

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: OR16P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 02

Performance and Evaluation Report for Program Year Ending: 12/31/07 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	\$201,900.00	\$201,900.00	\$201,900.00	\$201,900.00
3	1408 Management Improvements -- Soft Costs	\$100.00	\$0.00	\$0.00	\$0.00
4	1408 Management Improvements -- Hard Costs	\$197,485.00	\$121,195.87	\$121,195.87	\$4,760.08
5	1410 Administration	\$146,450.00	\$177,940.33	\$410.80	\$410.80
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$13,500.00	\$17,718.64	\$5,398.64	\$1,585.00
9	1440 Site Acquisition				
10	1450 Site Improvement	\$60,000.00	\$70,000.00	\$8,238.56	\$8,238.56
11	1460 Dwelling Structures	\$437,966.00	\$491,593.90	\$182,007.91	\$41,380.02
12	1465.1 Dwelling Equipment - Nonexpendable	\$2,000.00	\$2,000.00	\$0.00	\$0.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$79,000.00	\$56,052.26	\$27,004.22	\$24,420.16
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$1,000.00	\$1,000.00	\$818.83	\$0.00
19	1499 Development Activities				
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,139,401.00	\$1,139,401.00	\$546,974.83	\$282,694.62
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	\$432,466.00	\$500,593.90	\$80,177.47	\$32,057.76
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$338,216.00	\$393,394.13	\$100,699.71	\$26,769.85
Signature of Executive Director and Date			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: OR16P00150107				2007	
				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								
	a. Operations	1406	1	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	COMPLETE	
	2. STAFF: Preventive Maintenance Salary & Benefits	1406	33%	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	COMPLETE	
	3. STAFF: Preventive Maintenance Salary & Benefits	1406	33%	\$18,900.00	\$18,900.00	\$18,900.00	\$18,900.00	COMPLETE	
	SUB-TOTAL	1406		\$201,900.00	\$201,900.00	\$201,900.00	\$201,900.00		
PHA-wide Mgmt. Improve.	1. Staff: Central Office Cost Center (COCC)	1408	1	\$65,118.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	2. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%	\$43,000.00	\$43,000.00	\$43,000.00	\$0.00	COMPLETE	
	3. STAFF: Capital Fund Manager Salary & Benefits	1408	50%	\$44,000.00	\$44,000.00	\$44,000.00	\$1,691.21	ONGOING	
	4. STAFF: Youth Service Coordinator Salary & Benefits	1408	1	\$14,267.00	\$32,815.87	\$32,815.87	\$1,688.87	ONGOING	
	5. STAFF: Crime Prevention Program	1408	1	\$30,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	6. TRAINING: Staff Training Improvement	1408	1	\$500.00	\$1,380.00	\$1,380.00	\$1,380.00	COMPLETE	
	7. Travel for Resident Services Specialist(s)	1408	1	\$100.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	8. SOFTWARE: Operating Systems & Office Software - Soft Costs	1408	1	\$100.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	9. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	SUB-TOTAL	1408		\$197,585.00	\$121,195.87	\$121,195.87	\$4,760.08		
PHA-wide Admin.	1. CFP Coordinator Salary & Benefits	1410	100%	\$80,000.00	\$80,000.00			ONGOING	
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	100%	\$64,000.00	\$64,000.00			ONGOING - In-house A&E work exempted from 10% max Admin costs per 968.120 (n) (2) (ii)	
	3. Staff: Central Office Cost Center (COCC)	1410	10%	\$0.00	\$31,490.10			ONGOING - From 1408 above	
	4. Advertising	1410	100%	\$2,000.00	\$2,000.23	\$410.80	\$410.80	ONGOING	
	5. Travel (Mileage, Parking, etc.)	1410	100%	\$250.00	\$250.00			ONGOING	
	6. Legal Expenses	1410	100%	\$200.00	\$200.00			ONGOING	
	SUB-TOTAL	1410		\$146,450.00	\$177,940.33	\$410.80	\$410.80		
PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & Section(s) 18 & 32, HOPE 6 Feasibility Study	1430	1	\$5,000.00	\$9,218.64	\$4,868.64	\$1,055.00	ONGOING	
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$8,000.00	\$8,000.00	\$530.00	\$530.00	ONGOING	
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$500.00	\$500.00			ONGOING	
	SUB-TOTAL	1430		\$13,500.00	\$17,718.64	\$5,398.64	\$1,585.00		
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$10,000.00	\$20,000.00	\$8,238.56	\$8,238.56	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		\$10,000.00	\$20,000.00	\$8,238.56	\$8,238.56		
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 Accommodations	1460	20	\$108,466.00	\$177,393.90	\$27,119.20	\$23,819.20	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	

