

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Agency-Wide Updates

1. HACC has implemented a new Fair Housing initiative in FY 2011. Activities for FY 2012 include: Fair Housing Land Lord Trainings, Turn-back studies, Opportunity Mapping, School Performance mapping, Small Area rent implementation, and development of a Mobility Counseling pilot program. See attachment C for a detailed description of these activities.
2. HACC may submit a Move to Work (MTW) application in FY 2012.
3. In an attempt to address decreasing revenues and increasing administrative costs, HACC will make administrative waiver requests to HUD in FY 2012 to streamline operations and increase efficiencies.

Housing Choice Voucher Updates

4. HACC has initiated a process improvement working group for its Shelter plus Care program, to maximize grant resources and increase efficiency.
5. HACC may consider conversion of tenant based vouchers Project Based Vouchers.
6. HACC may apply for specialized vouchers such as Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and increased Family Self Sufficiency (FSS) funding.
7. HACC received renewed funding for 1.5 FTE FSS staffing.
8. HACC accepted 44 new Enhanced Vouchers for River Glen Apartments.
9. HACC intends to enter into an Memorandum of Understanding for a pilot project with Home Forward to decrease barriers to mobility between our Counties by changing the port process between Clackamas County and Multnomah County.
10. HACC plans to implement small area payment standards in Lake Oswego and West Linn to further deconcentrate poverty.
11. HACC plans to simplify its utility allowances to facilitate a pilot between Home Forward and HACC and reduce administrative burden of calculations on staff.
12. HACC may change inspections to be based on location and decouple it from the annual recertification to be more efficient and reduce administrative expenses on travel and staff time. Inspections are required to be once every 12 months.
13. HACC may seek a waiver not to require annual inspections, but rather allow biennial inspections.
14. HACC may seek a waiver to change recertification for some or all clients to biennial.
15. HACC may seek a waiver to allow self certifications of all assets with no third party requirement.
16. HACC is considering a new preference for graduates from Permanent Support Housing.
17. HACC will undertake a purge of its Housing Choice Voucher waiting list in FY 2012.
18. HACC is making policy and procedures changes to its Housing Choice Voucher Administrative Plan. See Attachment A for a list of changes.

Public Housing Updates

19. HACC gained approval from its Board to implement a No-Smoking Policy at all Public Housing properties. The policy will be effective as of April, 1, 2012, following a resident engagement and education process.
20. HACC was the recipient of a 3-Year Resident Opportunity and Self Sufficiency (ROSS) grant to provide additional supportive services to public housing residents.
21. HACC has appointed its new Resident Advisory Board.
22. HACC is making policy and procedure changes to its Admissions and Continued Occupancy Policy (ACOP) for Public Housing. See Attachment A for an overview and discussion of changes.
23. HACC may open one or two Public Housing waiting lists in FY 2012.

6.0

6.0	<p>6.0 (Continued)</p> <p>Development Updates</p> <p>Introduction: In May 2008, the Housing Authority of Clackamas County Board of County Commissioners approved a “10 Year Strategic Directive to Redevelop and Reposition the HACC Housing Portfolio”. The following items follow from this Directive with a purpose of upgrading and expanding HACC’s housing portfolio to provide affordable housing to lower income resident that is energy efficient, accessible, financially stable, community oriented, and supportive of resident achievement and long-term success.</p> <ol style="list-style-type: none"> 24. HACC may submit an additional Demolition/Disposition application in FY 2012 for the remaining Scattered Sites (AMP 2). 25. HACC received notice in FY 2010/2011 that it was not awarded a HOPE VI Revitalization Grant for its Clackamas Heights property (AMP 1). HACC will continue to research alternative re-development scenarios for Clackamas Heights during FY 2012. 26. HACC may seek Mixed-Finance Modernization and Development activities in the Plan year for Clackamas Heights and other offsite locations to be determined. These may include Public Housing, Project Based Vouchers, and/or other forms of subsidized housing. 27. HACC will be conducting other affordable housing development or acquisition activities including the possible acquisition of new land or multi-family dwellings for new affordable/ and or public housing development. These may include Public Housing, Project Based Vouchers, and/or other forms of subsidized housing. 28. Using non Public Housing resources, HACC will undertake rehabilitation and refinancing of its Easton Ridge property with envelope replacement construction set to begin in the fall of 2012. 29. Using non Public Housing resources, HACC will complete Capital Needs Assessments conducted for its Special Needs and Affordable portfolio to facilitate planning in FY 2012 for the rehabilitation and refinancing of these properties. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Housing Authority Administrative Office, 13930 S Gain Street, Oregon City, OR • Housing Authority Clackamas Heights Property Management Office, 13900 S Gain Street, Oregon City, OR • Housing Authority Hillside Property Management Office, 2889 Hillside Court, Milwaukie, OR • Housing Authority Website: http://www.clackamas.us/hacc • Clackamas County Public Library located at 16201 S.E. McLoughlin, Oak Grove, OR
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ol style="list-style-type: none"> A. HACC anticipates continuing its efforts to identify Mixed Finance Modernization or Development opportunities which could include a combination of public housing and Project Based Section 8/Low Income Housing Tax Credit (LIHTC) units. These efforts include revitalization of Clackamas Heights (AMP 1) as well as other to be determined off-site locations. B. HACC anticipates submitting an Inventory Removal Application to HUD’s Special Applications Center (SAC) in FY 2012 for approval to sell up to 145 scattered site public housing units in addition to the 21 that HACC already has SAC approval to sell. C. HACC may participate in the Rental Assistance Demonstration (RAD) program. D. HACC does not anticipate a Homeownership program in FY 2012. E. HACC anticipates using Project Based Section 8 vouchers in FY 2012.
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>

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. See Attachment B: Housing Needs Table and Statement of Housing Needs</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. N/A (5 Year Plan Submission Only)</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> <ul style="list-style-type: none"> • HACC continues to participate in the Clackamas County Homeless Council. In this capacity, HACC continues to apply for and receive Continuum of Care funds for the Shelter plus Care program and the Jannsen Road Transitional Housing Program. • HACC has achieved a High Performer rating on its SEMAP. • HACC continues to be a High Performer in Public Housing. • HACC has no significant audit findings. • HACC continues to use its Easton Ridge property to further provide affordable housing. Easton Ridge currently accepts Section 8 Vouchers, Shelter + Care participants, and clients from Springwater. • HACC continues to apply for and receive grant funding for 1.5 FTE housing choice voucher family self-sufficiency coordinators. • HACC received a new HUD ROSS Grant. • HACC continues to maximize its Voucher utilization at 98% or greater and has adjusted Voucher Payment Standards as needed for its residents to find affordable housing. • HACC has consistently maintained high occupancy rates at 95% or greater in an efforts to serve those on the waitlist as quickly as possible. • HACC received a grant from Oregon Housing and Community Services to participate in the Housing Development Center’s Asset Management and Portfolio Preservation program to build Asset Management capacity for its Special Needs and Affordable Housing portfolio. <p>The Capital Fund Program achievements are listed as part of attachments OR001a01- OR001f01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Discretionary changes (changes which are not mandated by regulation) in the plans or policies of the HACC which fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Housing Authority Commissioners. Discretionary changes include Capital Fund items that have a total expense in excess of \$250,000 in any single year.</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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

ATTACHMENT A

PHA Plan Updates Since the Last Approved Plan

Elements That Have Been Revised:

1. Changes to the Housing Choice Voucher Administrative Plan

	New Policy Summary	Old Policy Language	New Policy Language	Chapter	Page
1	New Clarifying language regarding the dependent allowance for children.	Unchanged	Added: In 50-50% cases, the families must decide which family will claim the child or children as family members and dependents. Only one family may claim the child or children as dependents. The dependent allowance may not be shared.	3	6
2	Absences from subsidized unit cannot exceed 60 days or will be terminated. Reasonable Accommodation allowed for absences exceeding 60 days but no greater than 180 days. (Increase faster turnaround and better utilization of vouchers)	Allowed extension requests for anyone if absence did not exceed 180 days.	Only allows extension beyond 60 day absence in cases of reasonable accommodation.	3	9
3	If family member incarcerated longer than 30 days must rescreen to add back. (Improved compliance with policies to enforce reporting of criminal activity.)	No Policy Existed	Added: Absent Due to Incarceration <u>HACC Policy</u> If any adult family member is incarcerated for a period of more than 30 consecutive calendar days, that person will no longer be considered a family member. The family must submit a document from the court or institution indicating the length of incarceration.	3	11
4	Clarifying language regarding definition of a live-in-aide. (Improved compliance with PIH Notices and EIV Requirements)	Implied requirements of PIH Notices and EIV not clearly stated in policy.	Added: 24 Hour/Full Time Care Requirement	3	12

Changes to the Housing Choice Voucher Administrative Plan (Continued)

	New Policy Summary	Old Policy Language	New Policy Language	Chapter	Page
5	Added Additional Low Income Categories (Needed for any future Development).	No additional low income categories existed.	Added: HACC has established the following additional categories of eligible low-income families: <ul style="list-style-type: none"> • A low income family that is displaced because of demolition or disposition of a public housing project; • A low income family that is residing in a multifamily rental housing project when HUD sells, forecloses or demolishes a project; and • A low income family that is residing in a project covered by a project-based Section 8 HAP contract at or near the end of the HAP contract term. 	3	14
6	Removed Fingerprinting Requirement	Required Fingerprinting for National Crime Information Center.	We use a National Criminal Background Screening service that does not require fingerprinting.	3	26
7	Updated Application process policy to allow for potential on-line applications. (Process Improvement)	No on-line process discussed	Modernization allowed if available.	4	2
8	New Preference for SHP Permanent Housing Graduates to be explored further with Clackamas County Social Services.	No Policy Existed	Added: A maximum of 8 dedicated vouchers per fiscal year (FY) (July 1st to June 30th) for families currently housed in a SHP Permanent Housing Project that are referred by a case manager because they are no longer needing the intensive case management of the program and are eligible to graduate the program. To qualify, the Permanent Housing Project must offer one-on-one case management for not less than 6 months following the family's exit from the program and offer not less than one year of assistance with housing related issues. Referrals must have completed a Rent Well or equivalent program, and meet the HACC screening criteria.	4	12

Changes to the Housing Choice Voucher Administrative Plan (Continued)

	New Policy Summary	Old Policy Language	New Policy Language	Chapter	Page
10*	Initial Voucher term reduced to 60 days. (Faster turnaround and better usage of vouchers.) *One year pilot pending "Turn Back" study results.	Initial Voucher term was 120 days.	Initial voucher term will be 60 calendar days.	5	12
11*	Clarifying language for voucher extensions *One year pilot pending "Turn Back" study results.	No extensions allowed.	HACC will grant no more than one 30 day extension. HACC will not grant extensions on ports to other jurisdictions. For families moving to HACC's jurisdiction under portability, the voucher expiration date will be the same as the expiration date of the initial PHA's voucher. HACC will honor extensions granted by the initial PHA only.	5	13
12	Fixed Retirement Accounts will not require re-verification each year. (Process Improvement)	Required re-verification for all income even if it is flat or fixed.	When a company has verified that the monthly amount is a lifetime benefit, meaning that the pension will never increase, HACC will not require a re-verification each year.	6	23
13	Document copies can be provided by a client for verification, but originals are preferred. HACC will not return copies provided for verification. (Process Improvement)	Required originals for verification.	Any documents used for verification generally must be dated within 60 days of the date they are provided to HACC. Original documents are preferred. The documents must not be damaged, altered or in any way illegible. Documents received by HACC will not be returned and will be kept as part of the client file; therefore, clients are responsible for copying any documents they wish to retain.	7	2
14	Staff time involved to obtain the verification is considered when determining unreasonable cost. (Process Improvement allows for more self certification which takes less time than obtaining third party verifications)	No Policy Existed	Staff time involved to obtain the verification is considered when determining unreasonable cost.	7	8

Changes to the Housing Choice Voucher Administrative Plan (Continued)

	New Policy Summary	Old Policy Language	New Policy Language	Chapter	Page
15	Participants can change banks without requiring them to provide proof of closing accounts. (Process Improvement)	HACC would require written verification of changes in bank accounts.	HACC will not require families to provide self certification for changes in bank accounts.	7	9
16	Self-Certification for failed Annual Inspections. (Process Improvement)	Physically had to drive and reinspect all failed inspection sites.	In cases when there are no more than four deficiencies, the PHA may accept, at its discretion, an owner's and tenant's certification that required repairs were made, if all deficiencies are minor items from the following list . . .	8	14
17	Direct Deposit requirement for all Landlords and PHAs (Process Improvement).	No such policy existed	HACC requires all landlords to sign up for direct deposit of all HAP payments or they must pick up checks at the Administrative Office located at 13930 S. Gain Street, Oregon City, OR 97045.	9	11
18	Policy that aligns with EIV requirements and improves debt collection by the PHA. (Process Improvement)	Requirement under EIV is that we never serve anyone that owes any PHA money.	HACC will deny a family permission to make an elective move if at any time they owe the PHA money. All debts to the PHA must be paid in full before a move is allowed.	10	6
19	Port Vouchers issue term is 60 days. (Faster turnaround and better utilization of voucher.)	Port Voucher issue term was 120 days.	Voucher issue term shall be 60 days.	10	10
20	Requires Direct Deposit for all PHAs	Allowed check or direct deposit.	Removes check option. (Process Improvement)	10	13
21	Receiving PHA Port Term honors Initial PHA voucher term and extensions.	PHA can extend a port voucher term.	PHA will not extend a port voucher term unless the initial PHA makes that determination.	10	17
22	Remove interim requirement for income increases greater than \$200 per month.	Interim required if income increase is greater than \$200 per month.	Process Improvement.	11	9

Changes to the Housing Choice Voucher Administrative Plan (Continued)

	New Policy Summary	Old Policy Language	New Policy Language	Chapter	Page
23	HACC will no longer use WSG Prorates provided by individual landlords for MFH complexes. (Process Improvement)	HACC will use the lesser of the prorated charge to the family or the utility allowance schedule	HACC will use the utility allowance schedule.	11	13
24	Zero HAP moves automatically terminate. Implied policy made clear.		If the family moves while at zero HAP their assistance terminates automatically as HACC will not enter into a new HAP contract if no (zero) assistance is needed.	12	1
25	Fraud Investigation Policy	No policy existed, but has been under practice.	At its discretion HACC, will inform and work with other agencies investigating participants being investigated for fraud or abuse involving federal funds including but not limited to working with the Department of Human Services and Child Protective Services.	14	4
26	Align Procurement Policy on Expenditures to Admin Plan Policy increased Board Approval needed from \$50,000 to \$150,000	Have to go to Board for any Admin Fee expenditure in excess of \$50,000	Have to go to Board for any Admin Fee expenditure in excess of \$150,000	16	4

2. Changes to Admissions and Continued Occupancy Policy for Public Housing (ACOP)

OVERVIEW

The ACOP is HACC's written statement of policies used to carry out the housing program in accordance with federal law and regulations, and HUD requirements. The ACOP is required by HUD and it must be available for public review. The ACOP also contains policies that support the objectives contained in HACC's Agency Plan.

As the federal regulations are regularly changing HACC has chosen to subscribe to, follow and customize as necessary a nationally recognized ACOP model produced by Nan McKay & Associates for use by Housing Authorities in the production of individual public housing ACOP's. HACC will keep the public housing plan current by closely following proposed and adopted federal regulations and closely reviewing the regular updates published by Nan McKay & Associates.

All issues related to public housing not addressed in this ACOP are governed by federal regulations, HUD handbooks and guidebooks, notices and applicable state and local laws. The policies in this ACOP have been designed to ensure compliance with the consolidated HUD Annual Contributions Contract and all HUD-approved applications for program funding. HACC is responsible for complying with all changes in HUD regulations pertaining to public housing. If such changes conflict with this plan, HUD regulations will have precedence.

CONTENTS OF THE POLICY

Unlike the housing choice voucher program, HUD regulations for public housing do not contain a list of what must be included in the ACOP. However, individual regulations contain requirements of inclusion in HACC's written policy. At a minimum, the ACOP plan should cover HACC policies on these subjects:

- The organization of the waiting list and how families are selected and offered available units, including any HACC admission preferences, procedures for removing applicant names from the waiting list, and procedures for closing and reopening HACC waiting list (Chapters 4 and 5)
- Transfer policies and the circumstances under which a transfer would take precedence over an admission (Chapter 12)
- Standards for determining eligibility, suitability for tenancy, and the size and type of the unit needed (Chapters 3 and 5)
- Procedures for verifying the information the family has provided (Chapter 7)
- The method for achieving deconcentration of poverty and income-mixing of public housing developments (Chapter 4)
- Grievance procedures (Chapter 14)
- Policies concerning payment by a family to HACC of amounts the family owes HACC (Chapter 15 and 16)

- Interim redeterminations of family income and composition (Chapter 9)
- Policies regarding community service requirements; (Chapter 11)
- Policies and rules about safety and ownership of pets in public housing (Chapter 10).

NEW APPROACH TO POLICY DEVELOPMENT

HUD has developed an approach to monitoring policy that emphasizes the importance of consistency. The ACOP supports that goal by clearly defining HACC policy for management and staff.

