

Housing Authority of Clackamas County (HACC)

**Five Year Plan
2017-2022**



**HACC Executive Director
Chuck Robbins**

Housing Authority of Clackamas County (HACC)



5-Year Plan 2017-2022

Effective Dates upon HUD Approval:

July 1st, 2017-June 30th 2022

Housing Authority of Clackamas County (HACC)

2017-2022 Five Year Plan

TABLE OF CONTENTS

HUD FORM 50075-5Y PHA FIVE YEAR PLAN	1
ATTACHMENT A: SUMMARY OF HCV ADMIN PLAN POLICY CHANGES	5
ATTACHMENT B: ADMISSIONS AND CONTINUED OCCUPANCY PLAN UPDATES.....	8
ATTACHMENT C: STRATEGY FOR ADDRESSING HOUSING NEEDS.....	10
ATTACHMENT D: VAWA STATEMENT	13
ATTACHMENT E: STATEMENT OF SIGNIFICANT AMENDMENT	14
ATTACHMENT F: PUBLIC NOTICE.....	15
ATTACHMENT G: PUBLIC COMMENT	16
ATTACHMENT H: CAPITAL FUND BUDGET SUMMARY	22
ATTACHMENT I: CAPITAL FUND ANNUAL STATEMENT.....	24
ATTACHMENT J: CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN	31
ATTACHMENT K: REQUIRED CERTIFICATIONS.....	36
ATTACHMENT L: HACC BOARD RESOLUTION	40

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																									
A.1	<p>PHA Name: <u>Housing Authority of Clackamas County</u> PHA Code: <u>OR001</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2017</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA Plan, PHA Plan Elements, and Public Hearing Information can be found at the following locations: 1) Housing Authority Administrative Office, 13930 S Gain Street, Oregon City, OR 97045 2) Housing Authority Clackamas Heights Property Management Office, 13900 S Gain Street, Oregon City, OR 97045 3) Housing Authority Hillside Property Management Office, 2889 Hillside Court, Milwaukie, OR 97222 4) Housing Authority Website: http://www.clackamas.us/hacc under Plans and Reports 5) Clackamas County Public Library located at 16201 S.E. McLoughlin, Oak Grove, OR 97222 6) Resident Advisory Boards Members receive a hard copy of the draft Annual Plan</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																									
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Housing Authority of Clackamas County's (HACC's) mission is to provide affordable, safe, decent and sanitary housing opportunities in a fiscally responsible manner to low-income people in Clackamas County.</p>																									

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

PHA Goal 1: Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing by:

- ☒ Apply for additional rental voucher, as appropriate
- ☒ Leverage private or other public funds to create additional housing opportunities
- ☒ Acquire land for new construction of affordable housing
- ☒ Study financial feasibility of potential acquisition and rehabilitation of existing multi-family properties
- ☒ Prepare and submit Rental Administration Demonstration (RAD) application for the rehabilitation of Hillside Manor
- ☒ Study the financial feasibility of redevelopment of or disposal of Hillside Park, Oregon City View Manor, and Clackamas Heights
- ☒ Evaluate the utilization of RAD or Demolition/Disposition Section 18 to improve and increase the number of affordable housing units
- ☒ May engage in mixed-finance development activities for Affordable Housing, as needed
- ☒ Submit a Section 18 Demo/Disposition application, if feasible, for Oregon City View Manor, Clackamas Heights and Scattered Sites

The following Development Objectives were approved by the HACC Board as part of the repositioning of the Housing Authority:

- 4 to 1 replacement of any Public Housing unit sold or demolished
- Long term physical and financial sustainability of HACC (Construction of new affordable units that generate \$500,000/year of new Operating Revenue)
- Decentralization of low income housing
- Develop housing that increases access to community services (e.g. social services, health care, transportation, youth programs, adult education & job training)
- Increase the number of units that would be available to households at or below 30% of Area Median Income
- Minimize relocation costs

PHA Goal 2: Improve access & housing choice for everyone, with a focus on protected classes and single parent households by (FH):

- ☒ Provide voucher mobility counseling
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Convert Public Housing to vouchers through development projects, as appropriate and available
- ☒ Revise payment standards, as needed
- ☒ Maintain security deposit loan program for Section 8 families
- ☒ Provide higher payment standards for families needing ADA units.
- ☒ Survey and Maintain a list of ADA units within the County to assist families seeking housing
- ☒ Release a Request for Proposals for project based vouchers and Public Housing proceeds to encourage new affordable housing development.

PHA Goal 3: Enforce Fair Housing Laws and Increase public understanding of Fair Housing laws by:

- ☒ Host free Fair Housing trainings
- ☒ Partner with Fair Housing council of Oregon for information distribution
- ☒ Continue to partner with Clackamas County's Housing Rights & Resources Program
- ☒ Offer training at Metro Multifamily and other Landlord Group Meetings on the Benefits of Rental Assistance
- ☒ Distribute Fair Housing Videos and Information to landlords participating in Section 8
- ☒ Orient client's on their Fair Housing Rights & provide Fair Housing brochures
- ☒ Attend State subcommittee meetings on Renters Rights and other nonprofit Renter Rights Advocacy Meetings

PHA Goal 4: Improve the quality of Housing Authority assisted housing and customer service by:

- ☒ Maintain high performer status
- ☒ Improve welcoming environment
- ☒ Streamline administrative operations, alleviating staff time to improve customer service
- ☒ Renovate or modernize public housing units
- ☒ Demolish or dispose of obsolete public housing, as appropriate
- ☒ Provide replacement Public Housing and/or Vouchers
- ☒ Develop strategy for cross training staff to ensure we provide the highest level of service to clients we serve

PHA Goal 5: Improve community quality of life and economic vitality by:

- ☒ Partner with social service agencies to provide services for youth to succeed in school
- ☒ Designate developments for particular residents groups (elderly, persons with disabilities), as needed
- ☒ Develop stronger working relationships with service providers who assist our residents who are elderly and/or disabled
- ☒ Continue to grow the community gardens
- ☒ Encourage Resident participation through Resident Associations

PHA Goal 6: Promote self-sufficiency and asset development of families and individuals by:

- ☒ Continue to partner with local & regional workforce partners to increase the number of employed and under-employed persons in assisted housing
- ☒ Partner with agencies to provide supportive services to increase independence for the elderly and families with disabilities
- ☒ Apply for new Resident Opportunities Self Sufficiency grant
- ☒ Apply for new Family Self Sufficiency grant
- ☒ Research and apply for future grants that provide services and enhance residents' quality of life