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: OR16P00150107				2007	
				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		
	SUB-TOTAL	1460		\$108,466.00	\$177,393.90	\$27,119.20	\$23,819.20		
PHA-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	4	\$2,000.00	\$2,000.00			ONGOING	
	SUB-TOTAL	1465		\$2,000.00	\$2,000.00	\$0.00	\$0.00		
PHA-wide Non-Dwelling Equipment	1. TOOLS: Power Equipment for Modernization	1475	10	\$17,500.00	\$4,903.05	\$1,610.72		ONGOING	
	2. COMPUTER/OFFICE EQUIPMENT:	1475	5	\$26,500.00	\$11,549.64	\$11,549.64	\$10,576.30	ONGOING	
	5. Maintenance Vehicles/Equip	1475	3	\$35,000.00	\$39,599.57	\$13,843.86	\$13,843.86	ONGOING	
	SUB-TOTAL	1475		\$79,000.00	\$56,052.26	\$27,004.22	\$24,420.16		
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$1,000.00	\$1,000.00	\$818.83		ONGOING	
	SUB-TOTAL	1495		\$1,000.00	\$1,000.00	\$818.83	\$0.00		
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00			COMPLETE	
	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	\$15,000.00	\$15,000.00			ONGOING	
	DEV #001 TOTAL			\$15,000.00	\$15,000.00	\$0.00	\$0.00		
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460							
	a. Replace all hallway flooring	1460	9	\$52,000.00	\$36,700.00	\$36,700.00		ONGOING	
	DEV #005 TOTAL			\$52,000.00	\$36,700.00	\$36,700.00	\$0.00		
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450							
	a. Full Site Renovation - Units 7003 & 7012	1450	2	\$20,000.00	\$20,000.00			ONGOING	
	DEV #007 1450 SUB TOTAL	1450		\$20,000.00	\$20,000.00	\$0.00	\$0.00		
	2. DWELLING STRUCTURES	1460							
	a. Full Dwelling Renovation - Units 7003 & 7012	1460	2	\$80,000.00	\$80,000.00	\$44,819.71		ONGOING	
	DEV #007 1460 SUB TOTAL	1460		\$80,000.00	\$80,000.00	\$44,819.71	\$0.00		
	DEV #007 TOTAL			\$100,000.00	\$100,000.00	\$44,819.71	\$0.00		
AMP 2 - DEV 010 Scattered Sites	1. DWELLING STRUCTURES	1460							
	a. Unit 10019 - Siding, Windows, Cabinets & Flooring	1460	1	\$31,000.00	\$31,000.00			ONGOING	
	b. Unit 10020 - Siding, Windows, Cabinets & Flooring	1460	1	\$31,000.00	\$31,000.00	\$12,069.00	\$12,069.00	ONGOING	
	DEV #010 TOTAL			\$62,000.00	\$62,000.00	\$12,069.00	\$12,069.00		

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Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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	
AMP 2 - DEV 012 Scattered Sites	1. SITEWORK	1450						
	a. Replace Flatwork - Unit 12037	1450	1	\$15,000.00	\$15,000.00			ONGOING
	DEV #012 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Unit 12037 - Siding, Windows, Cabinets & Flooring	1460	1	\$30,000.00	\$30,000.00			ONGOING
	DEV #012 1460 SUB TOTAL	1460		\$30,000.00	\$30,000.00	\$0.00	\$0.00	
DEV #012 TOTAL				\$45,000.00	\$45,000.00	\$0.00	\$0.00	
AMP 2 - DEV 019 Scattered Sites	1. SITEWORK	1450						
	a. Full Site Renovation - Unit 19003	1450	1	\$15,000.00	\$15,000.00			ONGOING
	DEV #019 1450 SUB TOTAL	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 19003	1460	1	\$40,000.00	\$29,200.00			ONGOING
	a. Install new windows & siding - Unit 19015	1460	1	\$20,500.00	\$28,350.00	\$28,350.00	\$2,539.85	ONGOING
DEV #019 1460 SUB TOTAL	1460		\$60,500.00	\$57,550.00	\$28,350.00	\$2,539.85		
DEV #019 TOTAL				\$75,500.00	\$72,550.00	\$28,350.00	\$2,539.85	
AMP 2 - DEV 020 Scattered Sites	1. DWELLING STRUCTURES	1460						
	a. Install new windows & siding - Unit 20001	1460	1	\$30,000.00	\$32,950.00	\$32,950.00	\$2,951.97	ONGOING
	DEV #020 TOTAL			\$30,000.00	\$32,950.00	\$32,950.00	\$2,951.97	
GRAND TOTAL				\$1,139,401.00	\$1,139,401.00	\$546,974.83	\$282,694.62	

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: OR16P00150107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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 Operations	6/30/09	9/12/09	12/31/07	6/30/11	9/12/11	12/31/07	Revised to Statutory deadline
PHA-Wide Mgmt. Improvem'ts	6/30/09	9/12/09	12/31/07	6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Admin.	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Fees & Costs	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Site Improvements	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Dwelling Improvements	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Dwelling Equipment	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Non-Dwelling Equipment	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Relocation	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
PHA-Wide Contingency	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
001 - Clackamas Heights	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
005 - Hillside Manor	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
007 - Scattered Site	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
010 - Scattered Site	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
012 - Scattered Site	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
019 - Scattered Site	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
020 - Scattered Site	6/30/09	9/12/09		6/30/11	9/12/11		Revised to Statutory deadline
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date:		