A primary focus of programs like HUD's Rental Integrity Monitoring (RIM) program has been consistency in how PHAs conduct their business and in how HUD monitors PHA activities. HUD has made it clear that consistency in PHA conduct is important. Referring to and following the ACOP is essential to maintaining consistency in applying PHA policy.

HUD makes a distinction between:

- Mandatory policies: those driven by legislation, regulations, current handbooks, notices, and legal opinions, and
- Optional, non-binding guidance, including guidebooks, notices that have expired and recommendations from individual HUD staff.

HUD expects HACC to develop policies and procedures that are consistent with mandatory policies and to make clear the optional policies HACC has adopted. HACC's Admissions and Continued Occupancy Policy is the document that contains and clarifies HACC policy. HUD's direction adds additional emphasis to the need for a clearly written and comprehensive ACOP to guide staff in the clear and consistent application of policy.

HUD has already determined that the recommendations and suggestions it makes are consistent with mandatory policies. Therefore, following HUD guidance in the preparation of HACC policy, even though it is not mandatory, provides HACC with a "safe harbor." If HACC adopts its own optional policy, it must make its own determination that such policy is consistent with legislation, regulations, and other mandatory requirements. There may be very good reasons for adopting a policy or procedure that is different than that suggested by HUD, but HACC should carefully think through those decisions and be able to articulate how their policy is consistent with federal laws, regulations and mandatory policy.

UPDATING AND REVISING THE POLICY

HACC will review and revise this ACOP at least once a year to comply with changes in HUD regulations. The original policy and any changes must be approved by the board of commissioners of HACC, the pertinent sections included in the Agency Plan, and a copy provided to HUD.

This policy update is a complete rewrite and reorganization of the information presented in the current ACOP. It provides updated information with references to source documents. HACC Staff has carefully reviewed the information presented in the revised ACOP and have worked to make assure that aside from updating the policies and regulations per HUD requirements no other substantive changes have been made aside from the following:

- Removes the crime rating system that previously assigned a point value to criminal convictions of applicants for housing. The point system was used to deny housing. As HACC has consistently overturned denials in informal hearings we have chosen to list the type of applicant past performance along with consideration of mitigating factors at the initial applicant screening. This should substantially reduce the number of informal hearings leading to a smoother application experience.
- Revises the interim review policy to change current practice that allows an interim change in rent due to a decrease in resident income or an increase in resident allowances or deductions become effective at the first of the following month after which a resident requests the interim review. The revised policy adds a date requirement that if the request comes in after the 20th of the month the effective date of the interim review will be the first of the month following the next month. This change is made to allow better control of the Property Managers work flow. Each month each Property Manager is required to complete annual reviews of approximately one-twelfth of their residents. Adding last minute interim review requests greatly increases the work flow at the end of the month. This policy change will assist in smoothing the month to month work flow.
- Adopts a guideline for tenant past due rent repayment agreements of a minimum payment of 10% per month subject to the residents' ability to reasonably meet such payment arrangements.
- Removes the Trespass Exclusion Policy from the ACOP and makes it a HACC standalone policy. This policy does not govern the applicant/resident relationship of the ACOP and applies on a broader basis than that covered by the ACOP.

ATTACHMENT B

Housing Needs Tables and Statement of Housing Needs

Statement of Housing Needs

HACC works with Clackamas County Community Development in determining county-wide housing needs based on data collected every year for the Consolidated Plan. The highest level of Housing Need has been identified for residents of the county living at below 30 % AMI, or Extremely Low Income. Residents in this income category have a high need for affordability and supply of housing.

Oregon Housing and Community Services identifies the Extremely Low Income as being the most rent burdened of any other income group in Clackamas County. From 2005-2009, OHCS founds that 80%, or 13,160 of Clackamas County households living in the lowest income group were rent burdened.

HACC currently provides the majority of its housing to those living with Extremely Low Incomes. 80% of HACC's Public Housing and 83 % of its Voucher tenants fall into this income category.

The other two high priority groups identified in Clackamas County's Consolidated Plan are the elderly and people with disabilities. 19% of HACC's Public Housing and 21% of HACC's Voucher tenants are Elderly. People with disabilities make up 47% of Public Housing tenants and 46% of Voucher tenants. HACC's Hillside Manor public housing property is specifically targeted for the Elderly and people with Disabilities.

In addition to meeting Clackamas County housing needs, HACC meets statewide housing delivery goals as defined by Oregon Housing and Community Services by providing housing for the following high priority special needs groups: Chronically Mentally Ill, Developmentally Disabled, Victims of Domestic Violence, Elderly, Farmworkers, HIV/AIDS, and Physically Disabled. HACC achieves this through its Voucher Preferences (Victims of Domestic Violence and Homeless), and through its special needs and affordable housing portfolio.

In FY 2012 HACC will continue to provide housing to these high need population groups through its Public Housing and Voucher programs. HACC will also continue to work closely with its community partners including Clackamas County Community Development, Social Services, and Behavioral Health to identify and respond to the housing needs of those most vulnerable in the community.

TABLE 1
Housing Needs of Families on the Waiting List: Housing Choice Voucher and Public Housing

Housing Choice Voucher Waiting List	# of Families	% of Total Families
Waiting List Total	5265	
Extremely Low Income <= 30% of AMI	4672	89%
Income >30% but <=50% of AMI	575	11%
Income >50% but <80% of AMI	18	0.3%
Elderly	636	12%
Families with Disabilities	1679	32%
White (non-hispanic)	4354	83%
Black (non-hispanic)	539	10%
Hispanic (all races)	313	6%
Native American (non-hispanic)	138	3%
Asian/Pacific Islanders (non-hispanic)	116	2%
Public Housing Waiting List		
Waiting List Total	1645	
Extremely Low Income <= 30% of AMI	1472	89%
Income >30% but <=50% of AMI	157	10%
Income >50% but <80% of AMI	19	1%
Elderly	161	10%
Families with Disabilities	471	29%
White (non-hispanic)	1354	82%
Black (non-hispanic)	177	11%
Hispanic (all races)	106	6%
Native American (non-hispanic)	45	3%
Asian/Pacific Islanders (non-hispanic)	40	2%
Characteristics by Bedroom Size (Public Housing Only)		
1 BR	415	
2 BR	433	
3 BR	312	
4 BR	55	

TABLE 2
Housing Needs of Families Below 80% Area Median Income
Clackamas County

Reflects 2010 American Community Survey Census data unless otherwise noted.

Family Type*	Overall	Afford-ability Need	Supply Need	Quality Need	Access-ibility Need	Size Need	Location Need
Income <= 30% of AMI	10,373	5	5	4	2	3	5
Income >30% but <=50% of AMI	6,704	4	4	3	2	3	5
Income >50% but <80% of AMI	12,239	3	3	2	2	2	4
Elderly**	14,621	4	2	2	3	2	4
Families with Disabilities- Total Population***	14,258	4	4	3	5	3	4
White (non-hispanic)	24,408	4	4	3	2	3	4
Black (non-hispanic)	350	4	4	3	2	3	4
Hispanic (all races)	2579	4	4	3	2	3	4
Native American (non-hispanic)	328	4	4	3	2	3	4
Asian/Pacific Islanders (non-hispanic)	737	4	4	3	2	3	4

* The Clackamas County average family size of 3 was used to for baseline AMI data.

** Elderly is defined as 65 years and over.

*** Disability Status Reflects American Community Survey 2009 Data

ATTACHMENT C

Statement of Deconcentration, and Other Policies that Govern Eligibility, Selection and Admissions.

Statement of Deconcentration

HACC will undertake the following efforts in FY 2012 to affirmatively further fair housing and deconcentration:

- Consider using Small Area Rents and seek necessary waivers from HUD.
- Partner with PHA's in the region(Vancouver, Portland and Washington County) on the Mobility Counseling Regional Pilot Project
- Use "Opportunity Areas Maps" during orientation sessions to educate tenants about options for accessing resources such as employment, education, health care and transportation.
- Identify and reach out to specific land lords and properties in "small area rent" communities; fostering higher levels of voucher acceptance.
- Sponsoring Fair Housing Workshops, with target outreach in areas where vouchers show lower levels of acceptance.

Policies that Govern Eligibility, Selections and Admissions

HACC's policies for Eligibility, Selections and Admissions are governed by the Housing Choice Voucher Administrative Plan for the Voucher program, and by the Admissions and Continued Occupancy Policy (ACOP) for the Public Housing program. Copies of these policies are available by request, and can be accessed on HACC's website at www.clackamas.us/hacc.

ATTACHMENT D

Violence Against Women Act (VAWA) of 2005 Required Statement

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

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

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

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

Oregon Revised Statutes offer protection to tenants who are victims of domestic violence. As a landlord, the Housing Authority is aware of these statutes and has been careful not to proceed with lease enforcement when the evictable causes fall under the protections of these statutes.

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

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

The Housing Authority served Notice to all residents in Public Housing and Section 8 summarizing the VAWA protections early in 2007. The Notice is included in the Housing Authority's Orientation packages to ensure all new applicants are aware of the VAWA protections.

The Housing Authority's Housing Choice Voucher Administrative Plan currently gives a preference on the waiting list to victims of domestic violence.

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

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

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

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

Attachment: OR001a01

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

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

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 4
 Performance and Evaluation Report for Program Year Ending: 12/31/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00
3	1408 Management Improvements -- Soft Costs	\$3,440.55	\$4,543.30	\$4,543.30	\$4,543.30
4	1408 Management Improvements -- Hard Costs	\$83,952.20	\$82,849.45	\$78,134.94	\$78,134.94
5	1410 Administration	\$151,593.25	\$151,593.25	\$151,593.25	\$145,936.08
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$27,580.00	\$27,580.00	\$22,790.30	\$22,790.30
9	1440 Site Acquisition				
10	1450 Site Improvement	\$90,314.30	\$90,314.30	\$90,314.30	\$90,314.30
11	1460 Dwelling Structures	\$381,788.47	\$381,788.47	\$381,788.47	\$381,788.47
12	1465.1 Dwelling Equipment - Nonexpendable	\$4,389.00	\$4,389.00	\$4,389.00	\$4,389.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$42,554.23	\$42,554.23	\$42,554.23	\$42,554.23
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$20,624.00	\$20,624.00	\$20,624.00	\$11,386.05
19	1499 Development Activities	\$200,000.00	\$200,000.00	\$200,000.00	\$195,899.40
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,198,368.00	\$1,198,368.00	\$1,188,863.79	\$1,169,868.07
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs		\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director and Date <i>Richard A Crank</i> 6/14/2012	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
--	---

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

Annual Statement/ Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Housing Authority of Clackamas County		Grant Type and Number				Federal FY of Grant:	
				Capital Fund Program Grant No: OR16P00150108				2008	
				Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-wide Operations	1. Operations	1406	1	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00	COMPLETE	
	SUB-TOTAL	1406		\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00		
Mgmt. Improve.	1. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%	\$43,000.00	\$45,897.25	\$45,897.25	\$45,897.25	COMPLETE	
	2. STAFF: Asset/Redevelopment Manager: Salary & Benefits	1408	5%	\$4,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	3. STAFF: Youth Service Coordinator Salary & Benefits	1408	1	\$36,952.20	\$36,952.20	\$32,237.69	\$32,237.69	ONGOING	
	4. STAFF: Crime Prevention Specialist Salary & Benefits	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$3,440.55	\$4,543.30	\$4,543.30	\$4,543.30	COMPLETE	
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	SUB-TOTAL	1408		\$87,392.75	\$87,392.75	\$82,678.24	\$82,678.24		
PHA-wide Admin.	1. Cap. Admin (COCC) Salary & Benefits	1410	100%	\$39,836.00	\$39,836.00	\$39,836.00	\$39,836.00	COMPLETE	
	a. Capital Improvement Coordinator Salary & Benefits	1410	100%	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	COMPLETE	
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	85%	\$31,757.25	\$31,757.25	\$31,757.25	\$26,100.08	ONGOING In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)	
	3. Advertising	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	4. Travel (Mileage, Parking, etc.)	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	5. Legal Expenses	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	SUB-TOTAL	1410		\$151,593.25	\$151,593.25	\$151,593.25	\$145,936.08		

PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & 2008 Energy Audit	1430	1	\$25,230.00	\$21,024.20	\$16,234.50	\$16,234.50	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$6,205.80	\$6,205.80	\$6,205.80	COMPLETE
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$350.00	\$350.00	\$350.00	COMPLETE
	SUB-TOTAL	1430		\$27,580.00	\$27,580.00	\$22,790.30	\$22,790.30	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$34,439.30	\$34,439.30	\$34,439.30	\$34,439.30	COMPLETE CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$34,439.30	\$34,439.30	\$34,439.30	\$34,439.30	
PHA-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility	1460	10	\$9,159.47	\$9,159.47	\$9,159.47	\$9,159.47	COMPLETE CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$9,159.47	\$9,159.47	\$9,159.47	\$9,159.47	
PHA-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	4	\$4,389.00	\$4,389.00	\$4,389.00	\$4,389.00	COMPLETE
	SUB-TOTAL	1465		\$4,389.00	\$4,389.00	\$4,389.00	\$4,389.00	
PHA-wide Non-Dwelling Equipment	1. TOOLS: Power Equipment for Modernization	1475	10	\$5,206.82	\$5,206.82	\$5,206.82	\$5,206.82	COMPLETE
	2. COMPUTER/EQUIPMENT:	1475	2	\$1,136.17	\$1,136.17	\$1,136.17	\$1,136.17	COMPLETE
	3. Maintenance Vehicles/Equip	1475	3	\$36,211.24	\$36,211.24	\$36,211.24	\$36,211.24	COMPLETE
	SUB-TOTAL	1475		\$42,554.23	\$42,554.23	\$42,554.23	\$42,554.23	
PHA-wide Relocation	1. Relocation costs due to modernization activities	1495	4	\$20,624.00	\$20,624.00	\$20,624.00	\$11,386.05	ONGOING
	SUB-TOTAL	1495		\$20,624.00	\$20,624.00	\$20,624.00	\$11,386.05	
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 - Clackamas Heights (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Porches	1460	5	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #001 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES	1460						

	a. Replace Windows	1460	2	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #003 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 4 - DEV 004 - OCVM (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	b. Remove/Replace ACM floors	1460	20	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #004 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460						
	a. Paint Building	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #005 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 7028	1450	1	\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	COMPLETE
	DEV #007 1450 SUB TOTAL	1450		\$18,500.00	\$18,500.00	\$18,500.00	\$18,500.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 7028	1460	1	\$134,730.00	\$134,730.00	\$134,730.00	\$134,730.00	COMPLETE
	DEV #007 1460 SUB TOTAL	1460		\$134,730.00	\$134,730.00	\$134,730.00	\$134,730.00	
	DEV #007 TOTAL			\$153,230.00	\$153,230.00	\$153,230.00	\$153,230.00	
AMP 2 - DEV 010 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 10021	1450	1	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	COMPLETE
	DEV #010 1450 SUB TOTAL	1450		\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 10021	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #010 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 12011	1450	1	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	COMPLETE
	DEV #012 1450 SUB TOTAL	1450		\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 12011	1460	1	\$131,499.00	\$131,499.00	\$131,499.00	\$131,499.00	COMPLETE
	DEV #012 1460 SUB TOTAL	1460		\$131,499.00	\$131,499.00	\$131,499.00	\$131,499.00	
	DEV #012 TOTAL			\$145,499.00	\$145,499.00	\$145,499.00	\$145,499.00	

AMP 2 - DEV 019 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 19017	1450	1	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	COMPLETE
	DEV #019 1450 SUB TOTAL	1450		\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	
AMP 2 - DEV 020 Scattered Sites	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 19017	1460	1	\$106,400.00	\$106,400.00	\$106,400.00	\$106,400.00	COMPLETE
	DEV #019 1460 SUB TOTAL	1460		\$106,400.00	\$106,400.00	\$106,400.00	\$106,400.00	
	DEV #019 TOTAL			\$123,900.00	\$123,900.00	\$123,900.00	\$123,900.00	
AMP 2 - DEV 021 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 20006	1450	1	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	COMPLETE
	DEV #020 1450 SUB TOTAL	1450		\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
	1. DWELLING STRUCTURES	1460						
	a. Install new windows & siding - #20006	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
DEV #020 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00		
DEV #020 TOTAL			\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00		
AMP 2 - DEV 021 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 21009	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #021 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
Development	Development	1499						
	Project manager	1499	1/2	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00	COMPLETE
	Project planner	1499	1	\$36,549.00	\$36,549.00	\$36,549.00	\$32,448.40	COMPLETE
	Admin Assistant	1499	1	\$23,451.00	\$23,451.00	\$23,451.00	\$23,451.00	COMPLETE
	Development total	1499		\$200,000.00	\$200,000.00	\$200,000.00	\$195,899.40	
	GRAND TOTAL			\$1,198,368.00	\$1,198,368.00	\$1,188,863.79	\$1,169,868.07	

