



AGENDA

Thursday, March 15, 2012 - 10:00 AM

Board of County Commissioners Business Meeting

Beginning Board Order No. 2012-17

I. CALL TO ORDER

- Roll Call
- Pledge of Allegiance
- Approval of Order of Agenda

II. PRESENTATION *(Following are items of interest to the citizens of the County)*

1. Recognition of the McLoughlin Area Plan Committee Members for their Work Developing the McLoughlin Area Plan (Dave Queener, Development Agency)

III. HOUSING AUTHORITY CONSENT AGENDA

2. Approval of a Contract with Epic Land Solutions to Provide Relocation Services
3. Approval of Contract with Right-of-Way Associates to Provide Relocation Services
4. Approval to Apply for a 2012 Resident Opportunity for Self-Sufficiency Service Coordinator Grant from the Department of Housing and Urban Development
5. In the Matter of Writing Off Uncollectible Accounts for the Third Quarter of FY 2012

IV. PUBLIC HEARING *(The following items will be individually presented by County staff or other appropriate individuals. Persons appearing shall clearly identify themselves and the organization they represent. In addition, a synopsis of each item, together with a brief statement of the action being requested shall be made by those appearing on behalf of an agenda item.)*

6. Public Hearing for the Housing Authority of Clackamas County's Fiscal Year 2012 Annual Plan (Trell Anderson, Housing Authority)

V. DISCUSSION ITEMS *(The following items will be individually presented by County staff or other appropriate individuals. Citizens who want to comment on a discussion item may do so when called on by the Chair.)*

~NO DISCUSSION ITEMS SCHEDULED

VI. CITIZEN COMMUNICATION *(The Chair of the Board will call for statements from citizens regarding issues relating to County government. It is the intention that this portion of the agenda shall be limited to items of County business which are properly the object of Board consideration and may not be of a personal nature. Persons wishing to speak shall be allowed to do so after registering on the blue card provided on the table outside of the hearing room prior to the beginning of the hearing. Testimony is limited to three (3) minutes. Comments shall be respectful and courteous to all.)*

VII. CONSENT AGENDA *(The following Items are considered to be routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Study Session. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

A. Health, Housing & Human Services

- 7
1. Approval to Apply for the Northwest Health Foundation Safety Net Clinic Patient Centered Primary Care Home (PCPCH) Transformation Fund - CH
 - 8 2. Approval of a Professional, Technical and Consultant Service Contract with Oregon Family Support Network to Provide Peer Support Services - BH

B. Elected Officials

- 9
1. Approval of Previous Business Meeting Minutes – BCC

C. Business & Community Services

- 10
1. Approval to Execute a Roadway and Access Easement Relating to Clackamas County Eagle Fern Park

D. Department of Emergency Management

- 11
1. Approval of a Local Grant Agreement with Sub-grantees for the Fiscal Year 2012 Urban Area Security Initiative Grant

VIII. COMMISSIONERS COMMUNICATION

NOTE: *Regularly scheduled Business Meetings are televised and broadcast on the Clackamas County Government Channel. These programs are also accessible through the County's Internet site. DVD copies of regularly scheduled BCC Thursday Business Meetings are available for checkout at the Clackamas County Library in Oak Grove by the following Saturday. You may also order copies from any library in Clackamas County or the Clackamas County Government Channel.*

<http://www.clackamas.us/bcc/business/>



DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 15, 2012

Development Agency Board
Clackamas County

Members of the Board:

**RECOGNITION OF McLOUGHLIN AREA PLAN COMMITTEES FOR
WORK DEVELOPING THE McLOUGHLIN AREA PLAN**

McLoughlin Area Plan (MAP) Committees 1 and 2 facilitated a community-led process over the last three years that has resulted in a plan that reflects the community's long-term vision for the area, and outlines projects and programs to implement to realize that vision.

The commitment of these volunteer citizens to ensure that the McLoughlin Area Plan truly represents the community's vision and desires is what sets this plan above others.

The MAP 2 Committee presented the MAP Plan to the Board of Commissioners at a study session on January 17. The Board enthusiastically accepted the plan and agreed to recognize the committee for its work at a future business meeting.

The MAP 2 committee members are:

Ed Gronke (chair)	Eben Polk	Dick Jones
Eleanore Hunter (vice-chair)	David Seigneur	Trish Nixon
Pat Russell	Lynn Fisher	Jim Frisbie
Jerry Foy	Everett Wild	Annette Guarriello

In addition, several people served on the MAP 1 Committee which laid groundwork for the MAP 2 Plan. Those people are:

Paul Savas (chair)	Susan Shawn	Pat Russell
Ed Gronke (vice-chair)	Eleanore Hunter	Jerry Foy
Carol Mastronarde	Everett Wild	Dick Jones
Edith Coulter	Amy Hoffman	

RECOMMENDATION

- We respectfully request that the Board of County Commissioners express the County's deep appreciation to all the MAP Committee members for their dedication and commitment to improving their community.

Respectfully submitted,



David Queener
Development Agency

For more information on this item, please contact David Queener at (503) 742-4322

March 15th, 2012

Board of Commissioners
Clackamas County

Members of the Board:

**Approval of Contract # _____ with Epic Land Solutions to
provide Relocation Services**

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, requests the approval of a Contract with Epic Land Solutions to provide Relocation services to HACC. This team was selected, along with one other, from a pool of qualified responses resulting from a competitive RFP (Request for Proposals) process.

Epic Land Solutions will provide on-call relocation services on an 'as-needed' basis including; relocation planning, coordination of temporary and permanent relocation of HACC households, and collection and analysis of relocation data.

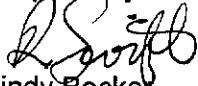
Relocation services are required for the successful completion of a number of projects and agency initiatives either currently underway or projected to start in the next 2-3 years. This includes the rehabilitation of Easton Ridge Apartments, the sale of scattered site Public Housing units, the redevelopment of Clackamas Heights and ongoing modernization work on the Public Housing portfolio.

No County General Funds are involved.

Recommendation

Staff respectfully recommends the Board approve HACC to enter into a Professional Services Contract with Epic Land Solutions for the provision of Relocation services to HACC.

Respectfully submitted,


Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at (503)655-8279

PROFESSIONAL SERVICES CONTRACT DOCUMENTS

FOR

EPIC LAND SOLUTIONS, INC.

BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF
CLACKAMAS COUNTY

Charlotte Lehan, Chair
Jim Bernard, Commissioner
Jamie Damon, Commissioner
Ann Lininger, Commissioner
Paul Savas, Commissioner
Erica Allison, Resident Commissioner

PROFESSIONAL SERVICES CONTRACT FOR ON-CALL RELOCATION SERVICES

This contract for professional services is entered into by and between the Housing Authority of Clackamas County, hereinafter referred to as HACC, and **Epic Land Solutions, Inc.**, hereinafter called the CONTRACTOR. HACC and CONTRACTOR, in consideration of the mutual promises, terms and conditions provided herein, agree to the following:

I. SCOPE OF WORK and TERM OF CONTRACT:

This agreement covers the services as described in Attachment "A", which by this reference is hereby incorporated into and made a part of this contract. Work shall be performed in accordance with a schedule approved by the HACC. The term of the contract shall commence upon contract execution and continue through March 15, 2015. Passage of the contract expiration date shall not extinguish or prejudice HACC's right to enforce this contract with respect to any default or defect in performance that has not been cured.

II. COMPENSATION:

A. The HACC agrees to compensate the CONTRACTOR on a fee-for-services basis as provided for in Attachment "B", which by this reference is hereby incorporated into and made a part of this contract. Invoices submitted for payment in connection with this agreement shall be properly documented and shall indicate pertinent HACC contract and/or purchase order numbers. All charges shall be billed monthly and will be paid net 30 days from receipt of invoice. The maximum compensation authorized under this contract shall not exceed **\$300,000**. CONTRACTOR bears the risk of non-payment for services in excess of the amount stated above without prior HACC approval; but HACC reserves the right to ratify and pay for such services in its sole discretion.

B. The CONTRACTOR is engaged hereby as an independent contractor and will be so deemed for purposes of the following:

1. The CONTRACTOR will be solely responsible for payment of any Federal or State taxes required as a result of this agreement.

2. This contract is not intended to entitle the CONTRACTOR to any benefits generally granted to HACC employees. Without limitation, but by way of illustration, the benefits which are not intended to be extended by this contract to the CONTRACTOR are vacation, holiday and sick leave, other leaves with pay, tenure, medical and dental coverage, life and disability insurance, overtime, Social Security, Workers' Compensation, unemployment compensation, or retirement benefits (except insofar as

benefits are otherwise required by law if the CONTRACTOR is presently a member of the Public Employees Retirement System).

3. If the CONTRACTOR has the assistance of other persons in the performance of this contract, and the CONTRACTOR is a subject employer, the CONTRACTOR shall qualify and remain qualified for the term of this contract as an insured employer under ORS 656.

4. CONTRACTOR represents and warrants that CONTRACTOR is not an employee of HACC or of the Federal Government, meets the independent contractor standards of ORS 670.600, and is not an "officer", "employee", or "agent" of HACC, as those terms are used in ORS 30.260 et. seq.

III. CONSTRAINTS

The CONTRACTOR agrees:

A. CONTRACTOR shall not delegate the responsibility for providing services under this contract to any other individual or agency without the express written permission of HACC.

B. Pursuant to the requirements of ORS 279B.020 and ORS 279B.220 through 279B.235, the following terms and conditions are made a part of this agreement:

1. CONTRACTOR shall:

a. Make payments promptly, as due, to all persons supplying to the CONTRACTOR labor or materials for the prosecution of the work provided for in this agreement.

b. Pay all contributions or amounts due the Industrial Accident Fund from such CONTRACTOR or subcontractor incurred in the performance of this agreement.

c. Not permit any lien or claim to be filed or prosecuted against the HACC on account of any labor or material furnished.

2. If the CONTRACTOR fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to the CONTRACTOR or a subcontractor by any person in connection with this agreement as such claim becomes due, the proper officer representing HACC may pay such claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due the CONTRACTOR by reason of this agreement.

3. The CONTRACTOR shall pay employees for work in accordance with ORS 279B.020 and ORS 279B.235, which are incorporated herein by this reference.

All subject employers working under the contract are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126.

4. The CONTRACTOR shall promptly, as due, make payment to any person or partnership, association or corporation furnishing medical, surgical and hospital care or other needed care and attention incident to sickness and injury to the employees of the CONTRACTOR, of all sums which the CONTRACTOR agrees to pay for such services and all moneys and sums which the CONTRACTOR collected or deducted from the wages of the CONTRACTOR'S employees pursuant to any law, contract or agreement for the purpose of providing or paying for such services.

5. The CONTRACTOR shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the work under this contract.

6. The CONTRACTOR shall indemnify, save harmless and defend the HACC, its officers, commissioners and employees from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, arising out of or based upon damage or injuries to persons or property caused by the negligent acts, errors, omissions, or fault of the CONTRACTOR or the CONTRACTOR'S employees. Subject to limitations in the Oregon Tort Claims Act, HACC shall save harmless and defend CONTRACTOR, its officers and employees from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, arising out of or based upon damage or injuries to persons or property caused solely by the negligent acts, errors, omissions, or fault of HACC or HACC's employees.

7. Services performed by CONTRACTOR shall be performed in a comparable manner and with the same degree of care, skill, diligence, competency, and knowledge which is ordinarily exhibited and possessed by other professionals in good standing in the same or similar field in the same community as CONTRACTOR.

IV. INSURANCE REQUIREMENTS

CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the CONTRACTOR, its agents, representatives, employees, or sub-contractors.

A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (*occurrence form CG 0 01 10 01*).
2. Insurance Services Office Additional Insured form (*CG 20 37 or CG 20 26*).
3. Insurance Services Office form number CA 00 01 06 92 covering Automobile Liability, Code 1 (*any auto*) [*require if scope of work includes driving on HACC property*].
4. Workers' Compensation insurance as required by state law and Employer's Liability Insurance.
5. Professional Errors and Omissions Liability insurance appropriate to the CONTRACTOR's profession.

B. MINIMUM LIMITS OF INSURANCE

CONTRACTOR shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for Bodily Injury, Personal Injury, and Property Damage. (*including coverages for discrimination, ADA violations, and sexual molestation*). If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this contract or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$1,000,000 per accident for Bodily Injury and Property Damage.
3. Workers' Compensation (*statutory*) and Employer's Liability: \$1,000,000 per accident for Bodily Injury or Disease.
4. Professional Errors and Omissions Liability insurance: \$1,000,000 per occurrence.

NOTE: These limits can be attained by individual policies or by combining primary and umbrella policies.

C. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by HACC. At the option of HACC, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects HACC, its officers, officials, employees, and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to HACC guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

D. OTHER INSURANCE PROVISIONS

The General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions:

1. HACC, its officers, officials, employees, and volunteers are to be covered as additional insured with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR; or automobiles owned, leased, hired, or borrowed by the CONTRACTOR.
2. The CONTRACTOR's insurance coverage shall be primary insurance as respects HACC, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by HACC, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR's insurance.
3. Each insurance policy required by these specifications shall be endorsed to state that coverage shall not be cancelled or materially changed, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to HACC.
4. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract by the CONTRACTOR.

E. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than B+: CONTRACTOR must provide written verification of their insurer's rating.

F. VERIFICATION OF COVERAGE

CONTRACTOR shall furnish HACC with original certificates and amendatory endorsements effecting coverage required by these specifications. The endorsements should conform fully to the requirements. All certificates and endorsements are to be received and approved by HACC in sufficient time before the agreement commences to permit CONTRACTOR to remedy any deficiencies. HACC reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

G. SUB-CONTRACTORS' INSURANCE

CONTRACTOR shall include all sub-contractors as insureds under its policies or shall furnish separate insurance certificates and endorsements for each sub-contractor in a manner and in such time as to permit HACC to approve them before sub-contractors' work begins. All insurance coverages for sub-contractors shall be subject to all of the requirements stated above.

Notwithstanding this provision, CONTRACTOR shall indemnify HACC for any claims resulting from the performance or non-performance of the CONTRACTOR's sub-contractors and/or their failure to be properly insured.

V. SUBCONTRACTORS:

Use of sub-contractors must be pre-approved in writing by HACC. The CONTRACTOR shall be responsible to HACC for the actions of persons and firms performing subcontract work. The CONTRACTOR certifies that the CONTRACTOR has not discriminated and will not discriminate against any minority, women or emerging small business enterprise in obtaining any subcontract.

VI. OTHER TERMS:

A. Termination. This contract may be terminated by either party upon at least ten (10) days written notice to the other.

B. Amendments. This contract and any amendments to this contract will not be effective until approved in writing by an authorized representative of HACC.

C. Governing Law/Venue. This contract shall be governed by the laws of the State of Oregon. Any action or suit commenced in connection with this contract shall be commenced in the Circuit Court of Clackamas County or the Federal District Court for Oregon.

D. Third Party Beneficiaries. HACC and CONTRACTOR are the only parties to this contract and are the only parties entitled to enforce its terms. Nothing in this contract gives, or is intended to give, any right or benefit to any third persons unless such third persons are identified individually by name herein and expressly identified as intended beneficiaries of this contract.

E. Force Majeure. Neither HACC nor CONTRACTOR shall be held responsible for delay or default caused by fire, riot, strikes, acts of god, or war, where such cause was beyond their reasonable control. The parties shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon cessation of the cause, diligently pursue performance of their obligations under this contract.

F. Survival. The terms, conditions, representations, and all warranties contained in this contract shall survive the termination or expiration of this contract.

G. Records. CONTRACTOR shall maintain all fiscal records relating to this contract in accordance with generally accepted accounting principles. In addition, CONTRACTOR shall maintain any other records pertinent to this contract in such a manner as to clearly document CONTRACTOR'S performance hereunder. Contractor shall maintain any such records for a minimum of three years following final payment and termination of this contract, and CONTRACTOR shall allow HACC and its duly authorized representatives access to such records during that time or until the conclusion of any audit, controversy

or litigation arising out of or related to this contract, whichever date is later. All subcontracts shall also comply with these provisions.

H. Ownership and Use of Documents. All work products of CONTRACTOR which result from this contract (the "work products"), except material previously and mutually identified as confidential, shall be provided to HACC upon request and shall be considered exclusive property of HACC. In addition, if any of the work products contain intellectual property of CONTRACTOR that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, CONTRACTOR hereby grants HACC a perpetual, royalty-free, fully paid-up, nonexclusive and irrevocable license to copy, reproduce, perform, dispose of, use and re-use, in whole or in part, and to authorize others to do so for HACC purposes, all such work products, including but not limited to any information, designs, plans or works provided or delivered to HACC or produced by CONTRACTOR under this contract.

I. Whole Contract. This contract constitutes the complete and exclusive statement of the contract between the parties relevant to the purpose described herein and supersedes and cancels any prior contracts or proposals, oral or written, and all other communication between the parties relating to the subject matter of this contract. No waiver, consent, modification or change of terms of this contract will be binding on either party except as a written addendum signed by authorized agents of both parties.

By their signatures below, the parties to this contract agree to the terms, conditions, and content expressed herein.

Epic Land Solutions
9600 SW Oak Street, Suite 570
Portland, OR 97223



Authorized Signature

Casey Overcamp / Vice President

Name / Title Printed

March 1, 2012

Date

(503) 213-3977 / (503) 244-0627

Telephone / Fax Number

95-4813025

Federal Tax ID Number

March 15th, 2012

Board of Commissioners
Clackamas County

Members of the Board:

**Approval of Contract # _____ with Right of Way Associates to
provide Relocation Services**

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, requests the approval of a Contract with Right of Way Associates to provide Relocation services to HACC. This team was selected, along with one other, from a pool of qualified responses resulting from a competitive RFP (Request for Proposals) process.

Right of Way Associates will provide on-call relocation services on an 'as-needed' basis including; relocation planning, coordination of temporary and permanent relocation of HACC households, and collection and analysis of relocation data.

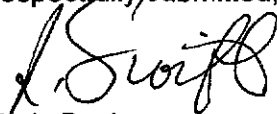
Relocation services are required for the successful completion of a number of projects and agency initiatives either currently underway or projected to start in the next 2-3 years. This includes the rehabilitation of Easton Ridge Apartments, the sale of scattered site Public Housing units, the redevelopment of Clackamas Heights and ongoing modernization work on the Public Housing portfolio.

No County General Funds are involved.

Recommendation

Staff respectfully recommends the Board approve HACC to enter into a Professional Services Contract with Right of Way Associates for the provision of Relocation services to HACC.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at (503)655-8279

PROFESSIONAL SERVICES CONTRACT DOCUMENTS

FOR

RIGHT OF WAY ASSOCIATES, INC.

BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF
CLACKAMAS COUNTY

Charlotte Lehan, Chair
Jim Bernard, Commissioner
Jamie Damon, Commissioner
Ann Lininger, Commissioner
Paul Savas, Commissioner
Erica Allison, Resident Commissioner

PROFESSIONAL SERVICES CONTRACT FOR ON-CALL RELOCATION SERVICES

This contract for professional services is entered into by and between the Housing Authority of Clackamas County, hereinafter referred to as HACC, and **Right of Way Associates, Inc.**, hereinafter called the CONTRACTOR. HACC and CONTRACTOR, in consideration of the mutual promises, terms and conditions provided herein, agree to the following:

I. SCOPE OF WORK and TERM OF CONTRACT:

This agreement covers the services as described in Attachment "A", which by this reference is hereby incorporated into and made a part of this contract. Work shall be performed in accordance with a schedule approved by the HACC. The term of the contract shall commence upon contract execution and continue through January 19, 2015. Passage of the contract expiration date shall not extinguish or prejudice HACC's right to enforce this contract with respect to any default or defect in performance that has not been cured.

