
		Breaker Box	5,000.00			Breaker Box	10,000.00
		Heat	10,000.00			Heat	10,000.00
		Interior Renovations	20,000.00			Interior Renovations	20,000.00
		Hot Water	7,500.00			Hot Water	7,500.00
		Replace Main Electrical Boxes	5,000.00			Replace Main Electrical Boxes	5,000.00
		Construction Crew	25,000.00			Construction Crew	25,000.00
		Sand and Salt Sheds	0.00			Sand and Salt Sheds	0.00
		Community Space & Security	4,000.00			Community Space & Security	5,000.00
		Appliances	5,000.00			Appliances	5,000.00
		Portable Water Pump	5,000.00			Portable Water Pump	0.00
		4/4 Utility vehicle, replace golf cart	0.00			4/4 Utility vehicle, replace golf cart	0.00
		Portable Generator	5,000.00			Portable Generator	0.00
		Truck	0.00			Truck	0.00
COCC	Admin Building	ADA Compliance: Renovations	0.00	COCC	Admin Building	Parking lot	0.00
		Tenant Bus	0.00			Tenant Bus	0.00
		computer and phone	24,000.00			Roof	0.00
		Heating Systems	0.00			Heating Systems	0.00
		Flooring and painting	20,000.00			Flooring and painting	0.00

Part II: Supporting Pages-Physical Needs Work Statement(s)								
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY: 2015				Work Statement for Year 5 FFY: 2016			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost		
See Annual Statement	AMP 1 Franklin Towers 3-4	Landscaping	3,000.00	AMP 1 Franklin Towers 3-4	Landscaping	3,000.00		
		Retaining Wall	0.00		Retaining Wall	0.00		
		Fencing	0.00		Fencing	0.00		
		Paving	5,000.00		Paving	5,000.00		
		Common Space and security	1,000.00		Common Space and Security	1,000.00		
		Unit Renovation	7,000.00		Unit Renovation	7,000.00		
		Elevator	2,000.00		Elevator	50,000.00		
		Trash Chute	6,000.00		Trash Chute	6,000.00		
		Common Space exterior	30,000.00		Common Space Exterior	0.00		
		Fire Safety	25,000.00		Fire Safety	0.00		
		Hallway Floors	5,000.00		Hallway Floors	5,000.00		
		Plumbing	25,000.00		Plumbing	25,000.00		
		Exterior Walls	0.00		Exterior Walls	0.00		
		Heating	4,000.00		Heating	4,000.00		
		Construction Crew	10,000.00		Construction Crew	11,000.00		
		Appliances	27,000.00		Appliances	2,000.00		
		Garage	0.00		Garage	0.00		
		Plow truck	25,000.00		Plow truck	0.00		
		Generator	75,000.00		Generator	0.00		
		Harbor Terrace 3-6	Parking lot		0.00	Harbor Terrace 3-6	Parking lot	0.00
	Retaining Wall		0.00	Retaining Wall	0.00			
	Landscaping		2,000.00	Landscaping	5,000.00			
	Unit Renovations		5,000.00	Unit Renovations	5,000.00			
	Heat		0.00	Heat	0.00			
	Fire Safety / Panel Upgrade		12,231.00	Fire Safety	0.00			
	Elevator		0.00	Elevator	50,000.00			
	Entry		35,000.00	Entry	0.00			
	Windows	22,500.00	Windows	5,000.00				
Exterior Walls	0.00	Exterior Walls	0.00					
Roof	0.00	Roof	0.00					
Plumbing	5,000.00	Plumbing	5,000.00					
Construction Crew	10,000.00	Construction Crew	11,000.00					
Appliances	2,000.00	Appliances	59,500.00					
Security	0.00	Security	15,000.00					
Generator	0.00	Generator	0.00					