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

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

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Mgmt. Improvem'ts	6/30/2009			6/30/2011			
PHA-Wide Admin. Costs	6/30/2009			6/30/2011			
PHA-Wide Site Improvements	6/30/2009			6/30/2011			
PHA-Wide Dwelling Improvements	6/30/2009			6/30/2011			
PHA-Wide Dwelling Equipment	6/30/2009			6/30/2011			
PHA-Wide Non-Dwelling Equipment	6/30/2009			6/30/2011			
PHA-Wide Relocation Heights	6/30/2009			6/30/2011			
003 - Hillside park	6/30/2009			6/30/2011			
004 - OCVM	6/30/2009			6/30/2011			
005 - Hillside Manor	6/30/2009			6/30/2011			
007 - Scattered Site	6/30/2009			6/30/2011			
010 - Scattered Site	6/30/2009			6/30/2011			
012 - Scattered Site	6/30/2009			6/30/2011			
019 - Scattered Site	6/30/2009			6/30/2011			
020 - Scattered Site	6/30/2009			6/30/2011			
021 - Scattered Site	6/30/2009			6/30/2011			

Signature of Executive Director & Date:
 3/22/12

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

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

Attachment: OR001b01

Part I: Summary

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Date of CFFP:			Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 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		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 20)	\$ 193,118.00	\$ 193,118.00	\$ 193,118.00	\$ 193,118.00	
3	1408 Management Improvements	\$ 88,500.00	\$ 88,500.00	\$ 74,294.00	\$ 56,553.64	
4	1410 Administration (may not exceed 10% of line 20)	\$ 152,700.00	\$ 152,700.00	\$ 152,700.00	\$ 119,450.00	
5	1411 Audit	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ 22,350.00	\$ 22,350.00	\$ 160.00	\$ 160.00	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ 75,000.00	\$ 6,486.34	\$ -	\$ -	
10	1460 Dwelling Structures	\$ 355,302.90	\$ 423,816.56	\$ 401,037.04	\$ 401,037.04	
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -	
13	1475 Nondwelling Equipment	\$ 45,500.00	\$ 45,500.00	\$ 44,924.55	\$ 44,924.55	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
16	1495.1 Relocation Costs	\$ 16,042.10	\$ 16,042.10	\$ 23,717.46	\$ 11,717.46	
17	1499 Development Activities	\$ 240,000.00	\$ 240,000.00	\$ 239,968.02	\$ 217,278.88	
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -	
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,194,513.00	\$ 1,194,513.00	\$ 1,135,919.07	\$ 1,050,239.57	
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -	
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -	
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -	
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -	
25	Amount of line 20 Related to Energy Conservation Measures	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	

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

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Signature of Executive Director <i>Richard A Crook for TA</i>		Date 6/14/2012		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Operations	1. Operations	1406	1	\$193,118.00	\$193,118.00	\$193,118.00	\$193,118.00	COMPLETE
	SUB-TOTAL	1406		\$193,118.00	\$193,118.00	\$193,118.00	\$193,118.00	
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$43,000.00	\$43,000.00	\$43,000.00	\$25,259.64	ONGOING
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$6,250.00	\$6,250.00	\$0.00	\$0.00	ONGOING
	3. STAFF: Youth Services Salary & Benefits	1408	1	\$34,100.00	\$34,100.00	\$31,294.00	\$31,294.00	COMPLETE
	4. STAFF: Crime Prevention Specialist Salary & Benefits	1408	1	\$4,000.00	\$4,000.00	\$0.00	\$0.00	ONGOING
	5. TRAINING: Staff Training Improvement	1408	1	\$500.00	\$500.00	\$0.00	\$0.00	ONGOING
	6. Travel for Resident Services Specialist(s)	1408	1	\$50.00	\$50.00	\$0.00	\$0.00	ONGOING
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$100.00	\$100.00	\$0.00	\$0.00	ONGOING
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1408		\$88,500.00	\$88,500.00	\$74,294.00	\$56,553.64	

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

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No) Replacement Housing Factor Grant No:					Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$119,450.00	\$119,450.00	\$119,450.00	\$119,450.00	COMPLETE
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$33,250.00	\$33,250.00	\$33,250.00	\$0.00	ONGOING - In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
	SUB-TOTAL	1410		\$152,700.00	\$152,700.00	\$152,700.00	\$119,450.00	ONGOING
Audit	1. Financial Audit	1411	100%	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	COMPLETE
	SUB-TOTAL	1411		\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$20,000.00	\$20,000.00	\$0.00	\$0.00	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$2,000.00	\$0.00	\$0.00	ONGOING
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$350.00	\$160.00	\$160.00	ONGOING
	SUB-TOTAL	1430		\$22,350.00	\$22,350.00	\$160.00	\$160.00	
AMP-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$45,000.00	\$0.00	\$0.00	\$0.00	COMPLETE - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$45,000.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$46,229.80	\$30,223.15	\$30,223.15	\$30,223.15	ONGOING - CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$46,229.80	\$30,223.15	\$30,223.15	\$30,223.15	
AMP-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. TOOLS: Power Equipment	1475	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	2. Computer/Equipment	1475	2	\$7,500.00	\$7,500.00	\$6,924.55	\$6,924.55	ONGOING
	3. Maintenance Vehicles/Equip	1475	1	\$38,000.00	\$38,000.00	\$38,000.00	\$38,000.00	COMPLETE
	SUB-TOTAL	1475		\$45,500.00	\$45,500.00	\$44,924.55	\$44,924.55	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No) Replacement Housing Factor Grant No:					Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$16,042.10	\$16,042.10	\$23,717.46	\$11,717.46	ONGOING
	SUB-TOTAL	1495		\$16,042.10	\$16,042.10	\$23,717.46	\$11,717.46	
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 - Clackamas Heights (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Porches	1460	5	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	DEV #001 TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$4,573.10	\$22,380.13	\$16,523.58	\$16,523.58	New Work Item/ONGOING
	DEV #003 TOTAL	1460		\$4,573.10	\$22,380.13	\$16,523.58	\$16,523.58	
AMP 4 - DEV 004 - OCVM (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	b. Remove/Replace ACM floors	1460	20	\$25,000.00	\$11,816.07	\$2,393.10	\$2,393.10	ONGOING
	DEV #004 TOTAL	1460		\$25,000.00	\$11,816.07	\$2,393.10	\$2,393.10	
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Roof	1460	1	\$100,000.00	\$241,194.00	\$241,194.00	\$241,194.00	COMPLETE
	DEV #005 1400 SUB TOTAL	1460		\$100,000.00	\$241,194.00	\$241,194.00	\$241,194.00	
	DEV #005 TOTAL			\$100,000.00	\$241,194.00	\$241,194.00	\$241,194.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #007 1450 SUB TOTAL	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$24,905.86	\$24,905.86	\$24,905.86	ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #007 1460 SUB TOTAL	1460		\$26,500.00	\$26,405.86	\$24,905.86	\$24,905.86	
	DEV #007 TOTAL			\$31,500.00	\$26,405.86	\$24,905.86	\$24,905.86	
AMP 2 - DEV 010 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #010 1450 SUB TOTAL	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$6,236.50	\$6,236.50	\$6,236.50	COMPLETE
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #010 1460 SUB TOTAL	1460		\$26,500.00	\$7,736.50	\$6,236.50	\$6,236.50	
	DEV #010 TOTAL			\$31,500.00	\$7,736.50	\$6,236.50	\$6,236.50	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$10,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #012 1450 SUB TOTAL	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$50,000.00	\$2,769.15	\$2,769.15	\$2,769.15	COMPLETE
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #012 1460 SUB TOTAL	1460		\$51,500.00	\$4,269.15	\$2,769.15	\$2,769.15	
	DEV #012 TOTAL			\$61,500.00	\$4,269.15	\$2,769.15	\$2,769.15	
AMP 2 - DEV 019 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$1,486.34	\$0.00	\$0.00	ONGOING
	DEV #019 1450 SUB TOTAL	1450		\$5,000.00	\$1,486.34	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$25,000.00	\$11,313.40	\$11,313.40	\$11,313.40	COMPLETE	
b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING	
	DEV #019 1460 SUB TOTAL	1460		\$26,500.00	\$12,813.40	\$11,313.40	\$11,313.40	
	DEV #019 TOTAL			\$31,500.00	\$14,299.74	\$11,313.40	\$11,313.40	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 020 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
	DEV #020 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$47,000.00	\$65,478.30	\$65,478.30	\$65,478.30	COMPLETE
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #020 1460 SUB TOTAL	1460		\$48,500.00	\$66,978.30	\$65,478.30	\$65,478.30	
	DEV #020 TOTAL			\$53,500.00	\$71,978.30	\$65,478.30	\$65,478.30	
DEVELOPMENT								
AMP 1 - Dev 01 Clackamas Heights	Executive Director salary and benefits	1499	1	\$23,905.47	\$23,905.47	\$23,905.47	\$23,905.47	COMPLETE
	Project Manager salary and benefits	1499	1	\$23,809.05	\$23,809.05	\$23,809.05	\$11,177.60	ONGOING
	Project Manager salary and benefits	1499	1	\$14,437.05	\$14,437.05	\$14,437.05	\$11,473.64	ONGOING
	Admin assistant./Intern salary and benefit	1499	1	\$2,833.13	\$2,833.13	\$2,833.13	\$2,833.13	COMPLETE
	Development Consultant Services	1499	1	\$48,274.63	\$48,274.63	\$48,242.65	\$41,148.37	ONGOING
	Master Plan & Design Services	1499	1	\$79,754.00	\$79,754.00	\$79,754.00	\$79,754.00	COMPLETE
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	CFFP - Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
		Dev #01 1499 SUB TOTAL	1499		\$193,013.33	\$193,013.33	\$192,981.35	\$170,292.21
AMP 2 - Dev 007-021 Scattered Sites	Executive Director salary and benefits	1499	1	\$23,766.91	\$23,766.91	\$23,766.91	\$23,766.91	COMPLETE
	Project Manager salary and benefits	1499	1	\$13,382.72	\$13,382.72	\$13,382.72	\$13,382.72	COMPLETE
	Project Manager salary and benefits	1499	1	\$9,837.04	\$9,837.04	\$9,837.04	\$9,837.04	COMPLETE
	Admin assistant./Intern salary and benefit	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Appraisal Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Relocation Costs and Services	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Development Consultant Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
		DEV #007-021 1499 SUB TOTAL	1499		\$46,986.67	\$46,986.67	\$46,986.67	\$46,986.67
	DEVELOPMENT TOTAL	1499		\$240,000.00	\$240,000.00	\$239,968.02	\$217,278.88	
	GRAND TOTAL			\$1,194,513.00	\$1,194,513.00	\$1,135,919.07	\$1,050,239.57	

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

² To be completed for the Performance and Evaluation Report

Part III: Implemetation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Clackamas County			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original	Actual	Original	Actual	
PHA-Wide Operations	6/30/2011		6/30/2013		
PHA-Wide Mgmt. Improvem'ts	6/30/2011		6/30/2013		
PHA-Wide Admin. Costs	6/30/2011		6/30/2013		
PHA-Wide Site Improvements	6/30/2011		6/30/2013		
PHA-Wide Dwelling Improvements	6/30/2011		6/30/2013		
PHA-Wide Dwelling Equipment	6/30/2011		6/30/2013		
PHA-Wide Non- Dwelling Equipment	6/30/2011		6/30/2013		
PHA-Wide Relocation	6/30/2011		6/30/2013		
PHA-Wide Contingency Heights	6/30/2011		6/30/2013		
003 - Hillside park	6/30/2011		6/30/2013		
004 - OCVM	6/30/2011		6/30/2013		
005 - Hillside Manor	6/30/2011		6/30/2013		
007 - Scattered Site	6/30/2011		6/30/2013		
010 - Scattered Site	6/30/2011		6/30/2013		
012 - Scattered Site	6/30/2011		6/30/2013		
019 - Scattered Site	6/30/2011		6/30/2013		
020 - Scattered Site Development	6/30/2011		6/30/2013		

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

Attachment: OR001c01

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 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	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ³	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00
3	1408 Management Improvements	\$ 169,516.00	\$ 169,516.00	\$ 90,000.00	\$ 78,346.61
4	1410 Administration (may not exceed 10% of line 20)	\$ 152,875.00	\$ 152,875.00	\$ 118,300.00	\$ 118,300.00
5	1411 Audit	\$ 6,250.00	\$ 6,250.00	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 9,850.00	\$ 9,850.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 52,500.00	\$ 52,500.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 347,329.00	\$ 347,329.00	\$ 93,471.14	\$ 93,471.14
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 33,000.00	\$ 33,000.00	\$ 30,895.76	\$ 29,247.76
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 126,000.00	\$ 126,000.00	\$ 13,034.20	\$ 13,034.20
17	1499 Development Activities ⁴	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,183,320.00	\$ 1,183,320.00	\$ 581,701.10	\$ 568,399.71
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

Part I: Summary				
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Date of CFFP:		FFY of Grant: FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ₁
		Original	Revised ₂	Obligated Expended
Signature of Executive Director <i>Richard A Cronk for TA</i>		Date 6/14/2012		Signature of Public Housing Director Date

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 CFFP (Yes/No:) Replacement Housing Factor Grant No:						Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Operations	1. Operations	1406	1	\$236,000.00	\$236,000.00	\$236,000.00	\$236,000.00	COMPLETE
	SUB-TOTAL	1406		\$236,000.00	\$236,000.00	\$236,000.00	\$236,000.00	
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$33,258.00	\$33,258.00	\$0.00	\$0.00	ONGOING
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$0.00	\$0.00	\$0.00	\$0.00	ONGOING
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$90,000.00	\$90,000.00	\$90,000.00	\$78,346.61	ONGOING
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$33,258.00	\$33,258.00	\$0.00	\$0.00	ONGOING
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$12,500.00	\$12,500.00	\$0.00	\$0.00	ONGOING
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$500.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1408		\$169,516.00	\$169,516.00	\$90,000.00	\$78,346.61	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150110 CFFP (Yes/No) Replacement Housing Factor Grant No:				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$118,300.00	\$118,300.00	\$118,300.00	\$118,300.00	COMPLETE
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$34,575.00	\$34,575.00	\$0.00	\$0.00	In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
	SUB-TOTAL	1410		\$152,875.00	\$152,875.00	\$118,300.00	\$118,300.00	
Audit	1. Financial Audit	1411	100%	\$6,250.00	\$6,250.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1411		\$6,250.00	\$6,250.00	\$0.00	\$0.00	
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$2,000.00	\$0.00	\$0.00	ONGOING
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$350.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1430		\$9,850.00	\$9,850.00	\$0.00	\$0.00	
AMP-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$22,500.00	\$22,500.00	\$0.00	\$0.00	ONGOING CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$22,500.00	\$22,500.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$67,329.00	\$53,653.06	\$14,551.70	\$14,551.70	ONGOING CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$67,329.00	\$53,653.06	\$14,551.70	\$14,551.70	
AMP 1 - Non Dwelling Structures	Operations Office / AMP 1 Comm Center	1470						
	Improvements (Flooring, HVAC, Windows, Siding, Plumbing, Cabinets, etc.)	1470	1	\$50,000.00	\$50,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 & 3 / ONGOING
	SUB-TOTAL	1470		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. Computers & Equipment	1475	2	\$5,000.00	\$2,102.00	\$0.00	\$0.00	ONGOING
	2. Maintenance Vehicles & Equip	1475	1	\$20,000.00	\$23,375.00	\$23,375.00	\$21,727.00	ONGOING
	3. Copier	1475	1	\$8,000.00	\$7,523.00	\$7,520.76	\$7,520.76	ONGOING
	SUB-TOTAL	1475		\$33,000.00	\$33,000.00	\$30,895.76	\$29,247.76	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$126,000.00	\$126,000.00	\$13,034.20	\$13,034.20	ONGOING
	SUB-TOTAL	1495		\$126,000.00	\$126,000.00	\$13,034.20	\$13,034.20	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
(AMP)								
AMP 4 - Oregon								
City View Manor	Site Renovation (conc. drive, sidewalks, 504 ramps, site drainage, etc.)	1450	1	\$20,000.00	\$20,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING
	DEV #004 TOTAL	1450		\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	1. SITEWORK	1450						
AMP 2 - DEV 007 Scattered Sites								
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING
	DEV #007 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$6,543.17	\$6,543.17	ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING
	DEV #007 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$6,543.17	\$6,543.17	
	DEV #007 TOTAL			\$72,500.00	\$72,500.00	\$6,543.17	\$6,543.17	
AMP 2 - DEV 010 Scattered								
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$5,304.00	\$5,024.00	\$5,024.00	NEW WORK ITEM. ONGOING
	DEV #010 1460 SUB TOTAL	1460		\$0.00	\$5,304.00	\$5,024.00	\$5,024.00	
	DEV #010 TOTAL			\$0.00	\$5,304.00	\$5,024.00	\$5,024.00	
AMP 2 - DEV 012 Scattered Sites								
	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$32,602.89	\$32,602.89	ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING
	DEV #012 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$32,602.89	\$32,602.89	
	DEV #012 TOTAL			\$72,500.00	\$72,500.00	\$32,602.89	\$32,602.89	
AMP 2 - DEV 019 Scattered Sites								
	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$6,938.72	\$6,938.72	5 YEAR PLAN YEAR # 2 / ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING
	DEV #019 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$6,938.72	\$6,938.72	
	DEV #019 TOTAL			\$72,500.00	\$72,500.00	\$6,938.72	\$6,938.72	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 020 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING
	DEV #020 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$19,438.72	\$19,438.72	5 YEAR PLAN YEAR # 3 / ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING
	DEV #020 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$19,438.72	\$19,438.72	
DEV #020 TOTAL			\$72,500.00	\$72,500.00	\$19,438.72	\$19,438.72		
AMP 2 - DEV 021 Scattered	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$8,371.94	\$8,371.94	\$8,371.94	NEW WORK ITEM / ONGOING
	DEV #021 1460 SUB TOTAL	1460		\$0.00	\$8,371.94	\$8,371.94	\$8,371.94	
	DEV #021 TOTAL			\$0.00	\$8,371.94	\$8,371.94	\$8,371.94	
DEVELOPMENT								
AMP 1 - Dev 01 Clackamas Heights	Executive Director salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Project Manager salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Project Manager salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Outreach Specialist salary & benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Admin assistant./Intern salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Development Consultant Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	CFFP Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Dev #03 1499 SUB TOTAL	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Executive Director salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
AMP 2 - Dev 007-021 Scattered Sites	Project Manager salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Project Manager salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Admin assistant./Intern salary and benefits	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Appraisal Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Relocation Costs and Services	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Development Consultant Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #007-021 1499 SUB TOTAL	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
DEVELOPMENT TOTAL	1499		\$0.00	\$0.00	\$0.00	\$0.00		
GRAND TOTAL			\$1,183,320.00	\$1,183,320.00	\$581,701.10	\$568,399.71		