II. COMPENSATION:

A. The HACC agrees to compensate the CONTRACTOR on a fee-for-services basis as provided for in Attachment "B", which by this reference is hereby incorporated into and made a part of this contract. Invoices submitted for payment in connection with this agreement shall be properly documented and shall indicate pertinent HACC contract and/or purchase order numbers. All charges shall be billed monthly and will be paid net 30 days from receipt of invoice. The maximum compensation authorized under this contract shall not exceed **\$300,000**. CONTRACTOR bears the risk of non-payment for services in excess of the amount stated above without prior HACC approval; but HACC reserves the right to ratify and pay for such services in its sole discretion.

B. The CONTRACTOR is engaged hereby as an independent contractor and will be so deemed for purposes of the following:

1. The CONTRACTOR will be solely responsible for payment of any Federal or State taxes required as a result of this agreement.

2. This contract is not intended to entitle the CONTRACTOR to any benefits generally granted to HACC employees. Without limitation, but by way of illustration, the benefits which are not intended to be extended by this contract to the CONTRACTOR are vacation, holiday and sick leave, other leaves with pay, tenure, medical and dental coverage, life and disability insurance, overtime, Social Security, Workers' Compensation, unemployment compensation, or retirement benefits (except insofar as

benefits are otherwise required by law if the CONTRACTOR is presently a member of the Public Employees Retirement System).

3. If the CONTRACTOR has the assistance of other persons in the performance of this contract, and the CONTRACTOR is a subject employer, the CONTRACTOR shall qualify and remain qualified for the term of this contract as an insured employer under ORS 656.

4. CONTRACTOR represents and warrants that CONTRACTOR is not an employee of HACC or of the Federal Government, meets the *independent contractor standards of ORS 670.600*, and is not an "officer", "employee", or "agent" of HACC, as those terms are used in ORS 30.260 et. seq.

III. CONSTRAINTS

The CONTRACTOR agrees:

A. CONTRACTOR shall not delegate the responsibility for providing services under this contract to any other individual or agency without the express written permission of HACC.

B. Pursuant to the requirements of ORS 279B.020 and ORS279B.220 through 279B.235, the following terms and conditions are made a part of this agreement:

1. CONTRACTOR shall:

a. Make payments promptly, as due, to all persons supplying to the CONTRACTOR labor or materials for the prosecution of the work provided for in this agreement.

b. Pay all contributions or amounts due the Industrial Accident Fund from such CONTRACTOR or subcontractor incurred in the performance of this agreement.

c. Not permit any lien or claim to be filed or prosecuted against the HACC on account of any labor or material furnished.

2. If the CONTRACTOR fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to the CONTRACTOR or a subcontractor by any person in connection with this agreement as such claim becomes due, the proper officer representing HACC may pay such claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due the CONTRACTOR by reason of this agreement.

3. The CONTRACTOR shall pay employees for work in accordance with ORS 279B.020 and ORS 279B.235, which are incorporated herein by this reference.

All subject employers working under the contract are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126.

4. The CONTRACTOR shall promptly, as due, make payment to any person or partnership, association or corporation furnishing medical, surgical and hospital care or other needed care and attention incident to sickness and injury to the employees of the CONTRACTOR, of all sums which the CONTRACTOR agrees to pay for such services and all moneys and sums which the CONTRACTOR collected or deducted from the wages of the CONTRACTOR'S employees pursuant to any law, contract or agreement for the purpose of providing or paying for such services.

5. The CONTRACTOR shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the work under this contract.

6. The CONTRACTOR shall indemnify, save harmless and defend the HACC, its officers, commissioners and employees from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, arising out of or based upon damage or injuries to persons or property caused by the negligent acts, errors, omissions, or fault of the CONTRACTOR or the CONTRACTOR'S employees.

7. Services performed by CONTRACTOR shall be performed in a comparable manner and with the same degree of care, skill, diligence, competency, and knowledge which is ordinarily exhibited and possessed by other professionals in good standing in the same or similar field in the same community as CONTRACTOR.

IV. INSURANCE REQUIREMENTS

CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the CONTRACTOR, its agents, representatives, employees, or sub-contractors.

A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (*occurrence form CG 0 01 10 01*).

2. Insurance Services Office Additional Insured form (CG 20 37 or CG 20 26).
3. Insurance Services Office form number CA 00 01 06 92 covering Automobile Liability, Code 1 (any auto) [require if scope of work includes driving on HACC property].
4. Workers' Compensation insurance as required by state law and Employer's Liability Insurance.
5. Professional Errors and Omissions Liability insurance appropriate to the CONTRACTOR's profession.

B. MINIMUM LIMITS OF INSURANCE

CONTRACTOR shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for Bodily Injury, Personal Injury, and Property Damage. (including coverages for discrimination, ADA violations, and sexual molestation). If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this contract or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$1,000,000 per accident for Bodily Injury and Property Damage.
3. Workers' Compensation (statutory) and Employer's Liability: \$1,000,000 per accident for Bodily Injury or Disease.
4. Professional Errors and Omissions Liability insurance: \$1,000,000 per occurrence.

NOTE: These limits can be attained by individual policies or by combining primary and umbrella policies.

C. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by HACC. At the option of HACC, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects HACC, its officers, officials, employees, and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to HACC guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

D. OTHER INSURANCE PROVISIONS

The General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions:

1. HACC, its officers, officials, employees, and volunteers are to be covered as additional insured with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR; or automobiles owned, leased, hired, or borrowed by the CONTRACTOR.

2. The CONTRACTOR's insurance coverage shall be primary insurance as respects HACC, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by HACC, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR's insurance.
3. Each insurance policy required by these specifications shall be endorsed to state that coverage shall not be cancelled or materially changed, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to HACC.
4. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract by the CONTRACTOR.

E. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than B+: CONTRACTOR must provide written verification of their insurer's rating.

F. VERIFICATION OF COVERAGE

CONTRACTOR shall furnish HACC with original certificates and amendatory endorsements effecting coverage required by these specifications. The endorsements should conform fully to the requirements. All certificates and endorsements are to be received and approved by HACC in sufficient time before the agreement commences to permit CONTRACTOR to remedy any deficiencies. HACC reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

G. SUB-CONTRACTORS' INSURANCE

CONTRACTOR shall include all sub-contractors as insureds under its policies or shall furnish separate insurance certificates and endorsements for each sub-contractor in a manner and in such time as to permit HACC to approve them before sub-contractors' work begins. All insurance coverages for sub-contractors shall be subject to all of the requirements stated above.

Notwithstanding this provision, CONTRACTOR shall indemnify HACC for any claims resulting from the performance or non-performance of the CONTRACTOR's sub-contractors and/or their failure to be properly insured.

