

Capital Fund Program - Five Year Action Plan

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

Part I: Summary					
PHA Name/Number	Locality: Oregon City/Clackamas/Oregon	Original 5-Year Plan	Revision No:	Work Statement of Year 4	Work Statement of Year 5
Development Number and Name	Work Statement for year 1 FFY 2009	Work Statement of Year 2 FFY 2010	Work Statement of Year 3 FFY 2011	Work Statement of Year 4 FFY 2012	Work Statement of Year 5 FFY 2013
A					
	ANNUAL STATEMENT				
001	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00
003	\$ -	\$ -	\$ -	\$ -	\$ -
004	\$ -	\$ 195,000.00	\$ 195,000.00	\$ 155,000.00	\$ 147,000.00
005	\$ -	\$ -	\$ -	\$ -	\$ -
B	Physical Improvements Subtotal	\$ 390,875.00	\$ 404,575.00	\$ 369,250.00	\$ 363,500.00
C	Management Improvements	\$ 92,050.00	\$ 95,686.00	\$ 99,470.00	\$ 103,406.00
D	AMP-Wide Non-dwelling Structures and Equipment	\$ 33,000.00	\$ 37,500.00	\$ 85,000.00	\$ 71,000.00
E	Administration	\$ 136,575.00	\$ 138,200.00	\$ 139,875.00	\$ 141,610.00
F	Other	\$ 27,000.00	\$ 33,332.00	\$ 30,648.00	\$ 30,971.00
G	Operations	\$ 170,068.00	\$ 181,575.00	\$ 184,000.00	\$ 215,000.00
H	Demolition	\$ -	\$ -	\$ -	\$ -
I	Development	\$ 348,800.00	\$ 307,500.00	\$ 290,125.00	\$ 272,881.00
J	Capital Fund Financing Debt Service				
K	Total CFP Funds	\$ 1,198,368.00	\$ 1,198,368.00	\$ 1,198,368.00	\$ 1,198,368.00
L	Total Non-CFP Funds				
M	Grand Total	\$ 1,198,368.00	\$ 1,198,368.00	\$ 1,198,368.00	\$ 1,198,368.00

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

Work Statement for Year 1 FFY	Work Statement for Year: 2010 FFY:			Work Statement for Year: 2011 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	Dev 001 Clackamas Heights AMP-1	Dwelling - Remove and replace existing hazardous porches (front and rear)	3	\$ 5,000.00	Dev 001 Clackamas Heights AMP-1	Dwelling - Remove and replace existing hazardous porches (front and rear)	3	\$ 5,000.00
		Dev 001 Sub-Total		\$ 5,000.00		Dev 001 Sub-Total		\$ 5,000.00
	AMP-Wide Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	4	\$ 65,000.00	Dev 004 OCVM AMP-4	Install new windows @ 20 units Install new siding @ 7 units	20 7	\$ 120,000.00 \$ 75,000.00
		Sub-Total AMP-Wide Sitework 1450		\$ 65,000.00		Dev 004 Sub-Total		\$ 195,000.00
	AMP-Wide 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)	4	\$ 318,375.00	AMP-Wide Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	3	\$ 35,000.00
		Sub-Total AMP-Wide Dwelling 1460		\$ 318,375.00		Sub-Total AMP-Wide Sitework 1450		\$ 35,000.00
	AMP-Wide Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 2,500.00	AMP-Wide 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)	3	\$ 167,075.00
		Sub-Tot AMP-Wide Dwelling Equip 1465		\$ 2,500.00		Sub-Total AMP-Wide Dwelling 1460		\$ 167,075.00
	AMP-Wide Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip Copier	3 1 1	\$5,000.00 \$20,000.00 \$8,000.00	AMP-Wide Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 2,500.00
		Sub-Tot. AMP-Wide Non-Dwell Equip 1475		\$33,000.00		Sub-Tot AMP-Wide Dwelling Equip 1465		\$ 2,500.00