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

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Clackamas County				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original	Actual	Original	Actual	
PHA-Wide Operations	6/30/2012		6/30/2014		
PHA-Wide Mgmt. Improvements	6/30/2012		6/30/2014		
PHA-Wide Admin. Costs	6/30/2012		6/30/2014		
PHA-Wide Site Improvements	6/30/2012		6/30/2014		
PHA-Wide Dwelling Improvements	6/30/2012		6/30/2014		
PHA-Wide Dwelling Equipment	6/30/2012		6/30/2014		
PHA-Wide Non- Dwelling Equipment	6/30/2012		6/30/2014		
PHA-Wide Relocation	6/30/2012		6/30/2014		
PHA-Wide Contingency Heights	6/30/2012		6/30/2014		
003 - Hillside park	6/30/2012		6/30/2014		
004 - OCVM	6/30/2012		6/30/2014		
005 - Hillside Manor	6/30/2012		6/30/2014		
007 - Scattered Site	6/30/2012		6/30/2014		
010 - Scattered Site	6/30/2012		6/30/2014		
012 - Scattered Site	6/30/2012		6/30/2014		
019 - Scattered Site	6/30/2012		6/30/2014		
020 - Scattered Site	6/30/2012		6/30/2014		
Development	6/30/2012		6/30/2014		

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

Attachment: OR001d01

Part I: Summary

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
---	---	--

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <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	
		Original	Revised:	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ³	\$ 196,000.00	\$ -	\$ 196,000.00	\$ -
3	1408 Management Improvements	\$ 170,680.00	\$ -	\$ 66,005.92	\$ 11,348.85
4	1410 Administration (may not exceed 10% of line 20)	\$ 133,950.00	\$ -	\$ 98,000.00	\$ 98,000.00
5	1411 Audit	\$ 6,500.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 25,350.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 10,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 245,000.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 25,712.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demostration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 150,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 983,192.00	\$ -	\$ 360,005.92	\$ 109,348.85
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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:	
		Original	Revised:	Obligated	Expended
Signature of Executive Director <i>Jill Anderson</i>		Date <i>3/22/12</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Operations	1. Operations	1406	1	\$196,000.00	\$0.00	\$196,000.00	\$0.00	ONGOING
	SUB-TOTAL	1406		\$196,000.00	\$0.00	\$196,000.00	\$0.00	
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$34,422.00	\$0.00	\$0.00	\$0.00	ONGOING
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$0.00	\$0.00	\$0.00	\$0.00	ONGOING
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$90,000.00	\$0.00	\$66,005.92	\$11,348.85	ONGOING
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$33,258.00	\$0.00	\$0.00	\$0.00	ONGOING
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	ONGOING
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	ONGOING
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$12,500.00	\$0.00	\$0.00	\$0.00	ONGOING
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1408		\$170,680.00	\$0.00	\$66,005.92	\$11,348.85	
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$98,000.00	\$0.00	\$98,000.00	\$98,000.00	ONGOING
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$35,950.00	\$0.00	\$0.00	\$0.00	ONGOING In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
	SUB-TOTAL	1410		\$133,950.00	\$0.00	\$98,000.00	\$98,000.00	
Audit	1. Financial Audit	1411	100%	\$6,500.00	\$0.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1411		\$6,500.00	\$0.00	\$0.00	\$0.00	
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$17,500.00	\$0.00	\$0.00	\$0.00	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$7,500.00	\$0.00	\$0.00	\$0.00	ONGOING
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$0.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1430		\$25,350.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$0.00	\$0.00	\$0.00	\$0.00	accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$0.00	\$0.00	\$0.00	\$0.00	N/A CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-4 Non Dwelling Structures	Community Center Dwelling a. Dwelling Renovation (Flooring, HVAC, Windows, Siding, Cabinets, Paint, etc.)	1470	1	\$20,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	SUB-TOTAL	1470		\$20,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. Computers & Equipment	1475	2	\$5,000.00	\$0.00	\$0.00	\$0.00	ONGOING
	2. Maintenance Vehicles & Equip	1475	1	\$20,712.00	\$0.00	\$0.00	\$0.00	ONGOING
	3. Copier	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1475		\$25,712.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	25	\$150,000.00	\$0.00	\$0.00	\$0.00	ONGOING
	SUB-TOTAL	1495		\$150,000.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #007 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 2 & 3
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 2 & 3
	DEV #007 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 010 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #010 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$50,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1460 SUB TOTAL	1460		\$55,000.00	\$0.00	\$0.00	\$0.00	
DEV #010 TOTAL			\$57,500.00	\$0.00	\$0.00	\$0.00		
AMP 2 - DEV 012 Scattered	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 2 & 3
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
DEV #012 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00		
DEV #012 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00		
AMP 2 - DEV 019 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$50,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1460 SUB TOTAL	1460		\$55,000.00	\$0.00	\$0.00	\$0.00	
DEV #019 TOTAL			\$57,500.00	\$0.00	\$0.00	\$0.00		
GRAND TOTAL			\$983,192.00	\$0.00	\$360,005.92	\$109,348.85		

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

² To be completed for the Performance and Evaluation Report

Part III: Implemetation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Clackamas County				Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original	Actual	Original	Actual	
PHA-Wide Operations	7/30/13		7/30/2015		
PHA-Wide Mgmt. Improvem'ts	7/30/13		7/30/2015		
PHA-Wide Admin. Costs	7/30/13		7/30/2015		
PHA-Wide Site Improvements	7/30/13		7/30/2015		
PHA-Wide Dwelling Improvements	7/30/13		7/30/2015		
PHA-Wide Dwelling Equipment	7/30/13		7/30/2015		
PHA-Wide Non- Dwelling Equipment	7/30/13		7/30/2015		
PHA-Wide Relocation	7/30/13		7/30/2015		
PHA-Wide Contingency Heights	7/30/13		7/30/2015		
003 - Hillside park	7/30/13		7/30/2015		
004 - OCVM	7/30/13		7/30/2015		
005 - Hillside Manor	7/30/13		7/30/2015		
007 - Scattered Site	7/30/13		7/30/2015		
010 - Scattered Site	7/30/13		7/30/2015		
012 - Scattered Site	7/30/13		7/30/2015		
019 - Scattered Site	7/30/13		7/30/2015		
020 - Scattered Site Development	7/30/13		7/30/2015		

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

Attachment: OR001e01

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 8/30/2011

Part I: Summary						
PHA Name/Number: Housing Authority of Clackamas Co.			Locality: Oregon City/Clackamas/Oregon		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____
A	Development Number and Name	Work Statement for year 1 FFY 2011	Work Statement of Year 2 FFY 2013	Work Statement of Year 3 FFY 2014	Work Statement of Year 4 FFY 2015	Work Statement of Year 5 FFY 2016
	001	ANNUAL	\$0.00	\$0.00	\$0.00	\$0.00
	002	STATEMENT	\$ 272,872.00	\$ 286,563.00	\$ 264,287.00	\$ 275,842.00
	003		\$0.00	\$0.00	\$0.00	\$0.00
	004		\$5,000.00	\$0.00	\$0.00	\$0.00
	005		\$0.00	\$0.00	\$ 30,000.00	\$0.00
B	Physical Improvements Subtotal			\$ 295,372.00	\$ 256,563.00	\$ 264,287.00
C	Management Improvements		\$ 135,460.00	\$ 177,714.00	\$ 183,375.00	\$ 190,150.00
D	AMP-Wide Non-dwelling Structures and Equipment		\$58,000.00	\$70,500.00	\$58,000.00	\$38,000.00
E	Administration		\$ 143,360.00	\$ 144,915.00	\$ 146,530.00	\$ 148,200.00
F	Other		\$ 155,000.00	\$ 137,500.00	\$ 135,000.00	\$ 135,000.00
G	Operations		\$ 196,000.00	\$ 196,000.00	\$ 196,000.00	\$ 196,000.00
H	Demolition		\$ -	\$ -	\$ -	\$ -
I	Development		\$ -	\$ -	\$ -	\$ -
J	Capital Fund Financing Debt Service					\$ -
K	Total CFP Funds		\$ 983,192.00	\$ 983,192.00	\$ 983,192.00	\$ 983,192.00
L	Total Non-CFP Funds					
M	Grand Total		\$ 983,192.00	\$ 983,192.00	\$ 983,192.00	\$ 983,192.00

Part II: Supporting Pages - Physical Needs Work Statement(s)										Part II:
Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2013				Work Statement for Year: 3 FFY: 2014				Work Statement for Year 1 FFY	
	Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost		
See Annual Statement	AMP-1,2,4 Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)			Dev 005 Hillside Manor AMP-5	Upgrade Entry System @ Hillside Manor	1	\$30,000.00	See Annual Statement	
		AMP 1	2	\$ 17,500.00		AMP - 5 Sub Total	\$30,000.00			
		AMP 2	2	\$ 17,353.00						
		AMP 4	1	\$ 5,000.00						
	Sub-Total AMP-Wide Sitework 1450				\$ 39,853.00					
	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern. full remodel (units TBD) AMP 2	6	\$ 255,519.00	AMP-1,2,4 Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD) AMP 2	3	\$ 20,000.00		
		Sub-Total AMP-Wide Dwelling 1460					\$ 255,519.00	Sub-Total AMP-Wide Sitework 1450		\$ 20,000.00
AMP-2 Dwelling Equipment 1465		AMP-Wide Dwelling Equipment range/refrigerator	5	\$ -		AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern. full remodel (4 units TBD) AMP 2	4	\$ 236,563.00	
	Sub-Tot AMP-Wide Dwelling Equip 1465				\$ -		Sub-Total AMP-Wide Dwelling 1460		\$ 236,563.00	
AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5	1	\$30,000.00	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ -			
	Resident Storage	5	\$5,000.00		Sub-Tot AMP-Wide Dwelling Equip 1465			\$ -		

Part II: Supporting Pages - Physical Needs Work Statement(s)					Part II:					
Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2013				Work Statement for Year: 3 FFY: 2014				Work Statement for Year 1 FFY	
	Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost		
See Annual Statement	Sub-Tot. AMP-Wide Non-Dwel Struct 1470				\$35,000.00	AMP-3,4,5	New Playgrounds @ AMP 3, 4 & 5		\$30,000.00	See Annual Statement
	AMP-1,2,3	Computer Systems/Maint Equipment	3	\$3,000.00	Non-Dwelling Structures	Resident Storage		\$0.00		
	Non-Dwelling Equipment 1475	Maint Vehicle Truck/Van/Equip	1	\$20,000.00	1470	Sub-Tot. AMP-Wide Non-Dwel Struct 1470		\$30,000.00		
	Sub-Tot. AMP-Wide Non-Dwell Equip 1475				\$23,000.00	AMP-1,2,3	Computer Systems/Maint Equipment	5	\$7,500.00	
	Development Activities 1499	Clackamas Heights AMP 1-1 CFFP Debt Services	1	\$0.00	Non-Dwelling Equipment 1475	Maint Vehicle Truck/Van/Equip	1	\$25,000.00		
	Sub-Tot. Development Activities 1499				\$0.00	1475	Copier	1	\$8,000.00	
	AMP Other	A/E & Consulting	1	\$40,000.00	Sub-Tot. AMP-Wide Non-Dwell Equip 1475				\$40,500.00	
		AMP-Wide Relocation Costs	20	\$100,000.00	Development Activities 1499	Clackamas Heights AMP 1-1 CFFP Debt Services	1	\$-		
		Asbestos Testing/Abatement	1	\$7,500.00	Sub-Tot. Development Activities 1499				\$-	
		Mold Testing/Remediation	2	\$7,500.00	AMP Other	A/E & Consulting	1	\$17,500.00		
		Contingency		\$-		AMP-Wide Relocation Costs	20	\$100,000.00		
	Sub-Total Other				\$155,000.00		Asbestos Testing/Abatement	5	\$10,000.00	
	Operations 1406	Operations	1	\$196,000.00		Mold Testing/Remediation	5	\$10,000.00		
	Sub-Total Operations				\$196,000.00		Contingency	1	\$-	
	2013 Grand Total				\$704,372.00	Sub-Total Other				
					Operations 1406	Operations	1	\$196,000.00		
					Sub-Total Operations				\$196,000.00	
					2014 Grand Total				\$690,563.00	

Supporting Pages - Physical Needs Work Statement(s)				Supporting Pages - Physical Needs Work Statement(s)			
Work Statement for Year: 5 FFY: 2015				Work Statement for Year: 5 FFY: 2016			
Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
AMP-1,2,4 Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD) AMP 2	3	\$ 30,000.00	AMP-1,2,4 Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD) AMP 2	3	\$ 30,000.00
Sub-Total AMP-Wide Sitework 1450			\$ 30,000.00	Sub-Total AMP-Wide Sitework 1450			\$ 30,000.00
AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern. full remodel (units TBD) AMP 2	4	\$ 234,287.00	AMP-1,2,4 Dwelling Structures 1460	AMP-Wide Dwell Improve-cabinets, flooring, doors, garage doors, plumb, HVAC, siding chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations Dwelling modern. full remodel (units TBD) AMP 2	4	\$ 245,842.00
Sub-Total AMP-Wide Dwelling 1460			\$ 234,287.00	Sub-Total AMP-Wide Dwelling 1460			\$ 245,842.00
AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ -	AMP-2 Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ -
Sub-Tot AMP-Wide Dwelling Equip 1465			\$ -	Sub-Tot AMP-Wide Dwelling Equip 1465			\$ -
AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	1 5	\$30,000.00 \$0.00	AMP-3,4,5 Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	1 5	\$10,000.00 \$0.00
Sub-Tot. AMP-Wide Non-Dwel Struct 1470			\$30,000.00	Sub-Tot. AMP-Wide Non-Dwel Struct 1470			\$10,000.00

Work Statement for Year: 5 FFY: 2015				Work Statement for Year: 5 FFY: 2016			
Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
AMP-1,2,3	Computer Systems/Maint Equipment	2	\$3,000.00	AMP-1,2,3	Computer Systems/Maint Equipment	2	\$3,000.00
Non-Dwelling Equipment 1475	Maint Vehicle Truck/Van/Equip	1	\$25,000.00	Non-Dwelling Equipment 1475	Maint Vehicle Truck/Van/Equip	1	\$25,000.00
Sub-Tot. AMP-Wide Non-Dwell Equip 1475			\$28,000.00	Sub-Tot. AMP-Wide Non-Dwell Equip 1475			\$28,000.00
Development Activities 1499	Clackamas Heights AMP 1-1 CFFP Debt Services	1	\$ -	Development Activities 1499	Clackamas Heights AMP 1-1 CFFP Debt Services	1	\$ -
Sub-Tot. Development Activities 1499			\$ -	Sub-Tot. Development Activities 1499			\$ -
AMP Other	A/E & Consulting	1	\$ 15,000.00	AMP Other	A/E & Consulting	1	\$ 15,000.00
	AMP-Wide Relocation Costs	20	\$ 100,000.00		AMP-Wide Relocation Costs	20	\$ 100,000.00
	Asbestos Testing/Abatement	5	\$ 10,000.00		Asbestos Testing/Abatement	5	\$ 10,000.00
	Mold Testing/Remediation	5	\$ 10,000.00		Mold Testing/Remediation	5	\$ 10,000.00
	Contingency	1	\$ -		Contingency	1	\$ -
Sub-Total Other			\$ 135,000.00	Sub-Total Other			\$ 135,000.00
Operations 1406	Operations	1	\$ 196,000.00	Operations 1406	Operations	1	\$ 196,000.00
Sub-Total Operations			\$ 196,000.00	Sub-Total Operations			\$ 196,000.00
2015 Grand Total			\$ 653,287.00	2016 Grand Total			\$ 644,842.00