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</p> <p>PHA Goal: Expand the supply of assisted housing by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Applied for additional rental vouchers: acquired 30 new VASH vouchers, applied for set aside NOFA and Family Unification NOFA but we were not awarded. <input checked="" type="checkbox"/> Reduced public housing vacancies: maintained 98% or greater occupancy. <input checked="" type="checkbox"/> Leveraged private or other public funds to create additional housing opportunities: in progress PEDCOR development of Rosewood Terrace (212 units). Leveraging approximately \$54 million in bonds and tax credit equity. HACC awarded 20 project based vouchers and \$1,100,000 in disposition funds. <input checked="" type="checkbox"/> HACC provided \$1,300,000 in disposition funds and 21 project based vouchers for Town Center Courtyards (TCC), a 60 unit development with drug and alcohol free housing. TCC completed construction and began leasing in August 2016. <p>PHA Goal: Improve the quality of assisted housing by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Maintain High Performer Status in public housing management <input checked="" type="checkbox"/> Reached High Performer Status in voucher management <input checked="" type="checkbox"/> Developed system for collecting customer satisfaction <input checked="" type="checkbox"/> Focused on efforts to improve specific management functions: converted to geographic inspections, self-certification of repairs, including photos of inspections, paperless scanning and attaching of documents <input checked="" type="checkbox"/> Modernized 10 public housing units <p>PHA Goal: Increase assisted housing choices by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provided voucher mobility counseling during move orientations <input checked="" type="checkbox"/> Conducted outreach efforts to potential voucher landlords in partnership with Fair Housing Council <input checked="" type="checkbox"/> Partnered with a Fair Housing attorney and hosted free trainings for landlords and staff <input checked="" type="checkbox"/> Successfully submitted regional rent study with area Housing Authorities' to increase voucher payment standards <input checked="" type="checkbox"/> Received grant funds and are in the process of implementing a security deposit assistance loan program <p>HUD Strategic Goal: Improve community quality of life and economic vitality</p> <p>PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Strengthened relationships with service providers who assist our elderly and/or disabled clients <input checked="" type="checkbox"/> Implemented public housing security improvements, security cameras and onsite security company <input checked="" type="checkbox"/> Improved the office lobbies by updating paint and furniture <input checked="" type="checkbox"/> Increased resident communication of services through lobby electronic reader board <input checked="" type="checkbox"/> Partnered with non-profit organizations for youth activities, camps and mentorships <input checked="" type="checkbox"/> Partnered with Public Health to provide on-site nurse for health education and prevention of Public Housing clients. <input checked="" type="checkbox"/> Added half time case manager from Social Services organization, working with at-risk residents <input checked="" type="checkbox"/> Partnered with non-profit organization to provide formerly homeless families furniture and household goods <p>HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals</p> <p>PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Entered into a Memorandum of Understanding with workforce agency to provide services to increase the number of employed persons in assisted housing <input checked="" type="checkbox"/> Coordinated supportive services around workforce education to improve clients' employability <input checked="" type="checkbox"/> Coordinated workforce services to increase independence for the elderly or families with disabilities <input checked="" type="checkbox"/> Partnered with the Workforce agency and Community Development agency to provide tenant based rental assistance for ten (10) families who participate in Reboot NW and are in need of assistance with rent while in the program. <p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p>PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Participate in the County's Housing Advisory Board (HAB) <input checked="" type="checkbox"/> Partnered with Community Development to create the new 5-Year Assessment of Fair Housing Plan. The Assessment of Fair Housing was approved by HUD and is effective 7/1/2017 – 6/30/2022. <input checked="" type="checkbox"/> Aligned five-year Plan with Community Development's 5-year Consolidated Plan
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attachment D: VAWA Statement</p>

B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See Attachment E Discretionary changes (changes which are not mandated by regulation) in the plans or policies of 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 grant year.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachment F</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment L</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB provide comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

ATTACHMENT A

Summary of Housing Choice Voucher Administrative Plan Policy Changes effective July 1, 2017

	New Policy	Explanation of Proposed New Policy Language	Chapter
	<i>Code of Conduct</i>	Employees must report any personal relationship with an applicant or tenant receiving assistance to the Program Manager. Personal relationship defined as Employees with a relationship cannot handle any aspect of the applicant or tenant process.	1
	<i>Screening Criteria increased allowable offenses from 4 to 9 without a hearing.</i>	Applicants' criminal background history for the most recent 5 years will be scored based on severity of convictions. Scoring will be 1-4 with 4 being the highest level of risk crimes. Applicants who have combined score 3 and under will be approved. Applicants with a score 4 - 9 can be approved by a manager taking into consideration factors discussed in Section 3-III.E. Applicants with a score greater than 9 are denied.	3
	<i>Local Preferences</i>	Families applying from outside of Clackamas County must live in Clackamas County one (1) year with the voucher before being allowed to transfer (port out). Preference will be given to residents of Clackamas County who are elderly, disabled, or displaced single person families over other single person families.	4
	<i>Local Preferences</i>	No more than 10 families per year that meet HUD's definition of chronically homeless <u>and</u> disabled that have completed an intake and been referred by the Clackamas County Coordinated Housing Access line formed as part of the Clackamas County Continuum of Care. The family must at time of application provide proof of disability and chronic homelessness status by having a case manager, counselor, mentor, or other professional verify this status. The family must only meet the chronically homeless criteria at time of application.	4
	<i>If insufficient funding, rescinded vouchers</i>	Category 2: All Port Vouchers for which a 52665 has not been received. Vouchers will be rescinded in order of the date and time were issued, starting with the most recently issued vouchers.	5
	<i>Voucher Extensions</i>	If HACC has inadequate funding or faces a sequestration, no extensions will be granted.	5

	Bedroom Definition	For a room to be considered as a bedroom, it must meet the minimum definition as established by HUD. This includes, but is not limited to, the following: A room primarily designed for sleeping with a source of natural light, a minimum of which, 50% shall be openable, a minimum horizontal dimension of 7ft, a minimum height of 7'6", code complying means of emergency egress (2 ways to get out in a fire, usually implies a window and a door), an outlet with overhead permanent light fixture or two outlets, a permanent source of heat somewhere with the house that is adequate to heat all spaces, operable window, security, and a minimum of 70 square feet. Water heaters must be in a closet or enclosed if it exists in the space. Bedrooms cannot exist in a utility area. In addition, HACC's policy states that bedrooms in units built after 1940 will include closets built into the wall units. Rooms that have been remodeled will qualify as bedrooms as long as the remodel has included the addition of a closet and window easement. HACC may use tax information to determine total number of bedrooms in the unit.	8
	Initial Inspection	At initial inspection of a vacant unit, the presence of the owner and a family representative is permitted, but is not required.	8
	Initial Inspection	HACC may schedule an inspection more than 30 days after the original date for good cause or reasonable accommodation.	8
	Project Based Voucher Rent Limits	<p>HACC's goal is to provide as many families with vouchers as possible. Given the budget limitations of the program, HACC must implement policies that control its HAP expenditures.</p> <p>The rent to owner including utility allowances must not exceed the lowest of:</p> <ul style="list-style-type: none"> • An amount determined by HACC <ul style="list-style-type: none"> ○ For general PBV's an amount not to exceed the HhhhHHigh HOME Rent Limit; or ○ For PBV's with HACC Disposition funds, an amount not to exceed HACC Payment standards • The reasonable rent; or • The rent requested by the owner. 	17

	<i>TBRA – HOME Tenant Based Rental Assistance Program</i>	Program is discontinuing due to funding Ends July 1, 2017	18
	<i>Shelter Plus Care</i>	Move Policy put in place that allows clients to move outside of the Continuum of Care jurisdiction in cases of Domestic Violence and for Reasonable Accommodation. Moves limited to locations where HACC has a reciprocal agreement for inspections.	18

ATTACHMENT B
Summary of Admissions and Continuing Occupancy Policy Changes effective July 1, 2017