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

Work Statement for Year 1 FFY	Work Statement for Year: 2010 FFY:				Work Statement for Year: 2011 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	Development Activities 1499	Development of additional housing units at various locations throughout Clackamas County	1	\$348,800.00	AMP-Wide Non-Dwelling Structures 1470	Decentralized Offices for AMP 3, 4 & 5 Sec Cameras for 004 & 005 laundry rm	1	\$5,000.00
		Sub-Tot. Development Activities 1499		\$348,800.00		Sub-Tot. AMP-Wide Non-Dwel Struct 1470		\$10,000.00
	AMP Other	A/E & Consulting AMP-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	1 3 1 2	\$ 20,000.00 \$ 5,000.00 \$ 1,000.00 \$ 1,000.00	AMP-Wide Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip	1 1	\$2,500.00 \$25,000.00
		Sub-Total Other		\$ 27,000.00	Development Activities 1499	Development of additional housing units at various locations throughout Clackamas County	1	\$ 307,500.00
	Operations 1406	Operations	1	\$ 170,068.00		Sub-Tot. Development Activities 1499		\$ 307,500.00
		Sub-Total Operations		\$ 170,068.00	AMP Other	A/E & Consulting AMP-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	1 4 5 5 1	\$ 10,000.00 \$ 5,000.00 \$ 10,000.00 \$ 8,000.00 \$ 332.00
		2010 Grand Total		\$ 969,743.00		Sub-Total Other		\$ 33,332.00
					Operations 1406	Operations	1	\$ 181,575.00
						Sub-Total Operations		\$ 181,575.00
						2011 Grand Total		\$ 964,482.00

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

Work Statement for Year 1 FFY	Work Statement for Year: 2012 FFY:				Work Statement for Year: 2013 FFY:			
	Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
See Annual Statement	Dev 001 Clackamas Heights AMP-1	Sitework - Remove and replace existing sewer line (CDBG Match) Dwelling - Remove and replace existing hazardous porches (front and rear)	3	\$ 5,000.00	Dev 001 Clackamas Heights AMP-1	Sitework - Remove and replace existing sewer line (CDBG Match) Dwelling - Remove and replace existing hazardous porches (front and rear)	3	\$ 5,000.00
	Dev 001 Sub-Total				Dev 001 Sub-Total			
				\$ 15,000.00				\$ 15,000.00
See Annual Statement	Dev 004 OCVM AMP-4	Install new windows @ 10 units Install new siding @ 7 units	10 7	\$ 100,000.00 \$ 55,000.00	Dev 004 OCVM AMP-4	Install new windows @ 10 units Install new siding @ 7 units	10 7	\$ 92,000.00 \$ 55,000.00
	Dev 004 Sub-Total				Dev 004 Sub-Total			
				\$ 155,000.00				\$ 147,000.00
See Annual Statement	AMP-Wide Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	3	\$ 35,000.00	AMP-Wide Sitework 1450	AMP-Wide Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	3	\$ 35,000.00
	Sub-Total AMP-Wide Sitework 1450				Sub-Total AMP-Wide Sitework 1450			
				\$ 35,000.00				\$ 35,000.00
See Annual Statement	AMP-Wide 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)	3	\$ 161,750.00	AMP-Wide 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)	3	\$ 164,000.00
	Sub-Total AMP-Wide Dwelling 1460				Sub-Total AMP-Wide Dwelling 1460			
				\$ 161,750.00				\$ 164,000.00

Part II: Supporting Pages - Physical Needs Work Statement(s)		Work Statement for Year: 2012		Work Statement for Year: 2013				
Work Statement for Year 1 FFY	FFY:	Work Statement for Year: 2012	FFY:	Work Statement for Year: 2013	FFY:			
See Annual Statement	Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost
	AMP-Wide Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 2,500.00	AMP-Wide Dwelling Equipment 1465	AMP-Wide Dwelling Equipment range/refrigerator	5	\$ 2,500.00
		Sub-Tot AMP-Wide Dwelling Equip 1465		\$ 2,500.00		Sub-Tot AMP-Wide Dwelling Equip 1465		\$ 2,500.00
	AMP-Wide Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	1	\$30,000.00	AMP-Wide Non-Dwelling Structures 1470	New Playgrounds @ AMP 3, 4 & 5 Resident Storage	1	\$30,000.00
		Sub-Tot AMP-Wide Non-Dwell Struct 1470		\$35,000.00		Sub-Tot AMP-Wide Non-Dwell Struct 1470		\$35,000.00
	AMP-Wide Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip	6	\$15,000.00	AMP-Wide Non-Dwelling Equipment 1475	Computer Systems/Maint Equipment Maint Vehicle Truck/Van/Equip	2	\$3,000.00
		Sub-Tot AMP-Wide Non-Dwell Equip 1475		\$50,000.00		Sub-Tot AMP-Wide Non-Dwell Equip 1475		\$36,000.00
	Development Activities 1499	Development of additional housing units at various locations throughout Clackamas County	1	\$ 290,125.00	Development Activities 1499	Development of additional housing units at various locations throughout Clackamas County	1	\$ 272,881.00
		Sub-Tot Development Activities 1499		\$ 290,125.00		Sub-Tot Development Activities 1499		\$ 272,881.00
	AMP Other	A/E & Consulting AMP-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	1 4 5 5 1	\$ 7,500.00 \$ 5,000.00 \$ 10,000.00 \$ 8,000.00 \$ 148.00	AMP Other	A/E & Consulting AMP-Wide Relocation Costs Asbestos Testing/Abatement Mold Testing/Remediation Contingency	1 4 5 5 1	\$ 7,500.00 \$ 5,000.00 \$ 10,000.00 \$ 8,000.00 \$ 471.00
		Sub-Total Other		\$ 30,648.00		Sub-Total Other		\$ 30,971.00
	Operations 1406	Operations	1	\$ 184,000.00	Operations 1406	Operations	1	\$ 215,000.00
		Sub-Total Operations		\$ 184,000.00		Sub-Total Operations		\$ 215,000.00
		2012 Grand Total		\$ 959,023.00		2013 Grand Total		\$ 953,352.00