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2013			Work Statement for Year: 3 FFY: 2014		
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements 1408	Service Coordinator	\$ 37,950.00	Management Improvements 1408	Service Coordinator	\$ 76,329.00
		Asset Manager	\$ -		Asset Manager	\$ -
		Youth Services Coord./Activities/Contracts	\$ 96,410.00		Youth Services Coordinator	\$ 99,785.00
		Travel for Resident Service Specialist	\$ 100.00		Travel for Resident Service Specialist	\$ 100.00
		Computer Software (Soft Costs)	\$ 1,000.00		Computer Software (Soft Costs)	\$ 1,500.00
		Sub-Total Management Improv. - 1408	\$ 135,460.00		Sub-Total Management Improv. - 1408	\$ 177,714.00
	Administration 1410	Central Office Cost Center (COCC)	\$ 98,000.00	Administration 1410	Central Office Cost Center (COCC)	\$ 98,000.00
		Salary & Benefits			Salary & Benefits	
		CFP Capital Improvement Coordinator	\$ 38,860.00		CFP Capital Improvement Coordinator	\$ 40,415.00
		Salary & Benefits A&E Services			Salary & Benefits A&E Services	
	Sub-Total Administration - 1410	\$ 136,860.00		Sub-Total Administration - 1410	\$ 138,415.00	
Audit 1411	Financial Audit	\$ 6,500.00	Audit 1411	Financial Audit	\$ 6,500.00	
	Sub-Total Administration - 1411	\$ 6,500.00		Sub-Total Administration - 1411	\$ 6,500.00	
	2012 Grand Total	\$ 278,820.00		2013 Grand Total	\$ 322,629.00	

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year: 4 FFY: 2015			Work Statement for Year: 5 FFY: 2016		
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements 1408	Service Coordinator	\$ 79,000.00	Management Improvements 1408	Service Coordinator	\$ 81,750.00
		Asset Manager	\$ -		Asset Manager	\$ -
		Youth Services Coordinator	\$ 103,275.00		Youth Services Coordinator	\$ 106,800.00
		Travel for Resident Service Specialist	\$ 100.00		Travel for Resident Service Specialist	\$ 100.00
		Computer Software (Soft Costs)	\$ 1,000.00		Computer Software (Soft Costs)	\$ 1,500.00
		Sub-Total Management Improv. - 1408	\$ 183,375.00		Sub-Total Management Improv. - 1408	\$ 190,150.00
	Administration 1410	Central Office Cost Center (COCC)	\$ 98,000.00	Administration 1410	Central Office Cost Center (COCC)	\$ 98,000.00
		Salary & Benefits			Salary & Benefits	
		CFP Capital Improvement Coordinator			CFP Capital Improvement Coordinator	
		Salary & Benefits A&E Services	\$ 42,030.00		Salary & Benefits A&E Services	\$ 43,700.00
	Sub-Total Administration - 1410	\$ 140,030.00		Sub-Total Administration - 1410	\$ 141,700.00	
Audit 1411	Financial Audit	\$ 6,500.00	Audit 1411	Financial Audit	\$ 6,500.00	
	Sub-Total Administration - 1411	\$ 6,500.00		Sub-Total Administration - 1411	\$ 6,500.00	
	2014 Grand Total	\$ 329,905.00		2015 Grand Total	\$ 338,350.00	

Attachment: OR001f01

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01) <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:	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ³	\$ 178,500.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 128,072.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 124,950.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 6,500.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 47,850.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 20,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 301,750.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 15,212.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 50,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 892,834.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ 62,500.00	\$ -	\$ -	\$ -

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

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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	
		Original	Revised	Obligated	Expended
Signature of Executive Director <i>Bill Anderson</i>		Date <i>3/28/12</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Replacement Housing Factor Grant No:				CFPP (Yes/No:)		Federal FY of Grant: 2012
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Operations	1. Operations	1406	1	\$178,500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1406		\$178,500.00	\$0.00	\$0.00	\$0.00	
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$34,422.00	\$0.00	\$0.00	\$0.00	
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$0.00	\$0.00	\$0.00	\$0.00	
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$93,150.00	\$0.00	\$0.00	\$0.00	
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1408		\$128,072.00	\$0.00	\$0.00	\$0.00	
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$89,000.00	\$0.00	\$0.00	\$0.00	
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$35,950.00	\$0.00	\$0.00	\$0.00	In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
	SUB-TOTAL	1410		\$124,950.00	\$0.00	\$0.00	\$0.00	
Audit	1. Financial Audit	1411	100%	\$6,500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1411		\$6,500.00	\$0.00	\$0.00	\$0.00	
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$40,000.00	\$0.00	\$0.00	\$0.00	
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1430		\$47,850.00	\$0.00	\$0.00	\$0.00	

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

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 CFFP (Yes/No): Replacement Housing Factor Grant No:					Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$0.00	\$0.00	\$0.00	\$0.00	CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$0.00	\$0.00	\$0.00	\$0.00	CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-3 Non Dwelling Structures	Community Center Dwelling	1470			\$0.00	\$0.00	\$0.00	
	a. Dwelling Renovation (Flooring, HVAC, Windows, Siding, Cabinets, Paint, etc.)	1470	1	\$20,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1470		\$20,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. Computers & Equipment	1475	2	\$5,000.00	\$0.00	\$0.00	\$0.00	
	2. Maintenance Vehicles & Equip	1475	1	\$10,212.00	\$0.00	\$0.00	\$0.00	
	3. Copier	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1475		\$15,212.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	25	\$50,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1495		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 Clackamas Heights	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$10,000.00	\$0.00	\$0.00	\$0.00	
	DEV #001 1450 SUB TOTAL	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$40,000.00	\$0.00	\$0.00	\$0.00	
	DEV #001 1460 SUB TOTAL	1460		\$40,000.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #007 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$57,250.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #007 1460 SUB TOTAL	1460		\$64,750.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$67,250.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 CFFP (Yes/No): Replacement Housing Factor Grant No:					Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 010 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$57,250.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1460 SUB TOTAL	1460		\$64,750.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$67,250.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 012 Scattered	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$57,250.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1460 SUB TOTAL	1460		\$64,750.00	\$0.00	\$0.00	\$0.00	
	DEV #012 TOTAL			\$67,250.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 019 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00	
GRAND TOTAL				\$892,834.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part III: Implemetation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Clackamas County				Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original	Actual	Original	Actual	
PHA-Wide Operations	3/11/2014		3/11/2016		
PHA-Wide Mgmt. Improvem'ts	3/11/2014		3/11/2016		
PHA-Wide Admin. Costs	3/11/2014		3/11/2016		
PHA-Wide Site Improvements	3/11/2014		3/11/2016		
PHA-Wide Dwelling Improvements	3/11/2014		3/11/2016		
PHA-Wide Dwelling Equipment	3/11/2014		3/11/2016		
PHA-Wide Non- Dwelling Equipment	3/11/2014		3/11/2016		
PHA-Wide Relocation	3/11/2014		3/11/2016		
PHA-Wide Contingency	3/11/2014		3/11/2016		
Heights	3/11/2014		3/11/2016		
003 - Hillside park	3/11/2014		3/11/2016		
004 - OCVM	3/11/2014		3/11/2016		
005 - Hillside Manor	3/11/2014		3/11/2016		
007 - Scattered Site	3/11/2014		3/11/2016		
010 - Scattered Site	3/11/2014		3/11/2016		
012 - Scattered Site	3/11/2014		3/11/2016		
019 - Scattered Site	3/11/2014		3/11/2016		
020 - Scattered Site	3/11/2014		3/11/2016		
Development	3/11/2014		3/11/2016		

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

Part I: Summary

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16R00150112 Date of CFFP:	Replacement Housing Factor Grant No: FFY of Grant Approval:	FFY of Grant: 2012
---	--	---	---------------------------

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: 01)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost:	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ³	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ 12,914.00	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 12,914.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

Part I: Summary				
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16R00150112 Date of CFFP:		Replacement Housing Factor Grant No: FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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:
		Original	Revised:	Obligated Expended
Signature of Executive Director <i>Jill Anderson</i>		Date <i>3/28/12</i>		Signature of Public Housing Director Date

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16R00150112 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2012		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Operations	1. Operations	1406	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1406		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$0.00	\$0.00	\$0.00	\$0.00	
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$0.00	\$0.00	\$0.00	\$0.00	
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1408		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$0.00	\$0.00	\$0.00	\$0.00	In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
	SUB-TOTAL	1410		\$0.00	\$0.00	\$0.00	\$0.00	
Audit	1. Financial Audit	1411	100%	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1411		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1430		\$0.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16R00150112 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$0.00	\$0.00	\$0.00	\$0.00	CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$0.00	\$0.00	\$0.00	\$0.00	CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-3 Non Dwelling Structures	Community Center Dwelling	1470			\$0.00	\$0.00	\$0.00	
	a. Dwelling Renovation (Flooring, HVAC, Windows, Siding, Cabinets, Paint, etc.)	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. Computers & Equipment	1475	2	\$0.00	\$0.00	\$0.00	\$0.00	
	2. Maintenance Vehicles & Equip	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	3. Copier	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	25	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 Clackamas Heights	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #001 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #001 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #007 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #007 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16R00150112 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2 - DEV 010 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 012 Scattered	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
DEV #012 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00		
AMP 2 - DEV 019 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1450 SUB TOTAL	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1460 SUB TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
DEVELOPMENT ACTIVITIES								
AMP 1 - Dev 01 Clackamas Heights	Accumulation for future PH units @ Clackamas Heights	1499	1	\$12,914.00	\$0.00	\$0.00	\$0.00	
	Dev #01 1499 SUB TOTAL	1499		\$12,914.00	\$0.00	\$0.00	\$0.00	
				\$12,914.00	\$0.00	\$0.00	\$0.00	
GRAND TOTAL				\$12,914.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part III: Implemetation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Clackamas County				Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original	Actual	Original	Actual	
PHA-Wide Operations	3/11/2014		3/11/2016		
PHA-Wide Mgmt. Improvem'ts	3/11/2014		3/11/2016		
PHA-Wide Admin. Costs	3/11/2014		3/11/2016		
PHA-Wide Site Improvements	3/11/2014		3/11/2016		
PHA-Wide Dwelling Improvements	3/11/2014		3/11/2016		
PHA-Wide Dwelling Equipment	3/11/2014		3/11/2016		
PHA-Wide Non- Dwelling Equipment	3/11/2014		3/11/2016		
PHA-Wide Relocation	3/11/2014		3/11/2016		
PHA-Wide Contingency	3/11/2014		3/11/2016		
Heights	3/11/2014		3/11/2016		
003 - Hillside park	3/11/2014		3/11/2016		
004 - OCVM	3/11/2014		3/11/2016		
005 - Hillside Manor	3/11/2014		3/11/2016		
007 - Scattered Site	3/11/2014		3/11/2016		
010 - Scattered Site	3/11/2014		3/11/2016		
012 - Scattered Site	3/11/2014		3/11/2016		
019 - Scattered Site	3/11/2014		3/11/2016		
020 - Scattered Site	3/11/2014		3/11/2016		
Development	3/11/2014		3/11/2016		

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

Attachment: OR001g01

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

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011**

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

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

 3/7/12

Signed / Dated by Appropriate State or Local Official

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: <u>N/A</u>	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Trell Anderson</i></u> Print Name: <u>Trell Anderson</u> Title: <u>Executive Director</u> Telephone No.: <u>503-655-8506</u> Date: <u>4/5/2012</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Clackamas County

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

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

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

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

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

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

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

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

Name of Authorized Official

Trell Anderson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/5/2012

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Clackamas County

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official Trell Anderson	Title Executive Director
Signature 	Date 4/5/2012

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

In the Matter of Approving the Housing Authority's FY 2012 Annual Plan (Agency Plan), and related Certifications and Attachments

RESOLUTION NO. 1888

WHEREAS, the Housing Authority of Clackamas County (HACC), Oregon has developed a streamlined FY 2012 Annual Plan (Agency Plan) and

WHEREAS, the Agency Plan must be updated each year, and includes the following attachments: FY 2012 Capital Fund Annual Statement, the FY 2012 Capital Fund Program Five Year Action Plan, and the Capital Fund Performance & Evaluation Reports for 2008, 2009, 2010 and 2011 grant funds received by U.S. Department of Housing and Urban Development (HUD) and required certifications, and

WHEREAS the HUD Grant OR16P00150112 (FY 2012) for Capital Fund Program is part of the Agency Plan submission and is requesting funds totaling \$892,834.00 for the development, modernization and management of HACC's public housing, and

WHEREAS, HUD requires that HACC prepare a Five Year Plan and its Performance and Evaluation Reports for Capital Fund Program grant funds not spent for FYs 2008, 2009, 2010 and 2011 as part of the submission for the annual grant request, and

WHEREAS, the Agency Plan and its attachments, was developed using the required HUD templates and with input and recommendations from an established Resident Advisory Board (RAB) on January 11, 2012, and

WHEREAS, the Capital Fund Program budget was reviewed and discussed with current public housing residents at its quarterly site meetings on January 23, 25 and 26, 2012.

WHEREAS, the Agency Plan and its attachments were advertised in the Oregonian and the Catch All Chronicle for public review and comment from January 19, 2012 through March 2, 2012, and

WHEREAS, the Agency Plan and its attachments were discussed and testimony was taken at a public hearing in front by the Housing Authority's Board of Commissioners on March 15, 2012, and

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

WHEREAS, the Agency Plan and required attachments and certifications are to be submitted to the HUD at least 75 days prior to the effective date of July 1, 2012,

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

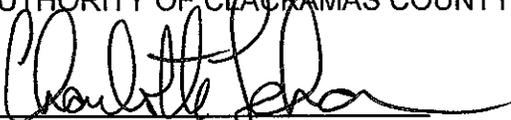
In the Matter of Approving the Housing
Authority's FY 2012 Annual Plan (Agency
Plan), and related Certifications and
Attachments

RESOLUTION NO. 1888
(Cont'd)

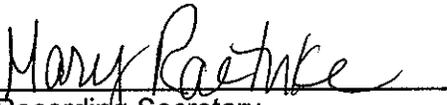
NOW THEREFORE BE IT RESOLVED that the Agency
Plan, its attachments and its certifications are approved, and the Executive Director of the Housing
Authority is authorized to submit these documents to HUD.

DATED this 5th day of April, 2012

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



Charlotte Lehan, Chair


Recording Secretary

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Housing Authority of Clackamas County
PHA Name

OR0001
PHA Number/HA Code

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

Name of Authorized Official <i>Charlotte Lehan</i>		Title Chair, Board of County Commissioners	
Signature <i>Charlotte Lehan</i>		Date <i>April 5, 2012</i>	

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

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

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

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Housing Authority of Clackamas County
 PHA Name

OR0001
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20
 Annual PHA Plan for Fiscal Years 20¹² 20¹³

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

Name of Authorized Official <i>Charlotte Lehan</i>	Title Chair, Board of County Commissioners
Signature <i>Charlotte Lehan</i>	Date <i>APRIL 5, 2012</i>

Attachment: OR001h01

PUBLIC MEETING NOTICE

A Public Meeting to cover the Housing Authority of Clackamas County's Draft Fiscal Year 2012 Annual Plan shall be held on January 11, 2012, at 10 AM at the Clackamas Heights Community Center, located at 13900 S Gain Street, Oregon City, OR 97045. Resident Advisory Board members and Public Housing residents are encouraged to attend.

A public hearing to comment on HACC's 2011 Draft Plan will be held on March 15th, 2012, before the HACC's Board of Commissioners. The Commissioners meet at 10:00 AM, in their hearing room at the Public Services Building located at 2051 Kaen Road, Oregon City, Oregon. Everyone is welcomed to attend and comment on the proposed Plan.

HACC has developed its Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 and Federal Register, Docket No. FR-4829-N-01. The Plan includes the 2012 Annual Statement for the Capital Fund Program (CFP). The Annual Plan also includes the CFP Performance and Evaluation (P&E) reports and budget revision requests for grant years 2008, 2009, 2010 and 2011.

The Draft Plan is available for review from January 19, 2012 through March 2, 2012. Copies can be obtained on-line at www.clackamas.us/hacc/ and hard copies are kept for public review at HACC's administrative office located at 13930 South Gain Street, Oregon City, OR, HACC's Property Management Offices at 13900 South Gain Street, Oregon City, OR and HACC's Hillside Manor Office at 2889 S.E. Hillside Court, Milwaukie, OR. HACC's Property Management offices are open Monday through Friday, 8:30 AM to 5 PM and the Administrative Building is open Monday through Thursday, 8 AM to 6 PM. The Plan can also be viewed at the Clackamas County Library, 16201 SE McLoughlin, Oak Grove, OR. Written comments should be directed to Trell Anderson, Housing Authority of Clackamas County, P.O. Box 1510, Oregon City, OR 97045. These comments must be received by March 2, 2012.



PUBLIC HEARING NOTICE

A public hearing to comment on the Housing Authority of Clackamas County (HACC) 2012 Draft Annual Plan will be held on March 15th, 2012, before the HACC's Board of Commissioners. The Commissioners meet at 10:00 AM, in their hearing room at the Public Services Building, 4th floor, located at 2051 Kaen Road, Oregon City, Oregon. Everyone is welcomed to attend and comment on the proposed Plan.

HACC has developed its Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 and Federal Register, Docket No. FR-4829-N-01. The Plan includes the 2012 Annual Statement for the Capital Fund Program (CFP). The Annual Plan also includes the CFP Performance and Evaluation (P&E) reports and budget revision requests for grant years 2008, 2009, 2010 and 2011.