New Policy Issue & Citation	Explanation of Proposed Policy and Revised Language	Chapter
<p>1. Number of references – Resources Used to Check Applicant Suitability as a Tenant [PH Occ GB, pp. 47-56] ACOP page: 3-26</p>	<ul style="list-style-type: none"> ACOP doesn't state how many personal references are needed. Currently we are requesting four (4). This information is stated on the "Character References" form that is giving to clients. Under the section "Past Performance.....". ACOP will be amended to state: <ul style="list-style-type: none"> "At least three (3) references from either landlords, employers, or other third parties not related to the applicant dating back to five years." 	<p style="text-align: center;">3</p>
<p>2. Security Deposits [24 CFR 966.4(b)(5)] - ACOP page: 8-6</p>	<ul style="list-style-type: none"> Compared to other Housing Authorities HACC's rental deposit amounts are extremely low therefore deposits will be increased effective upon approval of PHA Plan. Even if client rent is \$0, tenants will still require to pay the full Security Deposit amount. The new deposit amounts will be as follows: <ul style="list-style-type: none"> 1 Bedroom = \$200 2 Bedroom = \$300 3 Bedroom = \$400 4 Bedroom = \$500 	<p style="text-align: center;">3</p>
<p>3. 4-II.B. Organization of the Waiting List – ACOP Page: 4-6</p>	<ul style="list-style-type: none"> Insert language: "If family composition changes while an applicant is on the waiting list and they report such changes as required by the program they may have the option to switch to a list for which they are eligible for." 	<p style="text-align: center;">4</p>

<p>4. Good news letter – 4-III.C. Notification of Selection – Page: 4-20</p>	<ul style="list-style-type: none"> • ACOP does not state how many days the client has to respond to the letter before being filed inactive. However, the letter we mail to them, states that they need to contact us within fifteen (15) days. In order to expedite the lease up process applicants will be required to respond within eight (8) business days of receiving their Good Newsletter. Insert <ul style="list-style-type: none"> ○ “Applicants shall respond to HACC within eight calendar days of the date of the Good News letter.” 	<p>4</p>
<p>5. 5-I-B. Determining Unit Size – ACOP page: 5-2</p>	<ul style="list-style-type: none"> • The ACOP states that “HACC will assign one bedroom for each two persons within the household except in the following circumstances...” Under this section the following revisions will be inserted: <ul style="list-style-type: none"> ○ Persons of the opposite sex (other than spouses, and children under age 5) will not be required to share a bedroom. <u>This clause will be stricken.</u> ○ Persons of different generations will not be required to share a bedroom. <u>This clause will be stricken.</u> • The following policies will be added to this section of the ACOP <ul style="list-style-type: none"> ○ A family that consists of a pregnant woman (with no other persons) must be treated as a two-person family. ○ A single head of household parent shall not be required to share a bedroom with his/her child (although they may do so at the request of the family. ○ A separate bedroom will be allocated for a single head of household with children. The two person per bedroom will be required thereafter regardless of gender or age of children. ○ HACC will strive to ensure that families or individuals are not over or under-housed through utilizing the transfer list. 	<p>5</p>

Attachment C

Strategy for Addressing Housing Needs

Introduction

The Housing Authority of Clackamas County (HACC) is committed to affirmatively furthering fair housing and contributing to the elimination of impediments to fair housing choice as described in 24 CFR Part 570.601 and the Furthering Fair Housing Executive Order 11063, as amended by Executive Order 12259.

Clackamas County Housing and Community Division (HCD) with local Fair Housing Partners participating in a Regional Fair Housing Collaboration and completed a Fair Housing Plan. HCD is comprised of HACC and Community Development (CD)

LOCAL EFFORTS

HCD assembled its Fair Housing Partners to identify goals and strategies to improve housing choices in Clackamas County. HCD's Fair Housing local partners include; cities, towns and hamlets in Clackamas County, Clackamas County Social Services Division (SSD), Clackamas County Department of Transportation and Development (DTD), the Fair Housing Council of Oregon (FHCO) and Legal Aid Services of Oregon (LASO).

Six (6) general fair housing goals were identified:

- Goal I: Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing
- Goal II: Increase accessibility to affordable housing for person with disabilities and single parent familial status households (households with children under 18 yrs)
- Goal III: Improve access to housing and services for all protected classes
- Goal IV: Enforce Fair Housing laws and increase public understanding of Fair Housing laws
- Goal V: Coordinate Fair Housing advocacy and enforcement efforts among regional partners
- Goal VI: Ensure that all housing in Clackamas County is healthy and habitable

REGIONAL EFFORTS

Clackamas County continues to meet quarterly with regional partners to coordinate fair housing efforts, data collection, training and events. Regional partners include: Multnomah County, Washington County, Clark County (WA), City of Portland, City of Gresham, and the City of Beaverton. In addition, there are several agencies that provide fair housing service in the county, including the United States Department of Housing and Urban Development, The Fair Housing Council of Oregon, Legal Aid Services of Oregon and Clackamas County Social Services Division, Housing Rights and Resources Program.

Regional partners intend to move to a regional Analysis of Impediments to Fair Housing study and regional data collection in order to plan more effective training events and strategies to reduce housing discrimination and increase housing choice for residents in the Portland metropolitan area housing market. Regional partners are also working to align their fair housing efforts with the public housing authorities' plans to increase access to housing.

Statewide Goals of the Fair Housing Council of Oregon:

The Fair Housing Council of Oregon (FHCO) has contracts with the state of Oregon and with several local governments to provide fair housing training to tenants and landlords. FHCO has assembled a group of fair housing partners to coordinate fair housing activities, training and events. The first meeting was held on May 6, 2014 to discuss needs for education and outreach, audit testing needs (to find out if landlords are discriminating against protected classes of people) and, other identified by local agencies. FHCO is also being asked by partners to collect and analyze housing discrimination data to report out to partners.

Attachment C

Strategy for Addressing Housing Needs

Oregon state laws have changed to prohibit source of income in Section 8

Effective July 1, 2014, landlords cannot refuse to rent to an applicant, or treat an applicant or tenant differently, because the applicant is using a Section 8 voucher or other local, state, or federal rental housing assistance. Nor can landlords advertise “no Section 8.” Landlords can still screen and reject any applicant, including those with a Section 8 voucher, for past conduct and ability to pay rent.

Prior to passage of House Bill 2639 in 2013, the “source of income” category explicitly excluded federal rent assistance, which primarily refers to the Section 8 Housing Choice Voucher program; this exclusion meant that Oregon landlords could refuse to rent to applicants, or even to consider them, just because they had a Section 8 voucher. The new law removed that exception and explicitly stated that Section 8 or any other local, state, or federal housing assistance is included in the source of income protection. Oregon Revised Statute 659A.421 (1) (d).

The new law also creates the Housing Choice Landlord Guarantee Program, to compensate landlords for damages incurred as a result of tenancies by Section 8 voucher holders.

Clackamas County Actions Taken in 2015-2016 and Analysis of Impact

Strategy	Primary Partners (Lead in BOLD)	Accomplishments
Commit to countywide and regional support to continue and enhance enforcement of fair housing laws	SSD HACC CD	SSD has annual contracts with the Fair Housing Council of Oregon FHCO (\$10,770) and Legal Aid Services of Oregon (LASO) (\$81,250) to provide enforcement of fair housing laws. FHCO assisted 209 people with housing information. 31 (15%) were Latino and 12 (6%) were African American. CD is meeting regularly with regional partners to discuss audit testing options.
Improve access to fair housing information	SSD CD HACC	HCD has met with regional partners and the Fair Housing Council of Oregon to coordinate Fair Housing activities, develop a centralized resource and to develop fair housing materials in multiple languages and formats.
Expand opportunities for tenants using Housing Choice Vouchers	HACC	<p>The Housing Authority of Clackamas County has landlord outreach materials posted on the HACC website: http://www.clackamas.us/housingauthority/</p> <p>2015-2016 Landlord Training Events: February 28th, 2016- Oregon Landlord Tenant Law June 8th, 2016 – Fair Housing Laws</p> <p>Outreach for all of these events were done by the following:</p> <ul style="list-style-type: none"> • Direct email invitations to our landlord email list • Announcements on the Metro Multi Family Calendar of events • Fair Housing Council of Oregon Announcements • Promoted on HACC Website • Word of mouth through property management companies, etc <p>Landlord Newsletters continue to be distributed and posted on HACC’s website.</p>

Attachment C
Strategy for Addressing Housing Needs

Ensure the HACC conducts targeted outreach to underrepresented & protected class for upcoming waitlist opening	HACC	HACC is opening its waitlists in January and plans to add 500 new applicants to Housing Choice Voucher Section 8 waitlist and 3,300 to its Site Based Public Housing waitlists.
---	-------------	---

Housing Needs.