V. SUBCONTRACTORS:

Use of sub-contractors must be pre-approved in writing by HACC. The CONTRACTOR shall be responsible to HACC for the actions of persons and firms performing subcontract work. The CONTRACTOR certifies that the CONTRACTOR has not discriminated and will not discriminate against any

minority, women or emerging small business enterprise in obtaining any subcontract.

VI. OTHER TERMS:

A. Termination. This contract may be terminated by either party upon at least ten (10) days written notice to the other.

B. Amendments. This contract and any amendments to this contract will not be effective until approved in writing by an authorized representative of HACC.

C. Governing Law/Venue. This contract shall be governed by the laws of the State of Oregon. Any action or suit commenced in connection with this contract shall be commenced in the Circuit Court of Clackamas County or the Federal District Court for Oregon.

D. Third Party Beneficiaries. HACC and CONTRACTOR are the only parties to this contract and are the only parties entitled to enforce its terms. Nothing in this contract gives, or is intended to give, any right or benefit to any third persons unless such third persons are identified individually by name herein and expressly identified as intended beneficiaries of this contract.

E. Force Majeure. Neither HACC nor CONTRACTOR shall be held responsible for delay or default caused by fire, riot, strikes, acts of god, or war, where such cause was beyond their reasonable control. The parties shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon cessation of the cause, diligently pursue performance of their obligations under this contract.

F. Survival. The terms, conditions, representations, and all warranties contained in this contract shall survive the termination or expiration of this contract.

G. Records. CONTRACTOR shall maintain all fiscal records relating to this contract in accordance with generally accepted accounting principles. In addition, CONTRACTOR shall maintain any other records pertinent to this contract in such a manner as to clearly document CONTRACTOR'S performance hereunder. Contractor shall maintain any such records for a minimum of three years following final payment and termination of this contract, and CONTRACTOR shall allow HACC and its duly authorized representatives access to such records during that time or until the conclusion of any audit, controversy or litigation arising out of or related to this contract, whichever date is later. All subcontracts shall also comply with these provisions.

H. Ownership and Use of Documents. All work products of CONTRACTOR which result from this contract (the "work products"), except

material previously and mutually identified as confidential, shall be provided to HACC upon request and shall be considered exclusive property of HACC. In addition, if any of the work products contain intellectual property of CONTRACTOR that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, CONTRACTOR hereby grants HACC a perpetual, royalty-free, fully paid-up, nonexclusive and irrevocable license to copy, reproduce, perform, dispose of, use and re-use, in whole or in part, and to authorize others to do so for HACC purposes, all such work products, including but not limited to any information, designs, plans or works provided or delivered to HACC or produced by CONTRACTOR under this contract.

I. Whole Contract. This contract constitutes the complete and exclusive statement of the contract between the parties relevant to the purpose described herein and supersedes and cancels any prior contracts or proposals, oral or written, and all other communication between the parties relating to the subject matter of this contract. No waiver, consent, modification or change of terms of this contract will be binding on either party except as a written addendum signed by authorized agents of both parties.

By their signatures below, the parties to this contract agree to the terms, conditions, and content expressed herein.

Right of Way Associates, Inc.
10186 SW Laurel Street
Beaverton, OR 97005

R. David Feinauer
Authorized Signature

R. David Feinauer, Principal
Name / Title Printed

2/27/12
Date

503.644.3436/503.644.7400
Telephone / Fax Number

93-101-9151
Federal Tax ID Number

HOUSING AUTHORITY OF CLACKAMAS COUNTY

Charlotte Lehan, Chair

Jim Bernard, Commissioner

Jamie Damon, Commissioner

Ann Lininger, Commissioner

Paul Savas, Commissioner

Erica Allison, Resident Commissioner

DATED this _____ day of March, 2012

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

March 15, 2012

Board of Commissioners
Clackamas County

Members of the Board:

Approval to apply for a 2012 Resident Opportunity for Self-Sufficiency Service Coordinator grant from the Department of Housing and Urban Development

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, requests approval to apply for a 2012 Resident Opportunities and Self-Sufficiency Service (ROSS) Coordinator Grant from the Department of Housing and Urban Development (HUD). HUD is looking for applications to provide Service Coordinators to help elderly and disabled Public Housing residents improve their living conditions and age in place. The Service Coordinator would ensure that program participants are linked to the supportive services they need to maintain independent living.

The total amount of the award for a three-year grant term is \$243,000. The Housing Authority will use grant funds for salary and benefits for 1 FTE Service Coordinator over three years including administration and training cost.


The ROSS Coordinator will:

- Coordinate a Local Program Committee with service providers to ensure that program participants are linked to supportive services needed to achieve self-sufficiency,
- Market the program to residents,
- Provide general case management which includes intake, assessment, education, and referral of residents to service providers in the general community,
- Coordinate and oversee the delivery of services, ensuring services are provided on a regular, ongoing, and satisfactory basis, and,
- Create a resident group to promote self-sufficiency efforts and/or encourage residents to build informal support networks with other residents, family, and friends.

Recommendation

We recommend the approval to apply for the ROSS grant and further recommend the acceptance of the award if funded; and that the Director of the Department of Health, Housing, and Human Services be authorized to sign all documents necessary to accomplish this action on behalf of the Board of Commissioners.

Respectfully submitted,


Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Toni Karter at (503) 650-3139

Healthy Families. Strong Communities.

March 15, 2012

Board of Commissioners of the
Housing Authority of Clackamas County

Members of the Board:

**In The Matter of Writing Off Uncollectible Accounts for the
Third Quarter of Fiscal Year 2012**

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, requests the approval to write off uncollectible rents, late charges and maintenance expenses for the third quarter of fiscal year 2012 (January 1, 2012 – March 31, 2012). The uncollectible amounts are detailed on the attached worksheet.

Uncollectible amounts for the third quarter of fiscal year 2012 will be \$10,895.59 for Low Rent Public Housing. Of the total third quarter write offs, \$4,603.13 was for uncollected rents and \$6,292.46 was for maintenance repairs charged to tenants for repairs required to units before HACC could lease them to a new tenant.

The total amount proposed for transfer from Accounts Receivable to Collection Loss for the third quarter of fiscal year 2012 will be \$10,895.59. Total collection losses for fiscal year 2011 were \$33,058.65.