The Draft Plan is available for review on-line at www.clackamas.us/hacc/. Hard copies are kept for public review at HACC's administrative office located at 13930 South Gain Street, Oregon City, OR, HACC's Property Management Offices at 13900 South Gain Street, Oregon City, OR and HACC's Hillside Manor Office at 2889 S.E. Hillside Court, Milwaukie, OR. HACC's Property Management offices are open Monday through Friday, 8:30 AM to 5 PM and the Administrative Building is open Monday through Thursday, 8 AM to 6 PM. The Plan can also be viewed at the Clackamas County Library, 16201 SE McLoughlin, Oak Grove, OR.



From: noreply+feedproxy@google.com on behalf of Oregon Housing Blog [housepdx@gmail.com]
Sent: Tuesday, February 14, 2012 5:18 AM
To: OMeara, Mary-Rain
Subject: Oregon Housing Blog

[Oregon Housing Blog](#)



[City Withdraws Supreme Court Fair Housing Case on Disparate Impact; Path Clear for HUD to Issue Regs?](#)

Posted: 13 Feb 2012 09:10 PM PST

TwinCities.com story is [HERE](#).

Regulations.gov web page [HERE](#) has HUD proposed rule and public comments. (Comments to date from Oregon are [HERE](#)).

Originally created and posted on the [Oregon Housing Blog](#).

◆ [Email this](#)

[Clackamas and Washington County PHA's Post Annual Plans for Comment.](#)

Posted: 13 Feb 2012 02:40 PM PST

Both the Washington County and Clackamas County housing authorities have posted their annual PHA plans for comment.

The Clackamas County plan can be found [HERE](#), and the plan from Washington County Housing Services is [HERE](#).

Combined these two PHA's administer about 5,000 HUD funded public housing and voucher units and their annual plans include important information about accomplishments and planned new activities as well as demographic information about the 11,400 families on their wait lists and the overall housing needs in their communities.

Opportunity to Comment

The Clackamas County PHA plan is open for public review from 1/19/2012 through 3/2/2012. Comments and questions about the plan can be directed to: Mary-Rain O'Meara, 503-655-8279 (momeara@clackamas.us)

The Washington County Housing Authority Board will hold a public hearing on their plan on Tuesday, April 3, 2012 at 10:00 a.m. at the Washington County Public Services Building, Auditorium 155 N. First Street, Hillsboro.

Originally created and posted on the [Oregon Housing Blog](#).

HACC Annual Plan 2012

1.11.12 RAB MEETING

NOTES

10:00-10:15 Welcome and Introductions

Trell Anderson

10:15-11:15 Plan Updates

- Agency-Wide Updates(Tab 1) Mary-Rain O'Meara
- Housing Choice Voucher Updates (Tabs 1 and 2) Toni Karter
- Public Housing Updates (Tabs 1 and 3) Dan Potter
- Development (Tab 1) Andrea Sanchez
- Housing Needs and Additional Info (Tabs 1 and 4) Mary-Rain O'Meara

QUESTIONS

Agency Wide Updates:

Move To Work

Q: What is Move To Work?

A: Move to Work is a HUD Pilot Program that allows housing authorities to combine their Public Housing and Section 8 sources of funding into one agency wide funding source. There are currently 33 Move to Work agencies in the nation.

Voucher Updates:

Project Based Vouchers

Q: What is the benefit of Project Based Vouchers?

A: The benefit is that it can assist people with high barriers to access housing. Units can be dedicated for people with disabilities or other special needs to provide stable permanent housing. Only 20% of the Voucher pool can be project based, and no more than 25% of one property can have Project Based units.

Q: Would the Project Based vouchers apply to new or existing properties?

A: It could apply to both.

Q: In addition to benefiting people with special needs, could you set up criteria using the Opportunity Maps to ensure that the Project Based units are located in areas of opportunity?

A: Yes, we can set up criteria in the RFP to specify this.

Q: Would Project Based vouchers work for regular voucher holders?

A: Yes

Q: Will there be different waiting lists for Project Based Vouchers?

A: This has not been determined yet, but it is a possibility.

Caregivers

Q: Are you able to add a caregiver to your Voucher or PH unit?

A: Yes, you can add a caregiver under both programs.

Small Area Payment Standards in Lake Oswego and West Linn

Q: Will implementation of Small Area Payment Standards cost HACC more money?

A: It will cost more rental assistance dollars as we pay higher portions of rent.

Q: Do you have tenants who want to live in Lake Oswego and West Linn?

A: This is about providing housing choice and options for these higher rent communities.

Utility Allowances Simplification

Q: Will making changes to Utility Allowance Calculations cause housing costs to go up?

A: The answer to this question is not easy as it depends if we increase or decrease the utility allowance per household. Typically we would only expect a one or two dollar change in the amount of tenant rent change with the changes we are proposing.

Waiver for allowing Biennial Inspections

Q: Would this change the tenant-driven inspections?

A: No, it would not change this and they would still be available.

New Preference Voucher for Graduates of Permanent Supportive Housing

Q: Will this be a one time voucher?

A: Yes, and we anticipate issuing approximately 4-8 a year. These vouchers are for people with mental illness transitioning into permanent supportive housing.

Voucher Search Term Reduction to 60 Days

Q: Does HACC provide support in searching for housing?

A: No, not usually.

Q: Do most people find housing within 60 days?

A: Yes, most people do.

Landlord Self Certification of Annual Inspections

Q: Does HACC have a list of the items that landlords can self-certify for inspections?

A: Yes, this will be provided to all landlords in the program.

Fraud Investigation Policy

Q: Can HACC look into the authorizing statute for what constitutes as fraud?

A: Yes, we will look into this.

Public Housing Updates:

No Smoking Policy

Q: Why didn't HACC make this policy for all housing including voucher units?

A: HACC cannot make this change at privately owned and operated housing in the voucher program, but we do have the discretion to do so at the housing units we own.

Q: Does this policy include Medical Marijuana?

A: Yes, it includes smoking of all substances inside the unit.

Q: Will tenants be evicted if they violate the rule?

A: We will deal with that as any other lease violation.

Q: How far from the door does the smoker need to be?

A: The rule county wide is 25 feet from the door.

Removal of Crime Rating System

Q: Does this include traffic tickets?

A: No.

Interim Change in Rent Policy Change

Q: Is there a way to protect people from paying increased rent?

A: This does not include any rent increases, all the changes would be rent decreases.

DEVELOPMENT UPDATES

Scattered Site Disposition

Q: What is the benefit to getting rid of Scattered Sites?

A: These units are spread geographically throughout the county and it is becoming increasingly more costly to maintain them.

Q: Is there a homeownership program for the tenants of units that are being sold?

A: HACC offered a home ownership option for the first 21 houses sold. It is anticipated that HACC will continue to offer a homeownership option if it sells additional scattered site units.

Q: Have Scattered Site residents been notified?

A: If we ask HUD for permission to sell additional units all of the residents will be notified.

Q: How are the people in the current units transferred?

A: HACC follows the processes and procedures outlined in the Public Housing Scattered Site Relocation Policy.

Q: Getting rid of the Scattered Site units made a lot of sense in conjunction with the Clackamas Heights Redevelopment, when there was an offset and these units would be



replaced on site. Under current circumstances, what is the plan for replacing these units?
This is a concern for Public Housing advocates.

A: HUD statutes and regulations dictate the use of scattered site public housing sale proceeds. Current allowed uses include: Section 8 replacement units 2) Public Housing replacement units.

11:15-11:45 Capital Fund Overview (Tab 8)

Dan Potter and
Josh Teigen

QUESTIONS:

Q: Why is there a budget for making improvements to scattered site units if you are going to sell these off?

A: We have an undetermined timeline as to when the remainder of these units will be sold. In the meantime these units are still occupied and have ongoing maintenance and repair needs.

11:45-12:00 Annual Plan Timeline/ Questions and Answers

All

1/31/2012

Re: Changes to HACC 2012 draft Annual Plan

Dear RAB member/ Voucher resident representative,

Thank you to those who were able to attend the recent meeting to discuss HACC's 2012 draft Annual Plan (Plan). Since our meeting, two items have been added to the Plan under the Public Housing and Housing Choice Voucher Program Update areas (page 2, items 19 and 24). This letter is to notify you of these changes, and to provide a brief explanation of the changes, and to ask for your feedback. A copy of the updated page is included for your reference.

Please note that the Public Review period is now in effect for the Plan, and ends March 2, 2012. Any comments or questions you have regarding the Plan can be directed to Mary-Rain O'Meara at 503-655-8279 or momeara@clackamas.us.

Changes to the HACC 2012 Draft Admin Plan:

Housing Choice Voucher Updates, Section 6.0 (Page # 2)

#19, addition:

"HACC will research and consider a consortium of our Housing Choice Voucher Program".

(Section 8 Only)

Explanation: HACC has been notified of additional funding cuts for the administration of the Voucher program. This is the second year in a row; and will be the sixth year in a row that the Voucher program expenses exceed revenue (Federal funds). Because of this, HACC is considering several options to continue serving 1,605 families with vouchers in Clackamas County, but decrease the cost of running the program. One of these options is to create a Housing Choice Voucher Consortium with Multnomah County's Home Forward. A Consortium basically means two separate Housing Authorities might merge two programs into one larger program, with one agency administering that one program. No decisions have been made at this point. We welcome your thoughts, comments and input as we consider this option.

Public Housing Updates, Section 6.0 (Page # 2)

#24, addition

"HACC may open one or two Public Housing waitlists in FY 2012".

Explanation: During 2012, HACC anticipates the possibility of opening up to three of its Public Housing waitlists for application including the following waitlists: Oregon City View Manor (2 and 3 Bedroom units) and Hillside Manor (1 Bedroom units). HACC would follow an intensive notification and outreach

to publicize the application process upon opening of these lists. We welcome your thoughts, comments and input as we consider this.

As always, the Housing Authority thanks you for your participation and welcomes any questions or comments to the above changes, or any other portion of the draft Annual Plan.

We would like to remind you that a Public Hearing for the draft Annual Plan will be held in front of the Board of Clackamas County Commissioners on March 15th, at 10 AM, in the BCC Chambers, 2150 Kaen Rd, Oregon City, OR.

Sincerely,

Trell Anderson, Director

Healthy Families. Strong Communities.

P.O. Box 1510, 13930 S. Gain Street, Oregon City, OR 97045-0510 • Phone: (503) 655-8267 • Fax: (503) 655-8676
www.clackamas.us/hacc

January 31, 2012

BCC
BOARD OF COMMISSIONERS

Jim Bernard
Clackamas County Board of Commissioners
2051 Kaen Rd
Oregon City, OR 97045

FEB 02 2012

Dear Board Member Bernard:

We are writing to participate in the public comment period for the Annual Plan submitted by the Housing Authority of Clackamas County. Specifically, we are very concerned about item 19 under Housing Choice Voucher updates: "HACC will research and consider a consortium of our Housing Choice Voucher program". This consortium, as we understand it to be, would mean the absorption of the Housing Choice Voucher program in Clackamas County by Home Forward, formerly the Housing Authority of Portland. Home Forward would geographically cover both Clackamas and Multnomah County and administer all vouchers currently assigned to HACC.

First of all, you should be aware that this item was added to the Annual Plan for the Voucher program after the staff was given opportunity to comment and after the plan was presented to the Resident Advisory Board (RAB). The RAB must have the plan explained in full to them and be allowed to give comments, ask questions and voice concerns. This is a requirement of 24 CFR Chapter IX (4-1-08 Edition) Section 903.13, which are the regulations that HUD requires Housing Authorities to follow. This policy was followed for all other items included on this year's list except item 19. Voucher staff were not informed of this specific inclusion until January 18, 2012. Given the huge impact a consortium would make on clients, landlords, and staff it seems highly inappropriate to include this item after resident and staff review periods. Our concerns, though, go far beyond procedural improprieties.

The reason we have been given for considering this consortium is the budget shortfall, which currently requires additional funding from the Housing Authority to operate the Voucher program. As a group, our staff takes the funding deficit for our program very seriously. We worked very hard over the last year to get our costs in alignment with our funding. We actually achieved this and were operating within budget until HUD announced further budget cuts. Since that announcement our department manager has been pursuing other options for achieving cost reductions while continuing to provide the same high quality of service to our clients, high levels of compliance with HUD regulations, and high lease up rates that we have always maintained. These high performance levels ensure that Federal funds intended to serve the most vulnerable people of this county are used efficiently and correctly, maximizing the benefit to the entire county.

We believe a better option than a consortium with Home Forward would be to request several waivers from HUD to allow us to lower the per-client work load. This, in turn, should allow the Housing Authority to reduce staffing levels without sacrificing quality. Staff would be able to handle higher caseloads and still comply with Federal requirements. Of course, as a staff we would prefer to have no further staffing reductions, but we are willing to do what it takes to keep this program healthy and serving our community. Housing Choice Voucher Annual Plan updates 12 through 15 addresses the agency's desire to pursue these waivers. We feel that our chances for getting these waivers approved would be undercut by also asking for a consortium

There are many other reasons why this is a bad idea for Clackamas County, which we hope to share with

you later in the public comment period. For now, we would like to conclude by asking why the board would even consider turning over control of \$11 million dollars of Federal funds to another board in another county. It is our understanding that Mr. Anderson will be telling you that you will be able to maintain control of this funding even after he turns the program over to Home Forward . As a group of staff who have worked in this business for a very long time, we do not believe that is realistic. Asking a single agency to answer to two separate boards is not a workable long term proposition. At best, the Clackamas County commissioners would be the "minority shareholder" to the Home Forward board's "majority" position.

Even if the consortium agreement had a clause that allowed the Clackamas County Board to pull out of the contract, the Housing Choice Voucher program is a complex program that requires a well-trained staff. Occupancy Specialists have a one year learning curve. Hiring and training staff, equipping an office and transitioning caseloads would be prohibitively expensive. Legally, the board might have the option of reclaiming this program. In reality, once you allow Home Forward to take over this program we do not believe there is a feasible way to get it back. We encourage you to consider whether you are serving the best interests of your constituents by relinquishing control of millions of dollars in Federal funds to another county.

We respectfully request that you instruct Mr. Anderson to delete item 19 from the Annual Plan update and allow the program manager to pursue waivers and other cost cutting measures. If we are unable to obtain these waivers, and therefore unable to get our budget to balance, our staff requests to be part of the process to determine what the next steps should be. Most of our staff have worked for this program for more than 10 years and many of us have worked here for more than 20. Our investment in this program goes far beyond a paycheck.

Thank you for your time and consideration.

Sincerely,



Anita French
Administrative Analyst II



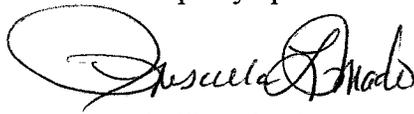
Jon Garcia
Occupancy Specialist



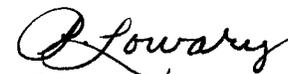
Deborah Greene
Eligibility Specialist



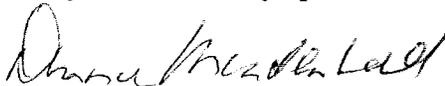
Gary Knepper
Family Self-Sufficiency Specialist



Priscilla Labrado
Office Specialist II



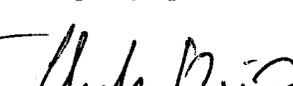
Patricia Lowary
Occupancy Specialist



Donna Mendenhall
Inspector



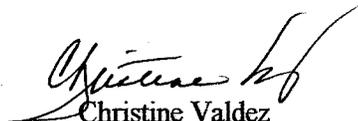
Nathaniel Mom
Occupancy Specialist



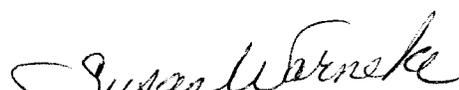
Andrew Quiroz
Inspector



Betty Rautio
Accounting Specialist



Christine Valdez
Occupancy Specialist



Susan Warneke
Office Specialist II

From: Potter, Dan (Housing)
Sent: Monday, January 30, 2012 4:26 PM
To: 'Ron Rubino'
Cc: Anderson, Trell; O'Meara, Mary-Rain
Subject: HACC Public Housing ACOP
Attachments: ACO 09_8-10 2012 01 30.pdf; ACO 16_6-11 2012 01 30.pdf; Admissions review tracking.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ron,

As promised I have made the changes to the Public Housing ACOP we discussed when we met in your office on the 19th as follows:

I have attached revised chapters 9 and 16 of the ACOP as well as a brief listing of the informal reviews of applicant denials with their status.

- Chapter 9: Reexaminations: Rewrote section 9.III.D *Processing the Interim Reexamination* (page 9-14) Changed the effective date as follows to eliminate the 20th as a cut off date. The new wording now states that *"Reports of such changes must be made to HACC no later than the last day of each month in order for the change in rent to be effective on the first of the following month."*
- Chapter 16: Program Administration: Rewrote section 16.III.B *Repayment Policy- Down Payment Requirement - HACC Policy* to eliminate the 10% down payment in the original version as follows: *The family must pay the equivalent of the first month's payment at the time of signing the repayment agreement.*

Also in section 16.III.B *Repayment Policy* rewrote *Payment Thresholds - HACC Policy* to read as follows:

HACC has established the following thresholds for repayment of debts:

Amounts over \$5,000: tenants may request an alternate payment plan that exceeds 48 months.