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

Housing Needs of Families on the Waiting List: Housing Choice Voucher and Public Housing		
	# of Families	% of Total Families
Waiting List Total	1,177	100%
Section 8 Waiting List	706	65.7%
Public Housing Waiting List	471	34.3%
Extremely Low Income <= 30% of AMI	984	84%
Very Low Income <= 50% of AMI	163	21.1%
Low Income <= 80% of AMI	25	5.2%
Above 80% of AMI	3	.2%
Elderly or Near Elderly	365	33.3%
Non-Elderly	1,016	85.1%
Disabled Head of Household	384	34%
White	894	77.6%
Black/African American	196	15.5%
American Indian/Alaska Native	39	3.6%
Asian	25	2.3%
Native Hawaiian/Pacific Island	10	.9%
Hispanic	81	7.5%
Non-Hispanic	993	92.5%
Characteristics by Bedroom Size		
0 BR (Section 8 only)	77	7.2%
1 BR	316	29.4%
2 BR	355	33.1%
3 BR	261	24.3%
4 BR	60	5.6%
5 BR (Section 8 only)	4	.4%
6 BR (Section 8 only)	1	.1%

ATTACHMENT D

Violence Against Women (VAWA) Statement

Housing Authority of Clackamas County (HACC) addresses VAWA in the Section 8 Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. The responsibility of not terminating families from housing for reasons that fall under the VAWA regulation is particularly addressed. We conduct emergency transfers for victims of domestic violence in our housing programs.

We offer a local preference in the Housing Choice Voucher program for victims of Domestic Violence working with case management. We partner with several community partners like Los Niños Cuentan, Clackamas Women's Services, A Safe Place and Northwest Housing Alternatives to administer the Domestic Violence preference vouchers.

In addition, we are in continuous contact with County and City agencies, including the various law enforcement agencies, for current tenant's experiencing Domestic Violence.

HACC also partners with Clackamas County Social Services and Behavioral health as well as the State Department of Human Services to use funds in a transitional housing program and Shelter + Care program under the Continuum of Care, where many victims of Domestic Violence are housed and provided services.

In summary, we follow the VAWA program policies and regulations with the goal of providing safeguards for the families falling under the VAWA related program requirements and refer households, as needed, to local domestic violence service provider partners. HACC has amended all its policies to comply with VAWA.



Chuck Robbins, Executive Director

2/27/17

Date

ATTACHMENT E

January 12, 2017

2017-2022 Five Year Plan

CFP Submission Statement of Significant Amendment

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 grant year.

Sincerely,



Chuck Robbins
Executive 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

PUBLIC NOTICE

A Public Meeting to cover the Housing Authority of Clackamas County's (HACC) Draft Five Year Plan effective 2017-2022 will be held on January 19th, 2017, at 10 AM at the OCVN Community Center, located at 200 S. Longview Wy., Oregon City, OR 97045. Resident Advisory Board members and Public Housing residents are encouraged to attend.

A public hearing to comment on HACC's 2017 Draft Plan will be held on March 16th, 2017, before the HACC's Board of Commissioners. The Commissioners meet at 6:00 PM, 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 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 Draft Plan will be available for review from January 21st, 2017-March 7th, 2017 and can be found online at <http://www.clackamas.us/housingauthority/plansandreports.html>. Hard copies are kept for public review at HACC's administrative office located at 13930 South Gain Street, Oregon City, OR, HACC's Property Mgmt Offices at 13900 South Gain Street, Oregon City, or HACC's Hillside Office at 2889 S.E. Hillside Ct, Milwaukie, OR. HACC's Property Management offices are open Monday through Thursday, 10-12PM & 1-5PM and the Administrative Building is open Monday through Thursday, 8:30AM to 6PM. The Plan can also be viewed at the Clackamas County Library, 16201 SE McLoughlin, Oak Grove, OR.

Written comments should be directed to Elizabeth Miller, Housing Authority of Clackamas County, P.O. Box 1510, Oregon City, OR 97045, or by email at emiller@clackamas.us. These comments must be received by March 7th, 2017.



ATTACHMENT G

HACC FIVE YEAR PLAN 2017-2022

RESIDENT ADVISORY BOARD MEETING MINUTES

HACC Staff Present:

Toni Karter
Rich Malloy
Allison Coe
Sonja Souder
Julie Garland
Gary Knepper
Taking Notes: Hillary Westlake

Jason Kirkpatrick
Elizabeth Miller
Craig Beals
Jemila Hart
Josh Teigen
April Bundy
Linda Keener

Residents Present:

Erik Wilkin
Mike Fogle
Mickie Moreland
Shirley Shanton
Marge Lockhart

Kryss Longwell
Eric Wilkin
Joel Johansen
Sue Philips
Ann Leenster

10:00-10:20 Welcome, Introductions and Agency Overview

Jason Kirkpatrick

Jason Kirkpatrick is standing in while Chuck Robbins is out due to an injury. This 5 year plan we are discussing today will be in effect from July 2017 through June 2022. Resident Advisory is required.

10:20-11:00 Capital Fund Overview: Attachment E-H

Josh Teigen

Please see insert for budget details. It was a productive year for capital fund projects. We completed several projects. Took a couple of year's worth of funding to complete several units which included: 6 scattered sites, 2 units at Clackamas Heights, and 2 units at Oregon City View Manor. The outdated heating system in the Maintenance Building was updated. The Modernization project (these sites need new windows and siding and roofing) will start in 2017. AMP stands for Asset Management Program. Flooring contract will last for 2 years, and will be used as needed. Fair Housing did an audit and we had a few compliant issues, and we will be correcting those. Fees cover consulting, testing, and needs that require engineer. On demand contracts, reissue every 2 years, i.e. testing services. Relocation contract, a new contract will be issued, old one expired a couple months ago. Hillside needs a couple of upgrades, depends on prices. The operations budget covers day to day operations of agency. We are audited every year and can charge for that. Side work is anything that is outside of the building. HUD allows us to be a certain amount of money back into our tools, necessities for the work crew. Non dwelling renovations go towards Housing Authority buildings that aren't dwellings. 45 million dollars of work estimated that we need to perform. Capital Funds have gone down due to Federal funding year to year. 5 year plan is basically the annual times five.

Resident Questions:

Q: Did rent go up due to all of this work?

A: No. Federal funding is why rent increases.

Q: If Housing Authority sells the properties in the future, will relocation costs be covered for residents?

A: Yes. We are required to take care of the residents.

Q: Do we have reserve amount for budgeting?

A: Yes, that is not listed in the budget.

Q: Will housing properties be rebuilt instead of continually putting money into the old buildings?