Recommendation

HACC recommends the approval to write off uncollectible rents, late charges and maintenance expenses and for the Executive Director to be authorized to approve the transfer of these accounts from Accounts Receivable to Collection Loss.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at 503-655-8279

LRRPH Collection Loss for the period of 1/31/2012 to 3/31/2012
 Third Quarter of Fiscal Year 2012

Unit #	SS #	Name	Rent	Sundry	Total
1003-5	xxx-xx-9559	Lara Belgarde	31.02	715.06	\$ 746.08
1045-4	xxx-xx-8276	Sabrina Gier	-	249.72	\$ 249.72
3010-6	xxx-xx-1630	Raquel Wright	2.88	526.31	\$ 529.19
3014-2	xxx-xx-9167	Della Drum	429.20	603.52	\$ 1,032.72
3035-7	xxx-xx-6840	Penney Peterson	1,775.36	2,282.74	\$ 4,058.10
3035-7	xxx-xx-6840	Penney Peterson	1,642.00	-	\$ 1,642.00
4013-4	xxx-xx-0748	Rachel Denny	295.35	52.42	\$ 347.77
12012-1	xxx-xx-4281	Julie McCuller	27.88	442.82	\$ 470.70
12017-2	xxx-xx-6816	Vernon Wiese	147.96	1,241.96	\$ 1,389.92
12027-3	xxx-xx-2640	Brittany Allen	-	177.91	\$ 177.91
19001-3	xxx-xx-5817	Eugene Long	251.48	-	\$ 251.48
Total Write-off			4,603.13	6,292.46	10,895.59

Betty McKee
 Accounting Specialist 1 - Betty McKee
Rehabella Cronk
 Finance Manager - Rich Cronk
Trell Anderson
 Executive Director - Trell Anderson

March 15, 2012

Board of Commissioners of the
Housing Authority of Clackamas County

Members of the Board:

Public Hearing on the Fiscal Year 2012 Annual Plan

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, requests the Board hold a public hearing on March 15th, 2012, to receive and consider public comments on HACC's Fiscal Year 2012 Annual Plan.

The Annual Plan will be effective July 1st, 2012. The purpose of the Annual Plan is to provide an annual update to HUD (U.S. Department of Housing and Urban Development) regarding the Housing Authority's policies, rules, and requirements concerning its operations, programs and services. The Annual Plan can be amended during the implementation year by calling a public hearing in front of the Board of County Commissioners and by providing notification of the amendment of modification to HUD. The amendment will be approved in accordance with HUD's plan review procedures, as provided in the Code of Federal Regulations (CFR) 903.23.

Per the requirements of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, this Annual Plan was developed in consultation with the Resident Advisory Board (RAB). The RAB is made up of residents from Public Housing and Section 8 programs. The RAB met on January 11th, 2012 to review the Annual Plan. On January 8th, 2012, HACC published a public notice opening the Annual Plan for public review and comments from January 19th, 2012 through March 2nd, 2012. The Annual Plan was made available at the HACC Administrative Office, HACC Property Management Offices, Clackamas County Oak Grove Library, and was posted on HACC's website.

There are several final steps required prior to finalizing the Annual Plan. A public hearing in front of the Board and the final Board approval of the Annual Plan are the final two steps in the process. The public hearing gives one more opportunity for public comments to be received and considered by the Board for HACC to make any final revisions to the Annual Plan. A public notice was published on March 4, 2012 for the public hearing.

The Board will adopt the final version of the Annual Plan on Thursday, March 29th, 2012. The final version, including all attachments and certifications, will be submitted to HUD. This final step is required to be completed at least 75 days before the beginning of our fiscal year (7/1/2011).

Recommendation

Staff recommends that the Board hold a public hearing on March 15th, 2012, receive and consider public comments, and direct HACC staff in finalizing the Annual Plan (July 1, 2012- June 30, 2013).

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at (503)-655-8279

Healthy Families. Strong Communities.

2051 Kaen Road #239, Oregon City, OR 97045 • Phone: 503-650-5697 • Fax: 503-655-8677 • www.clackamas.us

Staff also requests approval to hold a Special Meeting of the Board on March 29th, 2012 for the purpose of adopting the Plan as part of a consent calendar.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Becker", written over the typed name.

Cindy Becker
Director

For information on this issue or copies of attachments
Please contact Mary-Rain O'Meara at (503)-655-8279

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Clackamas County</u> PHA Code: <u>OR001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>545</u> Number of HCV units: <u>1605</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. No Update- Maintaining Version Submitted in FY2010				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A				

PHA Plan Update

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

Agency-Wide Updates

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

Housing Choice Voucher Updates

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

Public Housing Updates

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

6.0

	<p>6.0 (Continued)</p> <p>Development Updates</p> <p>Introduction: In May 2008, the Housing Authority of Clackamas County Board of County Commissioners approved a "10 Year Strategic Directive to Redevelop and Reposition the HACC Housing Portfolio". The following items follow from this Directive with a purpose of upgrading and expanding HACC's housing portfolio to provide affordable housing to lower income resident that is energy efficient, accessible, financially stable, community oriented, and supportive of resident achievement and long-term success.</p> <p>25. HACC may submit an additional Demolition/Disposition application in FY 2012 for the remaining Scattered Sites (AMP 2).</p> <p>26. HACC received notice in FY 2010/2011 that it was not awarded a HOPE VI Revitalization Grant for its Clackamas Heights property (AMP 1). HACC will continue to research alternative re-development scenarios for Clackamas Heights during FY 2012.</p> <p>27. HACC may seek Mixed-Finance Modernization and Development activities in the Plan year for Clackamas Heights and other offsite locations to be determined. These may include Public Housing, Project Based Vouchers, and/or other forms of subsidized housing.</p> <p>28. HACC will be conducting other affordable housing development or acquisition activities including the possible acquisition of new land or multi-family dwellings for new affordable/ and or public housing development. These may include Public Housing, Project Based Vouchers, and/or other forms of subsidized housing.</p> <p>29. Using non Public Housing resources, HACC will undertake rehabilitation and refinancing of its Easton Ridge property with envelope replacement construction set to begin in the fall of 2012.</p> <p>30. Using non Public Housing resources, HACC will complete Capital Needs Assessments conducted for its Special Needs and Affordable portfolio to facilitate planning in FY 2012 for the rehabilitation and refinancing of these properties.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Housing Authority Administrative Office, 13930 S Gain Street, Oregon City, OR • Housing Authority Clackamas Heights Property Management Office, 13900 S Gain Street, Oregon City, OR • Housing Authority Hillside Property Management Office, 2889 Hillside Court, Milwaukie, OR • Housing Authority Website: http://www.clackamas.us/hacc • Clackamas County Public Library located at 16201 S.E. McLoughlin, Oak Grove, OR
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>A. HACC anticipates continuing its efforts to identify Mixed Finance Modernization or Development opportunities which could include a combination of public housing and Project Based Section 8/Low Income Housing Tax Credit (LIHTC) units. These efforts include revitalization of Clackamas Heights (AMP 1) as well as other to be determined off-site locations.</p> <p>B. HACC anticipates submitting an Inventory Removal Application to HUD's Special Applications Center (SAC) in FY 2012 for approval to sell up to 145 scattered site public housing units in addition to the 21 that HACC already has SAC approval to sell.</p> <p>C. HACC may participate in the Rental Assistance Demonstration (RAD) program.</p> <p>D. HACC does not anticipate a Homeownership program in FY 2012.</p> <p>E. HACC anticipates using Project Based Section 8 vouchers in FY 2012.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment B: Housing Needs Table and Statement of Housing Needs</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A (5 Year Plan Submission Only)</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <ul style="list-style-type: none"> • HACC continues to participate in the Clackamas County Homeless Council. In this capacity, HACC continues to apply for and receive Continuum of Care funds for the Shelter plus Care program and the Jannsen Road Transitional Housing Program. • HACC has achieved a High Performer rating on its SEMAP. • HACC continues to be a High Performer in Public Housing. • HACC has no significant audit findings. • HACC continues to use its Easton Ridge property to further provide affordable housing. Easton Ridge currently accepts Section 8 Vouchers, Shelter + Care participants, and clients from Springwater. • HACC continues to apply for and receive grant funding for 1.5 FTE housing choice voucher family self-sufficiency coordinators. • HACC received a new HUD ROSS Grant. • HACC continues to maximize its Voucher utilization at 98% or greater and has adjusted Voucher Payment Standards as needed for its residents to find affordable housing. • HACC has consistently maintained high occupancy rates at 95% or greater in an efforts to serve those on the waitlist as quickly as possible. • HACC received a grant from Oregon Housing and Community Services to participate in the Housing Development Center's Asset Management and Portfolio Preservation program to build Asset Management capacity for its Special Needs and Affordable Housing portfolio. <p>The Capital Fund Program achievements are listed as part of attachments OR001a01- OR001f01 and OR001j01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