Amounts between \$3,000 and \$5,000: must be repaid within 48 months.

Amounts between \$2,000 and \$2,999: must be repaid within 30 months.

Amounts within \$1,000 and \$1,999: must be repaid within 24 months.

Amounts under \$1,000 must be repaid within 12 months.

If a family can provide evidence satisfactory to HACC that the threshold applicable to the family's debt would impose an undue hardship, HACC may, in its sole discretion, determine that a lower monthly payment amount is reasonable.

In making its determination, HACC will consider all relevant information, including the following:

The amount owed by the family to HACC.

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

The family's current and potential income and expenses.

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

The family's history of meeting its financial responsibilities.

- As noted, I also attached a quick listing of the individual admissions denial informal reviews. In 85.7% of the review cases the denial was overturned and the applicant was approved to move into Public Housing. I noted the pertinent facts for those cases that were denied at the informal review stage. In general, those that were approved had mitigating circumstances that outweighed the PH reason for denial. In most cases the reason for denial was based on the crime point system from the current ACOP. We found that a large proportion of applicants had one or more of the following mitigating circumstances: Excellent personal references, completion of a counseling program, time had

gone by since the criminal history took place, strong landlord references, payment of past Landlord debts, a general positive change in personal circumstances, and other similar positive information.

- I believe that the elimination of the point system will benefit the applicant as there will be no automatic denial for certain criminal activity. Mitigating circumstances can be taken into account at the time of eligibility review. Although we have not tracked the denied applicants that did not ask for a denial review, I believe there is a number that gave up at that point. This change will make the criminal activity subject to the same review as Landlord references and personal/professional references.

If you have any questions please let me now.

Daniel Potter
Housing Asset Manager
Housing Authority of Clackamas County
503.650.3537

From: Anderson, Trell
Sent: Monday, February 06, 2012 8:06 PM
To: 'ron.rubino@lasoregon.org'
Cc: Karter, Toni; OMeara, Mary-Rain; 'ellen.mendoza@lasoregon.org'
Subject: Re: Final Annual Plan Update letter sent to RAB and FSS

Certainly, Ron. The basis for considering a Consortium model, as one option among several other models we are analyzing, is that Congressional allocations (cuts) leave the Voucher program with a \$200,000 annual budgetary gap. We can not continue to supplement the program from other fund sources at the same time that our housing portfolio needs serious attention. In Public Housing, we estimate \$42M in needed capital improvements when our annual Cap Fund program has dipped below \$1M per year. While we project that PH operations will remain stable for a couple more years, HUD is sweeping PH reserves by requiring us to spend them down before we get any new allocations. HUD is offering the Rental Assistance Demonstration project to convert PH units to Project-Based voucher units - in recognition that there is no way PHAs have the ability to address capital needs issues in portfolios across the country.

...I'm glad to talk with you more. And certainly after we have crunched more numbers and have had a chance to gather more information, we will have more dialog with residents, voucher holders, landlords, and others. As I've told our staff, we are at the very front end of outlining scenarios and considering options.

Similar to what your organization faces, PHAs across the country face difficult decisions. HACC is not immune from any of it and suffers the same chronic ailments. ...And as always, you will be invited to review, comment, and help shape things along the way.

...To be continued...

Trell

From: Ron Rubino [mailto:ron.rubino@lasoregon.org]
Sent: Monday, February 06, 2012 07:18 PM
To: Anderson, Trell
Cc: Karter, Toni; OMeara, Mary-Rain; Ellen Mendoza <ellen.mendoza@lasoregon.org>
Subject: RE: Final Annual Plan Update letter sent to RAB and FSS

Trell,

Thank you for forwarding copies of the actual letters sent to the RAB about the consolidation proposal for the Voucher program.

I was surprised to have first learned elsewhere that you'd added this proposal to the plan after the RAB meeting.

The possible magnitude of changes that could occur with surrendering Clackamas' Voucher program to Home Forward to administer makes the timing of this announcement awkward at best and I assume you've already heard complaints.

I also assume that others than Legal Aid have concerns that the change will not benefit Clackamas residents, especially as you move to sell the scattered sites, and replace them only with vouchers.

While I understand that the Voucher program loses money for HACC and that both HACC and HUD have lost funding, I don't understand the scope of those shortfalls in comparison with other revenues and options. So, I hope that you can provide more information that will allow Legal Aid and the community a meaningful opportunity to assess this proposal.

For example, and coincidentally, you ask about the consolidation of the Oregon City Regional Office of Legal Aid with our Multnomah office. I think concerns about that proposal are similar to the ones you're facing with your proposal for consolidation. In answer to your question about timing, the move of most of the staff of this office to Portland is scheduled to occur by the end of March – just in time for April 1st.

I know that funding shortfalls are behind both your decision and that of our board. To explain, nationwide, legal aid has suffered substantial funding losses:

LSC's President, Jim Sandman, recently conducted a survey among LSC programs nationwide to gauge the effects of recent cuts in LSC and other funding. According to the survey results, *"LSC-funded programs anticipate laying off 393 employees, including 163 attorneys, in 2012. The reductions continue a staffing downturn that began about a year ago. In December 2010, LSC-funded programs employed 4,351 attorneys, 1,614 paralegals and 3,094 support staff. During 2011, LSC programs reduced their staffing by 833 positions through layoffs and attrition. They now anticipate a new round of layoffs this year, bringing the staffing loss to 1,226 full-time personnel. The survey was conducted in late December and early January, and 132 of the 135 nonprofit legal aid programs funded by LSC responded."*

<http://www.lsc.gov/media/press-releases/staff-reductions-hit-legal-aid-programs>

If you could support your proposal by presenting the financial imperatives HACC is facing it might make more understandable your decision to explore program consolidation.

In any event, I look forward to working with you on the issues facing both our programs.

Ron

Ronald J. Rubino
Legal Aid Services of Oregon
Oregon City Regional Office
421 High Street, Suite 110
Oregon City, Oregon 97045
telephone 503.655.2518
facsimile 503.655.2701

This electronic mail communication may contain privileged and confidential attorney-client communications and/or attorney work product. If you have received this communication in error or are not the intended recipient, please delete the communication without using, copying or otherwise disseminating it. Please notify sender that you received the message in error.

From: Anderson, Trell [mailto:TrellAnd@co.clackamas.or.us]
Sent: Monday, February 06, 2012 5:17 PM
To: Ron Rubino
Cc: Karter, Toni; OMeara, Mary-Rain
Subject: FW: Final Annual Plan Update letter sent to RAB and FSS

Hi Ron,

Here's a copy of the letter sent to RAB members. Sorry for the oversight in not sending it to you at the same time we sent it to RAB members. I understand you also would like a current copy of the plan. As always, it's available on our web site at www.clackamas.us/hacc.

Any updates from you end on the office closing?

Best,
Trell

Trell Anderson
Executive Director
Housing Authority of Clackamas County
503.655.8506

From: Ron Rubino [ron.rubino@lasoregon.org]
Sent: Wednesday, February 29, 2012 10:40 AM
To: OMeara, Mary-Rain
Cc: Anderson, Trell; Ellen Mendoza
Subject: RE: Comments on Annual Plan

Hi Mary-Rain,
Thank you for your courtesy and your reminder.

I've been working with colleagues on Legal Aid's comments to get them out Friday but was hoping first to have gotten a fuller explanation from Trell about the consortium proposal so that I could better understand it. I know he's been busy though.

While we may disagree, we at least understand HACC's decision to take cost-cutting steps like in Plan items 12 – 15 (the MTW-based waivers) due to the modest financial shortfall in the Voucher program. But the financial numbers do not seem to come close to justifying such a risky proposal as surrendering all control of 1600 Voucher, especially with the planned disposition of the scattered sites, the great bulk of HACC's housing resources, impeding client access, loss of community income, and loss of a dozen or more living wage jobs to HAP, especially on an accelerated time-frame that appears like an end run of the RAB meeting. And I think that is what Legal Aid will be saying.

Thanks again,
Ron

Ronald J. Rubino
Legal Aid Services of Oregon
Oregon City Regional Office
421 High Street, Suite 110
Oregon City, Oregon 97045
telephone 503.655.2518
facsimile 503.655.2701

This electronic mail communication may contain privileged and confidential attorney-client communications and/or attorney work product. If you have received this communication in error or are not the intended recipient, please delete the communication without using, copying or otherwise disseminating it. Please notify sender that you received the message in error.

From: OMeara, Mary-Rain [<mailto:MOMeara@co.clackamas.or.us>]
Sent: Wednesday, February 29, 2012 8:27 AM
To: Ron Rubino
Cc: Anderson, Trell
Subject: Comments on Annual Plan

Hi Ron,

Just a reminder that the public comment period ends this Friday, March 2nd for the HACC Annual Plan, in preparation for the March 15th Public Hearing in front of the BCC.

If you would like to submit any additional comments, or a formal letter (see attached for what you submitted last year), I will get this incorporated into the packet that gets sent up to the BCC early next week.

Of course there will be an opportunity to comment in person at the BCC Hearing on 3/15, at 10 AM.

Thanks as always for your participation!

Mary-Rain O'Meara
Housing Authority of Clackamas County
Desk: 503.655.8279
Mobile: 503.351.1860

Annual Plan 2012 Response to Public Comments:

1) Comments from Ron Rubino, Oregon Legal Aid

- A. Admissions and Continued Occupancy Policy (ACOP) comments: On January 19th, 2012, Dan Potter, HACC Asset Manager met with Ron Rubino, Legal Aid of Oregon to discuss recommended changes to the ACOP. The included email dated January, 30th, 2012 from Dan Potter summarizes the changes that were incorporated into the ACOP based on Mr. Rubino's recommendations.
- B. Administrative Plan comments: Toni Karter, HACC Housing Services Manager met with Ron Rubino on January 9th, 2012 to discuss recommended changes to the Administrative Plan. HACC agreed to conduct Voucher Turnback studies for 2011 and 2012 to track potential impacts of Administrative Plan changes. Additional recommendations were incorporated into the current version of the Administrative Plan as appropriate.
- C. Consortium for Voucher Program:
 - 1. In the included email dated February 6th, 2012, Ron Rubino submitted comments and questions regarding item # 19 in the Annual Plan Update, Consideration of a Voucher Consortium. Trell Anderson, HACC Executive Director, responded to these comments in the included email dated February 6th, 2012.
 - 2. Mr. Rubino submitted a second email dated February 29th, 2012 with additional comments regarding item # 19 in the Annual Plan Update, Consideration of a Voucher Consortium.

2) HACC Staff Letter to Board of County Commissioners

On January 31st, 2012, twelve employees of the Housing Authority submitted a letter to the Clackamas County Board of Commissioners with comments regarding item # 19 in the Annual Plan Update, Consideration of a Voucher Consortium.

Response from Trell Anderson, HACC Executive Director

March 5th, 2012:

Regarding comments about Annual Plan item #19 "HACC will research and consider a consortium of our Housing Choice Voucher program":

As previously noted and discussed, the Housing Choice Voucher program expenses are exceeding the Voucher Admin fee received (revenue) from HUD. This is due to a decrease in resources (Federal funds that are Congressionally allocated) by 15% in the past two years, and program operations at a level necessary to meet HUD rules and regulations. To remedy this, HACC is considering several options to reduce costs and streamline administration of the program. In addition to researching the merits of a program consortium, HACC is considering other administrative options and opportunities like drafting waiver requests from program rules and regulations. And, HACC is considering applying to become a

Move-To-Work (MTW) Housing Authority. If HACC is granted MTW status, certain administrative rules and regulations are relaxed and there is more administrative flexibility. The three primary goals of MTW are:

- (1) Reduce cost and achieve greater cost effectiveness in federal expenditures;
- (2) Give incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- (3) Increase housing choices for eligible low-income families.

Obtaining MTW status is a competitive process where HUD has announced that up to 4 housing authorities this year may receive the designation nationwide, to total 37 MTW agencies all together.

While considering different program options, HACC staff has developed a list of criteria: Budget; Clients and Services; Program outcomes; HACC staff; HACC as an organization, the County, and HUD; Time lines for implementation; Land Lords and the Rental Housing market. Though the main driver is budgetary, these criteria will be applied to consider a program consortium, submitting a MTW proposal, seeking waiver requests, and other program and administrative changes. When HACC staff members have enough information to evaluate the pros and cons of different options, a presentation will be made to the County Administrator and HACC Board of Commissioners for deliberations and decision making. During the research phase, various stakeholders who are clients, tenants, landlords, partners, staff and others will be engaged to gather input and perspective. Their ideas or concerns will be added to the evaluation as options are considered.

At this point we are still in the information gathering phase to begin considering options and opportunities for a more streamlined and cost effective Voucher program.

Trell Anderson
Executive Director
Housing Authority of Clackamas County



DIERINGER'S PROPERTIES, Inc.

HA Public Hearing
3-15-12

Submitted by

Anita French

For Mr. Dieringer

March 10, 2012

Clackamas County Board of Commissioners
2051 Kaen Rd
Oregon City, OR 97045

RE: HACC / Possible Consolidation into Portland's Home Forward (Formerly HAP)

Dear County Commissioners,

Dieringer's Properties, Inc. owns about 16 residential rentals in Clackamas County. Currently, 3 of our 16 (almost 19%) units are homes to Clackamas County residents receiving housing assistance from HACC.

We recently learned that HACC is considering consolidating its voucher program into the City of Portland's Home Forward program.

While we can't speak to the details, background and/or intricacies of such a decision making process, for your consideration we would like to share our initial thoughts that came to mind after hearing of this deliberation.

- Currently, Clackamas County (CC) Employees are serving CC residents with no other divided interest. Would such a decision best serve and continue to serve the best interests of CC residents?
- We feel the attention to and services for the residents of CC could easily suffer if overseen by a jurisdiction that has other interests at heart.
- While there may appear to be an "economy of scale" with a decision like this, we know that a larger bureaucracy can easily mean less efficiency. This can translate into less assistance for CC Residents who need it.
- If there is any sign of fewer services, lack of service or poorer service to CC residents from Home Forward, CC residents may leave CC to relocate to Portland creating vacancies for landlords and hurting economic health of CC.
- A consolidation of work could mean fewer jobs in CC. Not good for the housing market, nor good for landlords like ourselves.

Respectfully,

Eugene Dieringer
President

March 14, 2012

Housing Authority Board of Commissioners
2051 Kaen Rd
Oregon City, OR 97045

Dear Commissioners:

I write to respond to the Housing Authority's annual plan submission, specifically, item #19 under the Housing Choice Voucher Update. I have been employed by Clackamas County for over thirty six (36) years. I've worked for the Housing Authority for thirty-four (34) of those years. I guess you could say I'm the historian for the agency.

The Voucher Program is an eleven (11) million dollar program. I ask you why would you allow this program to go to Home Forward?

Historically, the Board has always supported this program and we are now getting the feeling from the Executive Directors actions, that you no longer support funding any programs that serves low income families if it cannot be self sustained.

You need to decide today if that is the message you want conveyed to your constituents. By encouraging Trell Anderson to pursue Consortium, you are telling low income families you do not feel they are worthy of subsidizing, not with tax dollars, but with the Housing Authority's Local Project funds.

Historically, it was the Section 8 Program that first allowed the Housing Authority to acquire and develop Local Projects. It was the Section 8 Program that years ago had excess funding. It was the Section 8 Program funding reserves that originally were not as restricted as they are now and allowed the Housing Authority to purchase properties and land for the development of Local Project units.

The Board approved land and property acquisitions and development under Gary DiCenzo which was fully intended to help fund our programs when Congress was unwilling or unable. These units are below market units and make money for the Housing Authority. They do not have the same federal regulations attached to the dollars as do the Section 8 Voucher program and the Public Housing Program. Amazingly, Gary DiCenzo was able to acquire our entire portfolio without the need for a multimillion dollar Development Department and a series of expensive specialized contracts. I would ask the Board to investigate why Trell Anderson now feels the direction of the Housing Authority must be to channel all Local Project funds to Development. He has done so over the last six years and the Board seems to fail to recognize there is nothing to show for his efforts except a decline in Public Housing.

Now we are being DIRECTED that the Local Project fund cannot be used to subsidize the modest Section 8 shortfall. This is a major DEVIATION from how the Housing Authority has run in the past and should be approved by the Board and not dictated by the Director due to the extreme nature of the change. And as required by the Annual Plan itself and our Bylaws.

Are you aware most housing authorities subsidize the Section 8 Program by forgoing PILOT funds and/or using Local Project revenues? Clark County, Washington County, Marion County and Salem to name a few locally, use local project funds and other sources to fill the funding gaps. Their Advisory Boards and Commissioners feel this program is too important to lose. There are a lot of families, very vulnerable families being assisted because of our Section 8 Program. Do not let this program leave our County.

We pay money to the tax assessors each year - called PILOT. Other housing authorities see this money returned to them. We pay huge dollars in indirect costs to the County. In the past, our agency received general fund money and the county didn't charge us for indirect charges for Employee Services or DHS. Now that we have to pay overhead that we have not control over, these costs contribute to the funding gap. The joke is, even if you approve a Consortium, the overhead from the County will not diminish as was stated in a recent staff meeting and the Housing Authority will need to find another billable source to cover \$200,000 in indirect overhead.