A: We have been looking in to converting Hillside Park in the next five years. HUD owns our property, not Housing Authority. We have strict guidelines with the funding we receive, we are looking at what options are available to us, for examples, Section 18 and RAD.

Q: If funds aren't used what happens?

A: They go back, we lose them. We have 2 years to get 90% completed, and 4 years to complete projects.

Q: Are wages included in budget?

A: Yes, labor and maintenance.

Q: Will all roofs be metal?

A: No, they are too costly to install.

Q: Can we turn away a new roof if we feel the current condition is fine?

A: It is up to the property manager, but more than likely if we are installing a new roof the unit needs a new roof.

Q: Are people that are on HUD treated better than Section 8? Repairs aren't getting completed by private landlords.

A: We are the property managers for Public Housing so we have more control, Section 8 we have no control over. Check into Housing, Rights and Resources on renter's rights.

Q: Does Josh create the Budget?

A: Property Managers and Josh complete the budget.

Q: Is money set aside for yard work? How can resident have the lawn mowed more often?

A: As budget cuts happen we have to prioritize work. We used to have interns in summer, which that program was cut, and the interns would mow lawns.

Q: Can mowing lawns work towards community service?

A: No, because of the liability and we are an agency not a community.

11:00-11:30 HCV (S8) Updates - Review Attachment A

Toni Karter

Changes that the Federal Government allows us to have a choice over are listed in the portfolio. Changes that have taken place and the Federal Government demands are not listed. We will be more lenient when it comes to the Criminal Background Checks unless you manufactured Meth or are a Sex Offender. As for other charges (over 9 points), if you can prove that you have recovered and continue to live a straight life, you are given an opportunity for a hearing. Everyone is screened the same way in the applicant process. Due to sheer volume of applicants, we will have a local preference (depends on address). Anyone who is homeless can call the Coordinated Housing homeless hotline with the County, they are then added to a general County waitlist that prioritizes families based on vulnerability. The Housing Authority will give 10 vouchers to those who are the waitlist that come off the Coordinated Housing wait list (to the most vulnerable people). Those who are preferences (i.e. Veterans), can still be added to our waitlist even when it is closed to others. Individuals who are Domestic Violence victims are eligible to receive one of the 15 vouchers we give out each year.

With facing a new administration, the forecast isn't great, we may face cuts to funding. Therefore we are updating our rescission policy. With this policy, the people who are out looking and not yet leased up will be rescinded and put back on the wait list. Then, people who are living outside of our County, if their County won't help absorb the voucher, we will cut them.

Also, people who have been here longer are not elderly or disabled will get cut prior to someone new who is elderly and disabled. Voucher extensions will be limited to only those for reasonable accommodation. That means if you are out looking and your voucher expires you will lose it. More bedrooms a unit has means they can charge more. A bedroom needs to be proper, have proper heating, structurally sound. We have a lot of landlords that are dragging heels on doing repairs, policy is, when they do initial inspection they have 30 days to make corrections. Congress just passed a new policy, they have 180 days to make repairs, and during this time tenant can move in if the Housing Authority wishes to adopt this policy. At this time HACC is still contemplating the policy. In project based units we will be capping the top dollar so it doesn't continue increasing. If a person is in the Reboot Tenant Based Rental Assistance (TBRA) program with Clackamas Community College, they had received rent assistance for one year, unfortunately that program is now ending July 1, 2017. Shelter plus Care, gives us money to supply families who are homeless, it used to be that they could only live in Clackamas County. Then they changed it to be anywhere. We are setting up a move policy, they will need to stay unless a disability or domestic violence reason, but even that will be limited to Multnomah County or a jurisdiction that is willing to commit to absorbing them in advance due to the inspection requirements.

Resident Questions:

Q: If my property is charging \$1600 for 3 bedrooms are they allowed to keep increasing it?

A: Yes, if you can't afford it, your option is moving.

Q: How long are vouchers good for?

A: As long as the family needs it but they only get 90 days to search for housing.

Q: Can my daughter and her family be added to my household?

A: Not if she is 18 or older, have her apply for waitlist. Wait list open January 23-29.

Q: How did we get other county residents?

A: Porting. When they can't find anything in their county, they come to us.

Q: How do we find out about crimes on current tenants?

A: We receive police reports on tenants as well as neighbors may let us know if there has been illegal activity.

Q: Can we let someone use our address?

A: In Public Housing that is against your lease, they can go to the post office and get a general delivery (they will hold your mail for up to a month), or get a PO box (\$30 for 6 months). When looking into fraud that wouldn't look good for tenant. Lastly, some organizations let you use their address (Father's Heart).

11:30 – 12:00 Break for Lunch

12:00-12:30 Public Housing Updates: Attachment B

Rich Malloy

There are admission changes to our occupancy policy. Historically, we have tried to get several references for employment, character, and landlord. Now, we are striving for 3 solid references. Security deposits haven't been changed for a long time and are low, they are now increasing (doesn't affect current tenants). It isn't unusual for changes to happen while an applicant is on the waitlist, now we will be transferring those applicants onto appropriate waitlist if they keep us informed. It is important that you are on the list you are eligible for. We are simplifying our occupancy standards, we reference HUD for their guidelines and our occupancy standard will be two to a room plus one (with exceptions). Applicants now have 8 calendar days to notify us that they are interested in an offered unit. Public Housing has guidelines to follow on how quick they turn units and we lose points with HUD if it takes too long. There have been other changes by HUD that we have implemented as well. Our ACOP is available online, and updated every year. Lastly, Rich mentioned that the County Commissioners are wanting to provide alternatives or affordable housing in the County.

Resident Questions:

Q: If applicant has two teenage children; one female, one male, do they have to share rooms?

A: We don't tell people how to use the unit, we are just supply you the unit you are eligible for.

Q: Do we need to notify HACC if someone is staying with them.

A: More communication is better than less. Yes, you need to let us know if they will be there longer than 21 days.

12:30-12:40 Annual Plan Review: Goals & Objectives

Elizabeth Miller

We are aligning with Community Development Consolidated Plan, Fair Housing Plan (we were one of 10 counties who were able to take part in a pilot) in creating The Housing Authority's plan. As part of the Fair Housing Plan we identified 6 goals for the County. The biggest one is improving the lack of affordable housing. We will be looking at partners, land, and looking at our own properties and our options. We want to use the area more efficiently. RAD stands for Rental Assistance Demonstration, which is what we are considering obtaining to remodel Hillside Manor and develop Hillside Park.

If something isn't included in the 5 year program we will have to amend it and it becomes a mess, so ideally everything needs to be listed in the 5 year plan. Processes always involve residents and take a while. Chuck has already brought the development objectives in front of the commissioners. For every one unit we terminate we will develop four. Improving access to everyone is another goal. We will continue to provide the voucher mobility. In the security deposit program, the lender provides for up to \$1000. This applies for households who have an income; they can't discriminate based on credit, and household will need to pay lender back at a later time. We host a couple of Fair Housing trainings per year and partner with an attorney. The Housing Authority is reaching out to landlord groups to better educate on our Section 8 program. Our client feedback survey is implemented, asking for either negative or positive comments. Public Housing sends the surveys out on an annual basis, Section 8 sends them out during each tenant's annual exam. Our last score with HUD 91/92, and minimum is 90. We are continually trying to improve our offices and make environments more welcoming to clients. We have staff that have been with us for a long time and others that are newer, we are working on cross training. We encourage participation with tenants in meetings like today and the community garden. Looking at various grants for more opportunities or to provide current opportunities long term.