ATTACHMENT A

PHA Plan Updates Since the Last Approved Plan

Elements That Have Been Revised:

1. Changes to the Housing Choice Voucher Administrative Plan

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

Changes to the Housing Choice Voucher Administrative Plan (Continued)

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

Changes to the Housing Choice Voucher Administrative Plan (Continued)

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

Changes to the Housing Choice Voucher Administrative Plan (Continued)

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

Changes to the Housing Choice Voucher Administrative Plan (Continued)

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

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

OVERVIEW

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

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

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

CONTENTS OF THE POLICY

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

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

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

NEW APPROACH TO POLICY DEVELOPMENT

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

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

HUD makes a distinction between:

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

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

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

UPDATING AND REVISING THE POLICY

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

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

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

ATTACHMENT B

Housing Needs Tables and Statement of Housing Needs

Statement of Housing Needs

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

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

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

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

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

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

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

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

TABLE 2
Housing Needs of Families Below 80% Area Median Income
Clackamas County
Reflects 2010 American Community Survey Census data unless otherwise noted.

Family Type*	Overall	Afford-ability Need	Supply Need	Quality Need	Access-ibility Need	Size Need	Location Need
Income <= 30% of AMI	10,373	5	5	4	2	3	5
Income >30% but <=50% of AMI	6,704	4	4	3	2	3	5
Income >50% but <80% of AMI	12,239	3	3	2	2	2	4
Elderly**	14,621	4	2	2	3	2	4
Families with Disabilities- Total Population***	14,258	4	4	3	5	3	4
White (non-hispanic)	24,408	4	4	3	2	3	4
Black (non-hispanic)	350	4	4	3	2	3	4
Hispanic (all races)	2,579	4	4	3	2	3	4
Native American (non-hispanic)	328	4	4	3	2	3	4
Asian/Pacific Islanders (non-hispanic)	737	4	4	3	2	3	4

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

** Elderly is defined as 65 years and over.

*** Disability Status Reflects American Community Survey 2009 Data

ATTACHMENT C

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

Statement of Deconcentration

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

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

Policies that Govern Eligibility, Selections and Admissions

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

ATTACHMENT D

Violence Against Women Act (VAWA) of 2005 Required Statement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 4
 Performance and Evaluation Report for Program Year Ending: 12/31/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00
3	1408 Management Improvements -- Soft Costs	\$4,100.00	\$4,543.30	\$4,543.30	\$4,543.30
4	1408 Management Improvcments -- Hard Costs	\$82,150.00	\$82,849.45	\$78,134.94	\$78,134.94
5	1410 Administration	\$152,736.00	\$151,593.25	\$151,593.25	\$145,936.08
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$97,350.00	\$27,580.00	\$22,790.30	\$22,790.30
9	1440 Site Acquisition				
10	1450 Site Improvement	\$121,000.00	\$90,314.30	\$90,314.30	\$90,314.30
11	1460 Dwelling Structures	\$323,400.00	\$381,788.47	\$381,788.47	\$381,788.47
12	1465.1 Dwelling Equipment - Nonexpendable	\$3,000.00	\$4,389.00	\$4,389.00	\$4,389.00
13	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
14	1475 Nondwelling Equipment	\$21,500.00	\$42,554.23	\$42,554.23	\$42,554.23
15	1485 Demolition				
16	1490 Replacement Reserve				
17					
18	1495.1 Relocation Costs	\$1,000.00	\$20,624.00	\$20,624.00	\$11,386.05
19	1499 Development Activities	\$200,000.00	\$200,000.00	\$200,000.00	\$195,899.40
20	1502 Contingency (may not exceed 8% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,198,368.00	\$1,198,368.00	\$1,188,863.79	\$1,169,868.07
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs		\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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1/ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2/ To be completed for the Performance and Evaluation Report

Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-wide Operations	1. Operations	1406	1	\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00	COMPLETE
	SUB-TOTAL	1406		\$192,132.00	\$192,132.00	\$192,132.00	\$192,132.00	
Mgmt. Improve.	1. STAFF: High Rise Service Coordinator Salary & Benefits	1408	100%	\$43,000.00	\$45,897.25	\$45,897.25	\$45,897.25	COMPLETE
	2. STAFF: Asset/Redevelopment Manager: Salary & Benefits	1408	5%	\$4,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	3. STAFF: Youth Service Coordinator Salary & Benefits	1408	1	\$34,100.00	\$36,952.20	\$32,237.69	\$32,237.69	ONGOING
	4. STAFF: Crime Prevention Specialist Salary & Benefits	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	5. TRAINING: Staff Training Improvement	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	COMPLETE
	6. Travel for Resident Services Specialist(s)	1408	1	\$50.00	\$0.00	\$0.00	\$0.00	COMPLETE
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$4,100.00	\$4,543.30	\$4,543.30	\$4,543.30	COMPLETE
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	COMPLETE
	SUB-TOTAL	1408		\$86,250.00	\$87,392.75	\$82,678.24	\$82,678.24	
PHA-wide Admin.	1. Cap. Admin (COCC) Salary & Benefits	1410	100%	\$39,836.00	\$39,836.00	\$39,836.00	\$39,836.00	COMPLETE
	a. Capital Improvement Coordinator Salary & Benefits	1410	100%	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	COMPLETE
	2. CFP Construction Specialist Salary & Benefits - A&E Design Work	1410	85%	\$32,900.00	\$31,757.25	\$31,757.25	\$26,100.08	ONGOING In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
	3. Advertising	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	4. Travel (Mileage, Parking, etc.)	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	5. Legal Expenses	1410	100%	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	SUB-TOTAL	1410		\$152,736.00	\$151,593.25	\$151,593.25	\$145,936.08	