The Section 8 Program is an important service the County. We should figure out a way to subsidize it with a combination of local projects, a reduction to indirect overhead and county general funds. Do you realize the Housing Authority has never gotten even a cola raise on county general funds in all the years it has been in operation?

With all due respect to our Executive Director, I heard him say that the Voucher program should not be a part of the Public Housing Program. I feel he is absolutely wrong in this assessment. Our funding sources are the same, the rent charged to our tenants and our participants are the same and most of the federal regulations we have to work under are the same. I don't see the separation.

I know that building new units that will provide low cost housing to residents of the County is important. I get that, but not at the expense of our mission and our programs. This is a Housing Authority, we are not a Development agency. Our mission is providing affordable, safe, decent and sanitary housing opportunities in a fiscally responsible manner to low income people in Clackamas County. Please help us keep that mission alive in our County.

Currently we have forty six (46) families that move from our County into Portland. Home Forward bills us for the Housing Assistance Payment for these families. We have no families from Portland that we are paying on. We believe that should the Consortium

happen, that we will see more and more families moving into Portland. It is also our understanding under the Consortium's currently in place; only the lead housing authority can apply for new voucher grants -- that opportunity for growth in the number of families served by this invaluable rental assistance program would be stopped in its tracks. This year alone we were able to grow and serve an additional one hundred (100) families, under consortium; all growth in vouchers could stop in Clackamas County. This also equates to less revenue to our County's landlords. This would mean lost revenues for Clackamas County. The landlord's receiving the Housing Assistance payment would spend their HAP dollars in Portland instead of in our community.

When I was working at the Office of Economic Opportunity, now known as Social Services, the director for Social Services, Jono Hildner applied for and received the first two-hundred Vouchers for Clackamas County. This was back in 1974. Because the local Housing Authority did not want to bother with applying for these funds, the County stepped in and made the application. Eventually, the County took over operation of the Housing Authority. The Commissioners, at that time, thought this program was a valuable program to bring to the County. Since the initial two hundred Vouchers, the Housing Authority of Clackamas County now serves over 1,600 families and has a waiting list of over 4,000 applicants. Of the families participating on our program, 22.51% are elderly and 45% are disabled. We serve some of the most vulnerable members of our community. We believe that should the County Commissioners allow this program to be moved to Home Forward, that these most vulnerable families will not receive the service they receive from our agency and some could be in jeopardy of losing their assistance.

I wanted to share with you two real life stories from my experience. One of my clients on my case load has severe Schizophrenia. Over the years he and I build a rapport. Each year, I had to conduct a unit inspection and annual income recertification with my client. There were times he would respond normally and the inspection would go well and the recertification would get completed adequately. But there were times when he was extremely ill. My client could not open his front door. Literally when he was so ill, touching to front door knob was completely out of the question. Because I knew that he had this illness, I was able to make other arrangements for getting into the unit and for getting the paperwork completed.

Another client story I can share. One of our inspectors has a participant on our program she sees quarterly. She doesn't do this because she wants to, she does it because she knows that if she doesn't, the hoarder that lives in the Voucher unit will get so much clutter within the year, that the unit could not possibly pass inspection and the client could lose his apartment. So, she takes it upon herself to drop by when she's in the neighborhood to see how he is doing. Do you believe that Home Forward would have someone from their agency be so dedicated to want to see this family remain on the program and not lose their housing?

We know our budget doesn't balance. Well, Home Forward is facing the same funding

crisis and looking at Clackamas County's program to help bolster its own coffers. Home Forward is not a profitable Section 8 Program even with the advantage of its other program reserves being more fungible or less regulated due to its Move to Work status. They still have the same funding shortfall issue HACC is facing.

Our fear, should this program get sent to Portland to operate, is that Home Forward will serve both programs with only their current staff. Our staff has worked with Home Forward through our portability program for many, many years. We know through this relationship that they give very poor customer service. We hear all the time for clients, "They never answer our calls", "We never hear back from them". Additionally, working with the portability department, I was always having to remind them to send me paperwork with regard to annual recertifications, or I would not be able to pay them for the clients that were under their allocation, living in our County. One additional point, Home Forward is only conducting recertifications every three years, with caseloads equal to ours so clients will get less staff support by virtue of that fact.

Please reconsider the idea of a Consortium. Keep our Housing Choice Voucher Program in our County. It is an extremely important program and should remain under your direction.

Respectfully submitted

Anita L. French
15162 SE Duckey Ln
Milwaukie, OR 97267

LEGAL AID SERVICES OF OREGON
OREGON CITY REGIONAL OFFICE

421 High Street, Suite 110

Oregon City, OR 97045
Fax (503) 655-2701

Phone
(503) 655-2518

March 14, 2012

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

Re: Comments on the Housing Authority's 2012 5-Year and Annual Plan

Dear Trell:

Once again Legal Aid begins its formal annual comments by thanking you for inviting us to join in the public process and comment on the Housing Authority's Five Year and Annual Plan. And I personally thank you, Dan Potter, and Toni Karter for taking time to discuss the plan and respond to input from Legal Aid.

Legal Aid makes these comments in appreciation of the combined expertise at the Housing Authority and the history of strong commitment to serving the housing needs of residents of Clackamas County -- the health and well-being of many our clients directly depends upon it.

We focus our comments on substituted Item #19 in the PHA Plan Update, the proposal for a "consortium of our Housing Choice Voucher Program."

This is a broad proposal that might have a variety of impacts on our clients' lives. While there may be many issues that arise, there are four primary areas of concern with such a proposal.

These are: (i) maintaining the total number of vouchers available to low-income tenants; (ii) maintaining the total number of vouchers in Clackamas County; (iii) maintaining reasonable access to Housing Authority resources and staff for Clackamas County voucher holders and (iv) issues related to Clackamas County becoming a Moving to Work jurisdiction.

Each of these issues is of great importance to our client community. Legal Aid would welcome the opportunity to weigh in on these issues, and others that come to light, if this proposal moves forward.

The concerns about a Moving to Work status for the County's Vouchers arise because Home Forward is one of 33 nationwide "Moving to Work" (MTW) housing authorities and include imposing minimum rents and additional family responsibilities, and allowing exceptions to federal laws, including fair housing.

This could risk the excellent work by you, your staff, and others in the County toward assuring communities that provide real opportunity for employment, education, health care, transportation and other services.

Legal Aid's comments on the PHA annual Plan usually track many of the specific proposals. This year, however, those details are eclipsed by the Consortium proposal so our comments are limited accordingly. This is done in respect of the excellent working relationship and cooperation you and your staff have fostered with Legal Aid and our clients. Legal Aid has confidence that as long as the Housing Authority retains control of its programs, that cooperation will continue to the best result for our clients and the County.

In closing, I again thank you for the good work you are doing and for inviting Legal Aid to comment on these proposed changes to the Housing Authority's Five Year and Annual Plan.

Sincerely,

S/
Ronald J. Rubino
Attorney at Law

Karter, Toni

From: Greene, Debbie
Sent: Thursday, March 15, 2012 1:33 PM
To: Karter, Toni
Subject: FW: Regarding the Proposal to turn Clackamas County's Section 8 Housing Voucher Program to Home Forward:

Toni, I believe this may have come through the HACC general e-mail, but I am not sure because they look the same as e-mail addressed to me.

Deb

From: Dianna [<mailto:diannarturk@relianceconnects.com>]
Sent: Thursday, March 15, 2012 10:58 AM
To: BCCMail
Cc: Greene, Debbie
Subject: Regarding the Proposal to turn Clackamas County's Section 8 Housing Voucher Program to Home Forward:

I do not support this proposal for the following reasons:

- 1) It would make it more difficult for Clackamas County Residents to access the program.
- 2) Clackamas County residents would not be a priority
- 3) The county would loose control of the program.
- 4) The needs of Multnomah County residents would overshadow the need of our citizens for affordable housing.
- 5) The county would loose the relationships and partnerships that have been forged between property owners, Housing Authority Employees, Clackamas County Social Services and clients. As a Case Manager for Clackamas County (now retired) I found the relationships and partnerships we had formed to be invaluable for our client's and gave us a greater ability to help them to attain a better life.
- 6) It would be very unlikely that the county would bring the program back once it is gone. The costs could prove prohibitive.

This proposal is not advantageous for our needy county residents and you will not be protecting the interests of our citizens if you approve it. The county should be trying to find ways to increase the availability of affordable housing, not sending what little funding is available out of the county and out of the county's control.

Due to prior commitments I was unable to attend today's public hearing.

Thank you for your attention to my concerns regarding this issue.

Sincerely,
Dianna R. Turk
PO Box 1468
Estacada, OR 97023
(503) 630-2787
diannarturk@relianceconnects.com

Kathy Trimble, Voice Message received for Public Comment on HACC FY 2012 Draft Annual Plan
3/15/2012

Ms. Trimble left a voice message expressing her opinion regarding item # 19 in the HACC FY 2012 Draft Annual Plan. Ms Trimble's does not support the proposal to form a consortium with Home Forward. Her preference is for the Housing Authority of Clackamas County to not merge its offices.

March 15, 2012

Clackamas County Board of Commissioners
2051 Kaen Rd
Oregon City, OR 97045

Dear Commissioners:

As a member of the HACC Voucher program staff I wanted to attend the meeting today. However, Thursday mornings are when the Housing Authority holds orientation classes for new and moving voucher participants. Since I teach this class I decided to miss the meeting so that I would not create a hardship for clients, landlords, and staff members. I wish to express my full support of both the testifying and attending staff members.

I also want to talk about money. After all, that is what this consortium idea is supposed to be about. The Voucher program costs more than it makes in Federal administration fees. Mr. Anderson has made it clear to Housing Authority staff that he wants to use the money that has traditionally supported the Voucher program (income from the Local Project program) for development.

Over the past three years the Voucher program has run a deficit. Staff has been reduced and various efforts have been made to get the program out of the red, but, currently, we face about a \$200,000 deficit. However, we do have something to show for that deficit. Our staff has kept 1600 families in homes with affordable rent. Many of these families are elderly and disabled. We have made sure that Clackamas County landlords collected rent and kept their units leased. Those landlords paid property taxes and spend money in Clackamas County. I do not think anyone could argue that the portion of Local Project money which was spent to keep the Voucher program going did not produce something of value for the county.

During the same period of time the HACC Development department, an unfunded department, spent more than a million and a half dollars on a futile attempt to redevelop the Clackamas Heights housing project. There is nothing to show for this expenditure. It is simply government funds down the drain, producing nothing of value for the county. Much of this money went to a consulting firm based in Seattle.

As a taxpayer and a government employee I am offended by such extreme risk taking with public funds. I believe development risks of that size and with that low of a chance of success are inappropriate for agencies which have been created to help our most vulnerable residents. I do support using public funds, specifically the Housing Authority's Local Project funds, to keep vital programs like rental assistance under County control. I urge you to support the Housing Authority department that has something to show for the money that was spent.

Thank you for your time.

Sincerely,



Deborah Greene
Eligibility Specialist
Housing Authority of Clackamas County

March 1, 2012

Board of County Commissioners
Clackamas County
2051 Kaen Road
Oregon City OR 97045

Dear Commissioners:

As indicated in the January 31, 2012 letter, we are writing an additional letter to participate in the public comment period for the Annual Plan submitted by the Housing Authority of Clackamas County. This letter addresses Item #19 under the Housing Choice Voucher update: "HACC will research and consider a consortium of our Housing Choice Voucher program."

The statements below are carefully considered reasons why the consortium is not in the interest of low-income Clackamas County residents, current Housing Choice Voucher participants, and Clackamas County:

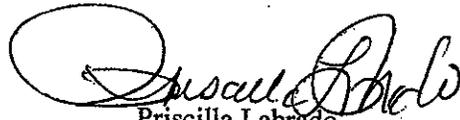
- Loss of control of eleven (11) million dollars of federal funds coming into Clackamas County through the Voucher program.
- Loss of control of over 1,600 Housing Choice Vouchers. There are presently over 5,200 families on the waiting lists for subsidized housing in Clackamas County. The waiting lists have been closed for over two years.
- Lack of knowledge - Home Forward does not have the knowledge of service providers in Clackamas County. HACC has worked hard building relationships with a wide variety of social service providers. Two examples, among many, are: Shelter + Care vouchers for participants with severe mental illness and Preference vouchers for domestic violence victims and homeless families.
- Loss of services to the most vulnerable and needy. HACC has adapted services to participants with special needs. Home Forward staff will not be aware of which families have special needs and may terminate housing assistance for non-compliance.
- Loss of Voucher lease-ups (rentals) in Clackamas County since Home Forward staff is less aware of the rental opportunities in Clackamas County. Over time more Voucher participants would migrate to Multnomah County since Home Forward staff is more familiar with that rental market and services.
- Lack of access - It would be very difficult for many Voucher participants to access the downtown Portland office of Home Forward. Many of the participants lack adequate transportation. This is especially true in rural areas where there is inadequate public transit.
- Lack of adequate customer service - Customer service would not be the same for landlords or participants. HACC has extensive experience working with Home Forward which gives poor service to their Voucher participants and our staff.

- Cost per unit – When comparing the cost per unit of housing in the Voucher program versus Public Housing, the Voucher program is much more cost effective. Why would the County give away a program that is much cheaper to operate?
- Financial issues – According to rumor, Home Forward is also having financial problems with its housing programs and faces the same problems as HACC.
- Credibility and image of Clackamas County – By transferring a long-time function of County government away from Clackamas County, it appears the County is unwilling to be a responsible partner in the metro area and help meet the needs of its citizens. Examples: Sellwood Bridge, Light Rail, among others.
- Abandoning a long-term program that has consistently qualified for "High Performer" status with HUD.

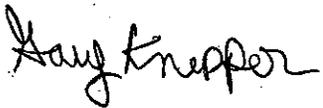
For all of the reasons listed above, we believe the consortium is not in the best interest of Clackamas County or its citizens. Thank you for your time and consideration.

Sincerely,


Anita French
Administrative Analyst II


Priscilla Labrado
Office Specialist II

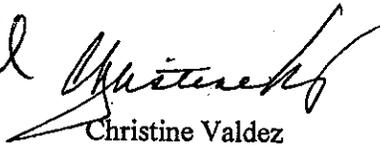

Patricia Lowary
Occupancy Specialist


Gary Knepper
Family Self-Sufficiency Specialist

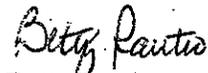

Nathaniel Mom
Occupancy Specialist

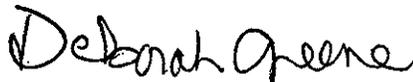

Andrew Quiroz
Inspector


Donna Mendenhall
Inspector


Christine Valdez
Occupancy Specialist


Susan Warneke
Office Specialist II


Betty Rautio
Accounting Specialist


Deborah Greene
Eligibility Specialist

March 19, 2012

Ms. Toni Karter
Housing Services Manager
HACC
P.O box 1510
Oregon City, OR
97045

Lisa Samuel-Rylander
17385 Pilkington RD. #5
Lake Oswego, OR 97035
(503) 697-9592

Dear Ms. Karter;

I am unable to attend the meeting with the Commissioner regarding the consolidation of HACC with Multnomah County due to my PTSD. I attempted to write something very late last night on the Oregon live page, but it is full of typos and I could not seem to fix them and it was not very clear. I was panicking. So I am sending a hopefully clearer shorter version to you.

I am against merging the Clackamas County Housing Authority with the Multnomah County Housing Authority.

The Housing Authority of Clackamas County helped my child and myself escape an abusing living situation many years ago, and in doing so quite possibly saved our lives.

Since then they have always treated us with both care and respect. I trust them.

I have no clue as to what might happen to us if the counties are merged, and due to my PTSD am terrified of the possibility of this sort of change.

I'd like to send this directly to the Commissioner, but there does not seem to be a way to do so? I am sending this to you in case someone from your department can read it at the next meeting.

HACC 03/20/12 AM 8:01

I am not clear as to what the proposal really means, and even more confused as to why it is being considered at all.

There are a few things that are apparent however.

This does in fact have an impact on two counties: The participants in the program, the employees of the Housing Authority that serve us, and the taxpayers.

Why did the Commissioner not send letters out to participants and landlords regarding this possible consolidation? Perhaps we could have been given an email link to ask questions and respond?

Why were the people who work for the Housing Authority in Clackamas County not fully informed?

This makes me think that this decision was pre-determined without true thought towards those served, or those that work for the Clackamas County Housing Authority. One should not have to stumble across this on Oregon Live to hear about it.

There are very few opportunities for people to find housing assistance in the Lake Oswego area. I am glad I was able to find one that did. I knew nothing about Lake Oswego when we moved here. I know that my child would have turned out differently had she been raised in Multnomah County, especially in regards to her education.

Clackamas County does have its share of problems, but it does not have the same inner-city feel as Multnomah County. The Clackamas County Housing Authority staff and workers work very hard to tend to the people they serve. They know the population that they work with and do a great job. Why would anyone think this should be changed? I hope the Commissioner drops this proposal.

Thank you.
Sincerely,

Lisa Samuel-Rylander

A handwritten signature in black ink that reads "Lisa Samuel-Rylander". The signature is written in a cursive, flowing style.