Resident Questions:

Q: What is Section 18?

A: Housing Authority sold some of its scattered sites programs. They took proceeds from that sale and invested it in a new property. RAD is different, it is where we rehabilitate the building. The only tools we have to develop properties are Section 18 or RAD.

Q: If my husband took out grant to go to college, do we need to report it?

A: Yes. It may affect rent, depends on full time/part time student and if includes rent assistance.

Q: Were there any new projects purchased with the scatter site proceeds.

A: Yes.

12:40-12:50 Annual Plan Review: Progress Report

Toni Karter

See Portfolio. VASH vouchers are Veteran vouchers. The Housing Authority increased from 20 to 51 VASH Vouchers. As mentioned in the portfolio, Rosewood Terrace (212 units), would be in the general area behind Walmart by Clackamas Town Center; and would have accessibility to Transit. The Town Center Courtyards (TCC) is family housing for those recovering from drug and alcohol addiction. In the past, staff would complete inspections based on someone's annual, which took up a

lot of driving time. Now, inspections are assigned based upon region. We will also be decreasing the amount of inspections we complete, we will be doing one every 24 months as long as they have proven to pass (versus every year). In the past two years we have partnered with community agencies to provide training/education and services. Other citizens are waiting on the waitlist for trainings/services while they are assisting our clients first. We have taken on the education role to help landlords not practice discriminatory housing, but it does still exist. The Housing Authority is using resources wisely due to lack of funds. We continue to communicate to clients when there are free health/dental clinics. If clients have email addresses that they supply to us we will contact them with information on resources and we are sending our newsletters via email to save on postage. If you don't have email access at home you can use the computers at local libraries or computers at our community sites. Clackamas County isn't very diverse racially, we are doing more to outreach to all Americans. Lastly, we updated our policies to Violence Against Women based on Federal guidelines (perpetrator has to be evicted, not victim).

Resident Questions:

Q: Does the new inspection calendar apply at OCVM. A: No, only applies to Section 8 tenants.

12:50-12:55 Annual Plan Timeline

Elizabeth Miller

Annual Plan is due to HUD by April 17th, 2017. Send questions or comments to Elizabeth Miller, her contact information is on the front of the portfolio.

12:55-1pm Questions and Answers

All

Waitlist Opening:

January 23-29th. Log into our website to access more information and apply. Use the tools to see what you are eligible for. You can apply for Section 8 and/or Public Housing. If you don't have a computer, come to one of our offices and a staff member will assist you, or you can visit a public library and use one of their computers. We are adding 3500 applicants to Public Housing and 500 applicants to Section 8.

Resident Questions:

Q: What is the average wait time?

A: 5-8 years Section 8, Public Housing can be up to 5 years, the list for Public Housing has gotten very short.

Q: Do we have variety in bedroom sizes?

A: Yes, we have units with 1-4 bedrooms.

Q: Will other counties will be opening their waitlists?

A: They have various opening dates depending on location.

Q: What waitlist moves the fastest?

A: Hillside Manor one bedroom is the fastest moving list.

Q: Is there any preferences for Veterans?

A: Yes, waitlist might be closed to everyone else but open to Vets if they are homeless or disabled.

Q: If resident knows people that are looking for a place to stay, why can't they share their unit with them?

A: It creates family to be under housed, or over occupied. We can't double up two families into one unit. The more people in a unit the more damage tends to occur, parking becomes an issue too. That would create roommate situations, and who gets the ultimate rights when something goes sour. Once they move in, everyone has equal rights.

Q: Can we add a family member to our household?

A: If minor, yes, if they are staying more than 51% time with you.

Q: Now that we are changing the household composition policy, what are we going to do with those who are on transfer list?
A: It shouldn't change too much, shouldn't have adverse effect, they are guidelines and they may vary household to household.

Q: What are Fair Housing laws?

A: A person is a person and they have a right to housing, no matter sex, race, disability, etc. If non-citizen, we charge them (prorated) full rent, they don't get excluded.

Resident suggested organization called Love, Inc., they provide many services including bikes.

Attachment H

**Housing Authority of Clackamas County
2017 Capital Fund Budget Summary**

	2016 Physical Needs Assessment	Physical Needs Hard Cost Total	Clackamas Heights AMP 1	Hillside Park AMP 3	Oregon City View Manor AMP 4	Hillside Manor AMP 5	Scattered Sites AMP 2	Admin/ Maintenance Buildings	Community Centers/ Laundry	Non-Dwelling Space
	Physical Needs Assessment	\$ 33,835,317	\$ 7,860,195	\$ 6,751,208	\$ 6,245,589	\$ 6,608,732	\$ 4,759,891	\$ 937,100	\$ 92,602	\$ 580,000
	Physical Needs Assessment (Over 20 years)	\$ 44,958,033	\$ 11,629,148	\$ 9,689,180	\$ 8,447,987	\$ 8,756,260	\$ 6,435,458			
	Cost per unit per year (Over 20 years)		\$ 116,291	\$ 96,892	\$ 84,480	\$ 87,563	\$ 44,691			
Acct #	2015 Capital Fund Budget	Total Budgeted Costs								
1406	HA-Wide Operations (20% Max)	\$ 173,500								
1408	HA-Wide Management Improvement	\$ -								
	Administration (10% Max w/o in house A&E)									
1410	Central Office, Capital Fund admin and audit	\$ 86,750								
1410	CFP Capital Improvement Coordinator A&E design work	\$ 45,200								
1411	Audit	\$ 6,500								
	PHA Wide Fees and Costs									
1430	Architectural, engineering, consulting; mold asbestos testing & remediation, other related expenses	\$ 35,000								
	PHA Wide Site Improvements									
1450	Paving, fencing, landscape, garden, utilities, 504 accomodation	\$ 62,250								
	PHA Wide Dwelling Improvement									
1460	Cabinets, doors, plumbing, HVAC, siding windows, roofs, kitchens, porches, patios, 504 accomodations	\$ 407,500								
	PHA Wide Dwelling Equipment									
1465	Ranges and refrigerators	\$ -								
	PHA Wide Non-Dwelling Equipment									
1475	Tools, equipment, furnishings, vehicles, Office equipment	\$ 46,890								
1495	Relocation Costs	\$ 10,000								
	Asset Managed Properties - specific projects									
1450	Site Work (concrete, drive, walks, landscape, drainage	\$ -								
1460	Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring etc.)	\$ -								
1460	Energy Improvements per Energy Audit	\$ -								
1470	Non-Dwelling Renovation (flooring, HVAC, windows, siding, cabinets, paint, etc.)	\$ 7,500								
	Grand Total Capital Fund Budget	\$ 881,090								

ATTACHMENT H

January 12, 2017

2016 Capital Fund Completed Projects

- Project #15002 – Modernization of 10 Dwelling Units - \$684,757.00
- Project # 15007 – AMP Wide Flooring (On Demand) - \$92,908.00
- Project # 16003 – Operations Shop HVAC Upgrade - \$8,480.00
- Project # 16004 – AMP Wide Cabinet Replacement Project - \$75,000.00. On demand two year contract.