AMP 2	Kennedy Park 3-2	Paving	5,000.00	AMP 2	Kennedy Park 3-2	Parking lot	5,000.00
		Landscaping	3,000.00			Landscaping	3,000.00
		Catch Basins	5,000.00			Catch Basins	5,000.00
		Unit Renovations	10,000.00			Unit Renovations	10,000.00
		Construction Crew	8,000.00			Construction Crew	8,000.00
		Decks	10,000.00			Decks	10,000.00
		Heat	5,000.00			Heat	5,000.00
		Roofs	0.00			Roofs	0.00
		Appliances	3,000.00			Appliances	23,000.00
	Community Space & Security	20,000.00		Community Space	4,000.00		
Bayside Terrace 3-3	Fences	0.00	Bayside Terrace 3-3	Fences	2,000.00		
	Landscaping	3,000.00		Landscaping	1,500.00		
	Paving	15,000.00		Paving	0.00		
	Unit renovations	3,000.00		Unit renovations	3,000.00		
	Heat	10,000.00		Heat	10,000.00		
	Plumbing	0.00		Plumbing	2,500.00		
	Roofs	1,500.00		Roofs	1,500.00		
	Exterior Walls	1,000.00		Exterior Walls	1,000.00		
	Construction Crew	5,000.00		Construction Crew	5,000.00		
	Appliances	1,200.00		Appliances	1,200.00		
Bayside East 3-5	Paving	7,500.00	Bayside East 3-5	Paving	7,500.00		
	Fences	0.00		Fences	5,000.00		
	Landscaping	10,000.00		Landscaping	10,000.00		
	Unit renovations	7,500.00		Unit renovations	10,000.00		
	ADA Compliance: Interior Renovations	0.00		ADA Compliance: Interior Renovations	0.00		
	Windows	15,000.00		Windows	15,000.00		
	Siding and Trim Work	0.00		Siding and Trim Work	1,000.00		
	Chimneys	0.00		Chimneys	0.00		
	Heat	9,000.00		Heat	9,000.00		
	Decks	0.00		Decks	0.00		
	Construction Crew	15,000.00		Construction Crew	16,000.00		
	Appliances	48,300.00		Appliances	1,200.00		
	Community Space	3,000.00		Community Space	20,000.00		
	Mower	8,000.00		Mower	0.00		
	Truck	0.00		Truck	0.00		
Sander	0.00	Sander	0.00				
Portable Generators	0.00	Portable Generators	0.00				
Portable Water Pumps	0.00	Portable Water Pumps	0.00				

Dermott Court 3-11	Fences Paving Landscaping Kitchen Upgrades Bathroom Upgrades Window Replacement Roofs Walls Decks Heat Construction Crew	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Dermott Court 3-11	Fences Paving Landscaping Kitchen Upgrades Bathroom Upgrades Window Replacement Roofs Walls Decks Heat Construction Crew	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
Peninsula Housing	Paving Fences Retaining Wall Landscaping Interior Renovations ADA Compliance: Interior Renovations Plumbing Decks Exterior Walls Construction Crew Appliances	0.00 0.00 2,500.00 5,000.00 0.00 0.00 4,000.00 1,000.00 5,000.00 1,000.00	Peninsula Housing	Paving Fences Retaining Wall Landscaping Interior Renovations ADA Compliance: Interior Renovations Plumbing Decks Exterior Walls Construction Crew Appliances	0.00 0.00 2,500.00 5,000.00 0.00 0.00 4,000.00 1,000.00 5,000.00 1,000.00
Liberty Square 3-17	Monitor Heater Kitchen Upgrade Bath Upgrade Appliances	0.00 0.00 0.00 0.00	Liberty Square 3-17	Monitor Heater Kitchen Upgrade Bath Upgrade Appliances	0.00 0.00 0.00 0.00
Maintenance Building	Roof Heat Tractor Trash Truck Truck Equipment for Construction Crew	0.00 0.00 0.00 20,000.00 5,369.00	Maintenance Building	Roof Heat Tractor Trash Truck Truck Equipment for Construction Crew	0.00 25,000.00 0.00 40,000.00 5,000.00

AMP 3	Washington Gardens 3-9	Paving	4,000.00	AMP 3	Washington Gardens 3-9	Paving	4,000.00
		Landscaping	2,500.00				Landscaping
		Fencing	0.00			Fencing	3,000.00
		Unit renovations	5,000.00			Unit renovations	5,000.00
		Chimney repair	12,000.00			Chimney repair	12,000.00
		Deck	5,000.00			Deck	5,000.00
		Walls	5,000.00			Walls	44,700.00
		Roof	1,200.00			Roof	1,200.00
		Construction Crew	5,000.00			Construction Crew	5,000.00
		Heat	20,000.00			Heat	20,000.00
		Appliances	1,000.00			Appliances	17,700.00
	Front Street 3-10	Landscaping	5,000.00		Front Street 3-10	Landscaping	5,000.00
		Paving	2,500.00			Paving	2,500.00
		Retaining Wall	0.00			Retaining Wall	0.00
		Fencing	4,000.00			Fencing	1,000.00
		Water mains	0.00			Water mains	0.00
		Playground	0.00			Playground	0.00
		Heat	5,000.00			Heat	10,000.00
		Basement	2,500.00			Basement	2,500.00
		Windows	4,000.00			Windows	4,000.00
		Roof	5,000.00			Roof	10,000.00
		Walls	5,000.00			Walls	5,000.00
		Decks	5,000.00			Decks	5,000.00
		Interior renovations	5,000.00			Interior renovations	5,000.00
		Construction Crew	5,000.00			Construction Crew	5,000.00
		Appliances	15,000.00			Appliances	4,000.00
		Common Space and Security	5,000.00			Common Space and Security	2,000.00
		4/4 Utility Vehicle	10,000.00			4/4 Utility Vehicle	0.00
		Truck	0.00			Truck	0.00