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

Work Statement for Year 1 FFY	Work Statement for Year: 2010 FFY:			Work Statement for Year: 2011 FFY:		
	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	High Rise Service Coordinator Asset Manager Preventive Maintenance Specialist Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs) Resident Training Staff Training Sub-Total Management Improv. - 1408	\$ 44,750.00 \$ 6,500.00 \$ 4,175.00 \$ 35,475.00 \$ 50.00 \$ 100.00 \$ 500.00 \$ 500.00 \$ 92,050.00	Management Improvements 1408	High Rise Service Coordinator Asset Manager Preventive Maintenance Specialist Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs) Resident Training Staff Training Sub-Total Management Improv. - 1408	\$ 46,540.00 \$ 6,760.00 \$ 4,342.00 \$ 36,894.00 \$ 50.00 \$ 100.00 \$ 500.00 \$ 500.00 \$ 95,686.00
	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services Sub-Total Administration - 1410	\$ 95,750.00 \$ 34,575.00 \$ 130,325.00	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services Sub-Total Administration - 1410	\$ 95,750.00 \$ 35,950.00 \$ 131,700.00
	Audit 1411	Financial Audit Sub-Total Administration - 1411 2010 Grand Total	\$ 6,250.00 \$ 6,250.00 \$ 228,625.00	Audit 1411	Financial Audit Sub-Total Administration - 1411 2011 Grand Total	\$ 6,500.00 \$ 6,500.00 \$ 233,886.00

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Part III: Supporting Pages - Management Needs Work Statement(s)		Work Statement for Year: 2012 FFY:		Work Statement for Year: 2013 FFY:		
Work Statement for Year 1 FFY	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	High Rise Service Coordinator Asset Manager Preventive Maintenance Specialist Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs) Resident Training Staff Training	\$ 48,400.00 \$ 7,030.00 \$ 4,515.00 \$ 38,375.00 \$ 50.00 \$ 100.00 \$ 500.00 \$ 500.00	Management Improvements 1408	High Rise Service Coordinator Asset Manager Preventive Maintenance Specialist Youth Services Coordinator Travel for Resident Service Specialist Computer Software (Soft Costs) Resident Training Staff Training	\$ 50,336.00 \$ 7,315.00 \$ 4,695.00 \$ 39,910.00 \$ 50.00 \$ 100.00 \$ 500.00 \$ 500.00
		Sub-Total Management Improv. - 1408	\$ 99,470.00		Sub-Total Management Improv. - 1408	\$ 103,406.00
	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 95,750.00 \$ 37,375.00	Administration 1410	Central Office Cost Center (COCC) Salary & Benefits CFP Capital Improvement Coordinator Salary & Benefits A&E Services	\$ 95,750.00 \$ 38,860.00
	Sub-Total Administration - 1410		\$ 133,125.00	Sub-Total Administration - 1410		\$ 134,610.00
	Audit 1411	Financial Audit	\$ 6,750.00	Audit 1411	Financial Audit	\$ 7,000.00
	Sub-Total Administration - 1411		\$ 6,750.00	Sub-Total Administration - 1411		\$ 7,000.00
	2012 Grand Total		\$ 239,345.00	2013 Grand Total		\$ 245,016.00