2017 Proposed Capital Fund Projects

- Modernization project - \$350,000.00
- AMP Wide Flooring Contract - \$200,000.00
- Fair Housing Project - \$75,000.00
- Asbestos Air Monitoring - \$25,000.00
- Asbestos Abatement Services - \$50,000.00
- Relocations Contract - \$25,000.00
- Hillside Manor Upgrades - \$100,000.00

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HACC 5-Year Plan 2017-2022 TDD 503-655-8639 www.clackamas.us/housingauthority

Part I: Summary

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150117 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval:
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Type of Grant

☒ **Original Annual Statement**
 ☐ **Reserve for Disasters/Emergencies**
 ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:**
 ☐ **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	\$ 173,500.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 131,950.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 6,500.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 35,000.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 62,250.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 407,500.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 7,500.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 46,890.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 10,000.00	\$ -	\$ -	\$ -
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)	\$ 881,090.00	\$ -	\$ -	\$ -
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	\$ 10,000.00	\$ -	\$ -	\$ -

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: OR16P00150117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 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 _____			Signature of Public Housing Director _____		
Date _____			Date _____		

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150117 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2017	
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	\$173,500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1406		\$173,500.00	\$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%	\$86,750.00	\$0.00	\$0.00	\$0.00	
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$45,200.00	\$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		\$131,950.00	\$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	\$20,000.00	\$0.00	\$0.00	\$0.00	
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$15,000.00	\$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		\$35,000.00	\$0.00	\$0.00	\$0.00	

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Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150117 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2017	
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-I 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	\$7,500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1470		\$7,500.00	\$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	\$41,890.00	\$0.00	\$0.00	\$0.00	
	3. Copier	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1475		\$46,890.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	25	\$10,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1495		\$10,000.00	\$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	\$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	\$20,000.00	\$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 #001 1460 SUB TOTAL	1460		\$20,000.00	\$0.00	\$0.00	\$0.00	
	DEV #001 TOTAL			\$20,000.00	\$0.00	\$0.00	\$0.00	

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Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150117 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2017	
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 3 - DEV 003 Hillside Park	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #003 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	\$15,000.00	\$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 #003 1460 SUB TOTAL	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	
	DEV #003 TOTAL			\$15,000.00	\$0.00	\$0.00	\$0.00	
	AMP 4 - DEV 004 Oregon City View Manor	1. SITEWORK	1450					
a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00		
DEV #004 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	\$15,000.00	\$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 #004 1460 SUB TOTAL	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
DEV #004 TOTAL			\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 5 - DEV 005 Hillside Manor	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$15,000.00	\$0.00	\$0.00	\$0.00	
	DEV #005 1450 SUB TOTAL	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$15,000.00	\$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 #005 1460 SUB TOTAL	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	
	DEV #005 TOTAL			\$30,000.00	\$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	\$12,500.00	\$0.00	\$0.00	\$0.00		
DEV #007 1450 SUB TOTAL	1450		\$12,500.00	\$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		
b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$2,500.00	\$0.00	\$0.00	\$0.00		
DEV #007 1460 SUB TOTAL	1460		\$52,500.00	\$0.00	\$0.00	\$0.00		
DEV #007 TOTAL			\$65,000.00	\$0.00	\$0.00	\$0.00		

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Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150117 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2017	
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 8 - DEV 008 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 #008 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	\$40,000.00	\$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 #008 1460 SUB TOTAL	1460		\$40,000.00	\$0.00	\$0.00	\$0.00	
	DEV #008 TOTAL			\$40,000.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 010 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450		\$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	\$50,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1460 SUB TOTAL	1460		\$52,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$52,500.00	\$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	\$22,250.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1450 SUB TOTAL	1450		\$22,250.00	\$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	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1460 SUB TOTAL	1460		\$62,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 TOTAL			\$84,750.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 019 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450		\$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	\$50,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1460 SUB TOTAL	1460		\$52,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$52,500.00	\$0.00	\$0.00	\$0.00	

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Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150117 CFFP (Yes/No:) Replacement Housing Factor Grant No:					Federal FY of Grant: 2017	
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	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$12,500.00	\$0.00	\$0.00	\$0.00	
	DEV #020 1450 SUB TOTAL	1450		\$12,500.00	\$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	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #020 1460 SUB TOTAL	1460		\$52,500.00	\$0.00	\$0.00	\$0.00	
	DEV #020 TOTAL			\$65,000.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 021 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
	DEV #021 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	\$30,000.00	\$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 #021 1460 SUB TOTAL	1460		\$30,000.00	\$0.00	\$0.00	\$0.00	
	DEV #021 TOTAL			\$30,000.00	\$0.00	\$0.00	\$0.00	
	GRAND TOTAL			\$881,090.00	\$0.00	\$0.00	\$0.00	

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

Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2018			Work Statement for Year: 3 FFY: 2019		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Management	Service Coordinator	\$ -	Management	Service Coordinator	\$ -
	Improvements	Asset Manager	\$ -	Improvements	Asset Manager	\$ -
	1408	Youth Services Coordinator	\$ -	1408	Youth Services Coordinator	\$ -
		Travel for Resident Service Specialist	\$ -		Travel for Resident Service Specialist	\$ -
		Computer Software (Soft Costs)	\$ 2,000.00		Computer Software (Soft Costs)	\$ 2,000.00
		Computer Systems/Maint Equipment	\$5,000.00		Computer Systems/Maint Equipment	\$7,500.00
		Maint Vehicle Truck/Van/Equip	\$40,640.00		Maint Vehicle Truck/Van/Equip	\$38,840.00
		Sub-Total Management Improv. - 1408	\$ 47,640.00		Sub-Total Management Improv. - 1408	\$ 48,340.00
	Adminstration	Central Office Cost Center (COCC)	\$ 86,500.00	Adminstration	Central Office Cost Center (COCC)	\$ 86,500.00
	1410	Salary & Benefits		1410	Salary & Benefits	
		CFP Capital Improvement Coordinator			CFP Capital Improvement Coordinator	
		Salary & Beneifts A&E Services	\$ 45,200.00		Salary & Beneifts A&E Services	\$ 46,750.00
		Sub-Total Administration - 1410	\$ 131,700.00		Sub-Total Administration - 1410	\$ 133,250.00
	Audit	Financial Audit	\$ 6,500.00	Audit	Financial Audit	\$ 6,500.00
	1411			1411		
		Sub-Total Administration - 1411	\$ 6,500.00		Sub-Total Administration - 1411	\$ 6,500.00
		2018 Grand Total	\$ 185,840.00		2019 Grand Total	\$ 188,090.00

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 III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year: 4 FFY: 2020			Work Statement for Year: 5 FFY: 2021		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Management	Service Coordinator	\$ -	Management	Service Coordinator	\$ -
	Improvements	Asset Manager	\$ -	Improvements	Asset Manager	\$ -
	1408	Youth Services Coordinator	\$ -	1408	Youth Services Coordinator	\$ -
		Travel for Resident Service Specialist	\$ -		Travel for Resident Service Specialist	\$ -
		Computer Software (Soft Costs)	\$ 2,000.00		Computer Software (Soft Costs)	\$ 2,000.00
		Computer Systems/Maint Equipment	\$7,500.00		Computer Systems/Maint Equipment	\$7,500.00
		Maint Vehicle Truck/Van/Equip	\$46,061.00		Maint Vehicle Truck/Van/Equip	\$44,486.00
		Sub-Total Management Improv. - 1408	\$ 55,561.00		Sub-Total Management Improv. - 1408	\$ 53,986.00
	Adminstration	Central Office Cost Center (COCC)	\$ 86,500.00	Adminstration	Central Office Cost Center (COCC)	\$ 86,500.00
	1410	Salary & Benefits		1410	Salary & Benefits	
		CFP Capital Improvement Coordinator			CFP Capital Improvement Coordinator	
		Salary & Beneifts A&E Services	\$ 48,300.00		Salary & Beneifts A&E Services	\$ 49,875.00
		Sub-Total Administration - 1410	\$ 134,800.00		Sub-Total Administration - 1410	\$ 136,375.00
	Audit	Financial Audit	\$ 6,500.00	Audit	Financial Audit	\$ 6,500.00
	1411			1411		
		Sub-Total Administration - 1411	\$ 6,500.00		Sub-Total Administration - 1411	\$ 6,500.00
		2020 Grand Total	\$ 196,861.00		2021 Grand Total	\$ 196,861.00