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

1,034,000.00

1,034,000.00

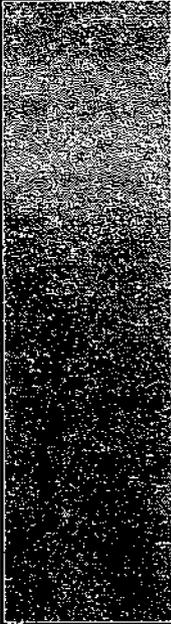
Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013			Work Statement for Year 3 FFY: 2014		
	Development Number/Name General Description of Major Work Categories	Estimated Cost		Development Number/Name General Description of Major Work Categories	Estimated Cost	
See Annual Statement	AMP 1	Operations	34,000.00	AMP 1	Operations	64,000.00
		Inspections	3,200.00		Inspections	3,200.00
		Resident Services	14,400.00		Resident Services	14,400.00
		Administration	56,400.00		Administration	56,400.00
		A&E Fees	63,600.00		A&E Fees	63,600.00
		Construction Oversight	37,157.00		Construction Oversight	37,157.00
	AMP 2	Operations	18,000.00	AMP 2	Operations	38,000.00
		Inspections	1,900.00		Inspections	1,900.00
		Resident Services	8,550.00		Resident Services	8,550.00
		Administration	34,300.00		Administration	34,300.00
		A&E Fees	16,950.00		A&E Fees	16,950.00
		Construction Oversight	22,062.00		Construction Oversight	22,062.00
	AMP 3	Operations	20,000.00	AMP 3	Operations	20,000.00
		Inspections	1,000.00		Inspections	1,000.00
		Resident Services	4,500.00		Resident Services	4,500.00
		Administration	19,000.00		Administration	19,000.00
		A&E Fees	8,500.00		A&E Fees	8,500.00
		Construction Oversight	21,611.00		Construction Oversight	21,611.00
	AMP 4	Operations	28,000.00	AMP 4	Operations	78,000.00
		Inspections	3,900.00		Inspections	3,900.00
Resident Services		17,550.00	Resident Services		17,550.00	
Administration		28,300.00	Administration		28,300.00	
A&E Fees		18,950.00	A&E Fees		18,950.00	
Construction Oversight		84,287.00	Construction Oversight		84,287.00	
	Subtotal of Estimated Cost	566,117.00		Subtotal of Estimated Cost	666,117.00	

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY: 2015			Work Statement for Year 5 FFY: 2016		
	Development Number/Name	Estimated Cost		Development Number/Name	Estimated Cost	
	General Description of Major Work Categories			General Description of Major Work Categories		
	AMP 1	Operations	34,000.00	AMP 1	Operations	1406 34,000.00
		Inspections	3,200.00		Inspections	1408 3,200.00
		Resident Services	14,400.00		Resident Services	1408 14,400.00
		Administration	56,400.00		Administration	1408 56,400.00
		A&E Fees	63,600.00		A&E Fees	1410 63,600.00
		Construction Oversight	37,157.00		Construction Oversight	1430 37,157.00
	AMP 2	Operations	18,000.00	AMP 2	Operations	1406 18,000.00
		Inspections	1,900.00		Inspections	1408 1,900.00
		Resident Services	8,550.00		Resident Services	1408 8,550.00
		Administration	34,300.00		Administration	1410 34,300.00
		A&E Fees	16,950.00		A&E Fees	1430 16,950.00
		Construction Oversight	22,062.00		Construction Oversight	1430 22,062.00
	AMP 3	Operations	20,000.00	AMP 3	Operations	1406 20,000.00
		Inspections	1,000.00		Inspections	1408 1,000.00
		Resident Services	4,500.00		Resident Services	1408 4,500.00
		Administration	19,000.00		Administration	1410 19,000.00
		A&E Fees	8,500.00		A&E Fees	1430 8,500.00
		Construction Oversight	21,611.00		Construction Oversight	1430 21,611.00
	AMP 4	Operations	28,000.00	AMP 4	Operations	1406 28,000.00
		Inspections	3,900.00		Inspections	1408 3,900.00
Resident Services		17,550.00	Resident Services		1408 17,550.00	
Administration		28,300.00	Administration		1408 28,300.00	
A&E Fees		18,950.00	A&E Fees		1410 18,950.00	
Construction Oversight		84,287.00	Construction Oversight		1430 84,287.00	
Total CFP Estimated Cost		566,117.00	Total CFP Estimated Cost		566,117.00	