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

Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2018				Work Statement for Year: 3 FFY: 2019				
	Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost	
See Annual Statement									
	AMP-1,2,3,4, 5, and Scattered Sites	Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	5	\$ 40,000.00	AMP-1,2,3,4, 5, and Scattered Sites	Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	5	\$ 50,000.00	
		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)	8	\$ 436,750.00		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)	8	\$ 414,500.00	
		Sub-Total AMP-2		\$ 476,750.00		Sub-Total AMP-2		\$ 464,500.00	
		Physical Needs Subtotal		\$ 476,750.00		Physical Needs Subtotal		\$ 464,500.00	
	AMP Other	A/E & Consulting	1	\$ 20,000.00	AMP Other	A/E & Consulting	1	\$ 20,000.00	
		AMP-Wide Relocation Costs	3	\$ 10,000.00		AMP-Wide Relocation Costs	3	\$ 10,000.00	
		Asbestos Testing/Abatement	5	\$ 7,500.00		Asbestos Testing/Abatement	5	\$ 12,500.00	
Mold Testing/Remediation		5	\$ 7,500.00	Mold Testing/Remediation		5	\$ 12,500.00		
Sub-Total Other		\$ 45,000.00	Sub-Total Other		\$ 55,000.00				
2017 Grand Total				\$ 521,750.00	2018 Grand Total				\$ 519,500.00

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

Work Statement for Year 1 FFY	Work Statement for Year: 4 FFY: 2020				Work Statement for Year: 5 FFY: 2021				
	Development Name/Number	Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost	
See Annual Statement									
	AMP-1,2,3,4, 5, and Scattered Sites	Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	5	\$ 30,000.00	AMP-1,2,3,4, 5, and Scattered Sites	Sitework, site paving, fencing landscaping, site utilities at vacancy and 504 Accessibility Accommodations Sitework modern. full remodel (units TBD)	5	\$ 30,000.00	
		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)	8	\$ 425,729.00		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)	8	\$ 435,729.00	
		Sub-Total AMP-2		\$ 455,729.00		Sub-Total AMP-2		\$ 465,729.00	
		Physical Needs Subtotal		\$ 455,729.00		Physical Needs Subtotal		\$ 465,729.00	
	AMP Other	A/E & Consulting	1	\$ 20,000.00	AMP Other	A/E & Consulting	1	\$ 20,000.00	
		AMP-Wide Relocation Costs	3	\$ 10,000.00		AMP-Wide Relocation Costs	3	\$ 10,000.00	
		Asbestos Testing/Abatement	5	\$ 12,500.00		Asbestos Testing/Abatement	5	\$ 7,500.00	
		Mold Testing/Remediation	5	\$ 12,500.00		Mold Testing/Remediation	5	\$ 7,500.00	
		Sub-Total Other		\$ 55,000.00		Sub-Total Other		\$ 45,000.00	
2019 Grand Total				\$ 510,729.00	2020 Grand Total				\$ 510,729.00

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 2017	Work Statement of Year 2 FFY 2018	Work Statement of Year 3 FFY 2019	Work Statement of Year 4 FFY 2020	Work Statement of Year 5 FFY 2021
	001	ANNUAL	\$ -	\$ -	\$ -	
	002	STATEMENT	\$ 476,750.00	\$ 464,500.00	\$ 455,729.00	\$ 465,729.00
	003		\$ -	\$ -	\$ -	\$ -
	004		\$ -	\$ -	\$ -	\$ -
	005		\$ -	\$ -	\$ -	\$ -
B	Physical Improvements Subtotal		\$ 476,750.00	\$ 464,500.00	\$ 455,729.00	\$ 465,729.00
C	Management Improvements		\$ 47,640.00	\$ 48,340.00	\$ 55,561.00	\$ 53,986.00
D	AMP-Wide Non-dwelling Structures and Equipment		\$ -	\$ -		
E	Administration		\$ 138,200.00	\$ 139,750.00	\$ 141,300.00	\$ 142,875.00
F	Other		\$ 45,000.00	\$ 55,000.00	\$ 55,000.00	\$ 45,000.00
G	Operations		\$ 173,500.00	\$ 173,500.00	\$ 173,500.00	\$ 173,500.00
H	Demolition		\$ -	\$ -	\$ -	\$ -
I	Development		\$ -	\$ -	\$ -	\$ -
J	Capital Fund Financing Debt Service		\$ -	\$ -	\$ -	\$ -
K	Total CFP Funds		\$ 881,090.00	\$ 881,090.00	\$ 881,090.00	\$ 881,090.00
L	Total Non-CFP Funds					
M	Grand Total		\$ 881,090.00	\$ 881,090.00	\$ 881,090.00	\$ 881,090.00

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

Attachment K

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

I Chuck Robbins, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Clackamas County
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of
Clackamas County

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Housing Authority of Clackamas County works closely with Community Development on creating the Clackamas County's consolidated planning cycle(s) and PHA planning cycle(s) in accordance with the regulations 24 CFR part 91, for consolidated plan program participants, and 24 CFR part 903, for PHA's to jointly complete the Assessment of Fair Housing Plan.

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
Chuck Robbins

Title
Executive Director

Signature



Date

2/28/17

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of Clackamas County
PHA Name

OR001
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 **CHUCK ROBBINS**

Title **EXECUTIVE DIRECTOR**

Signature



Date

2/28/17

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2017 , 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Clackamas County
PHA Name

OR001
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2017

X 5-Year PHA Plan for Fiscal Years 2017 - 2022

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

Name of Authorized Official

Title

Chuck Robbins

Executive Director

Signature

Date



2/28/17

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

**In the Matter of Approving the Housing
Authority's Annual & Five Year Plan
(Agency Plan), and related Certifications
and Attachments**

RESOLUTION NO. 1919

WHEREAS, the Housing Authority of Clackamas County (HACC), Oregon has developed a Five Year Plan (Agency Plan) and

WHEREAS, the Annual Plan must be updated each year while the Five Year Plan is developed every five years, 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 19, 2017, and

WHEREAS, the Agency Plan and its attachments were advertised in the Oregonian for public review and comment from January 21, 2017 through March 7, 2017, and

WHEREAS, the Agency Plan and its attachments were discussed and testimony was taken at a public hearing in front by the HACC Board of Commissioners on March 16, 2017, and

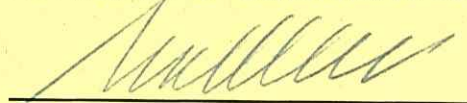
WHEREAS, HUD requires HACC Board approval in the form of a board resolution, and

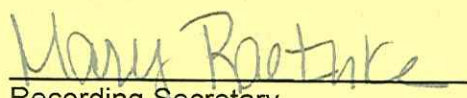
WHEREAS, the Agency Plan and required attachments and certifications are to be submitted to the HUD at least 75 days prior to the effective date of July 1, 2017,

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

DATED this 6th day of April, 2017

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


Chair


Recording Secretary