PHA-wide Fees & Costs	1. Architectural, Engineering, Consulting Services & 2008 Energy Audit	1430	1	\$95,000.00	\$21,024.20	\$16,234.50	\$16,234.50	ONGOING
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$2,000.00	\$6,205.80	\$6,205.80	\$6,205.80	COMPLETE
	3. Printing RFP's, Bid documents, other project related expenses	1430	50	\$350.00	\$350.00	\$350.00	\$350.00	COMPLETE
	SUB-TOTAL	1430		\$97,350.00	\$27,580.00	\$22,790.30	\$22,790.30	
PHA-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$30,000.00	\$34,439.30	\$34,439.30	\$34,439.30	COMPLETE CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$30,000.00	\$34,439.30	\$34,439.30	\$34,439.30	
PHA-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility	1460	10	\$100,000.00	\$9,159.47	\$9,159.47	\$9,159.47	COMPLETE CFP Modernization at vacancy or at accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1460		\$100,000.00	\$9,159.47	\$9,159.47	\$9,159.47	
PHA-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	4	\$3,000.00	\$4,389.00	\$4,389.00	\$4,389.00	COMPLETE
	SUB-TOTAL	1465		\$3,000.00	\$4,389.00	\$4,389.00	\$4,389.00	
PHA-wide Non-Dwelling Equipment	1. TOOLS: Power Equipment for Modernization	1475	10	\$10,000.00	\$5,206.82	\$5,206.82	\$5,206.82	COMPLETE
	2. COMPUTER/EQUIPMENT:	1475	2	\$1,500.00	\$1,136.17	\$1,136.17	\$1,136.17	COMPLETE
	3. Maintenance Vehicles/Equip	1475	3	\$10,000.00	\$36,211.24	\$36,211.24	\$36,211.24	COMPLETE
	SUB-TOTAL	1475		\$21,500.00	\$42,554.23	\$42,554.23	\$42,554.23	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$1,000.00	\$20,624.00	\$20,624.00	\$11,386.05	ONGOING
	SUB-TOTAL	1495		\$1,000.00	\$20,624.00	\$20,624.00	\$11,386.05	
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 - Clackamas Heights (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Porches	1460	5	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #001 TOTAL			\$5,000.00	\$0.00	\$0.00	\$0.00	

AMP 3 - DEV 003 - Hillside Park (100 units)	I. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #003 TOTAL			\$5,000.00	\$0.00	\$0.00	\$0.00	
AMP 4 - DEV 004 - OCVM (100 units)	I. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	b. Remove/Replace ACM floors	1460	20	\$25,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #004 TOTAL			\$30,000.00	\$0.00	\$0.00	\$0.00	
AMP 5 - DEV 005 - Hillside Manor (100 units)	I. DWELLING STRUCTURES	1460						
	a. Paint Building	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #005 TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	I. SITEWORK	1450						
	a. Full Site Renovation - Unit 7028	1450	1	\$15,000.00	\$18,500.00	\$18,500.00	\$18,500.00	COMPLETE
	DEV #007 1450 SUB TOTAL	1450		\$15,000.00	\$18,500.00	\$18,500.00	\$18,500.00	
	I. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 7028	1460	1	\$40,000.00	\$134,730.00	\$134,730.00	\$134,730.00	COMPLETE
	DEV #007 1460 SUB TOTAL	1460		\$40,000.00	\$134,730.00	\$134,730.00	\$134,730.00	
	DEV #007 TOTAL			\$55,000.00	\$153,230.00	\$153,230.00	\$153,230.00	
AMP 2 - DEV 010 Scattered Sites	I. SITEWORK	1450						
	a. Full Site Renovation - Unit 10021	1450	1	\$15,000.00	\$1,875.00	\$1,875.00	\$1,875.00	COMPLETE
	DEV #010 1450 SUB TOTAL	1450		\$15,000.00	\$1,875.00	\$1,875.00	\$1,875.00	
	I. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 10021	1460	1	\$40,000.00	\$0.00	\$0.00	\$0.00	COMPLETE
	DEV #010 1460 SUB TOTAL	1460		\$40,000.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$55,000.00	\$1,875.00	\$1,875.00	\$1,875.00	
AMP 2 - DEV 012 Scattered Sites	I. SITEWORK	1450						
	a. Full Site Renovation - Unit 12011	1450	1	\$15,000.00	\$14,000.00	\$14,000.00	\$14,000.00	COMPLETE
	DEV #012 1450 SUB TOTAL	1450		\$15,000.00	\$14,000.00	\$14,000.00	\$14,000.00	
	I. DWELLING STRUCTURES	1460						
	a. Full Dwelling Renovation - Unit 12011	1460	1	\$40,000.00	\$131,499.00	\$131,499.00	\$131,499.00	COMPLETE
	DEV #012 1460 SUB TOTAL	1460		\$40,000.00	\$131,499.00	\$131,499.00	\$131,499.00	
	DEV #012 TOTAL			\$55,000.00	\$145,499.00	\$145,499.00	\$145,499.00	

AMP 2 - DEV 019 Scattered Sites	I. SITEWORK	1450							
	a. Full Site Renovation - Unit 19017	1450	1	\$15,000.00	\$17,500.00	\$17,500.00	\$17,500.00	COMPLETE	
	DEV #019 1450 SUB TOTAL	1450		\$15,000.00	\$17,500.00	\$17,500.00	\$17,500.00		
	I. DWELLING STRUCTURES	1460							
	a. Full Dwelling Renovation - Unit 19017	1460	1	\$40,900.00	\$106,400.00	\$106,400.00	\$106,400.00	COMPLETE	
	DEV #019 1460 SUB TOTAL	1460		\$40,900.00	\$106,400.00	\$106,400.00	\$106,400.00		
	DEV #019 TOTAL			\$55,900.00	\$123,900.00	\$123,900.00	\$123,900.00		
AMP 2 - DEV 020 Scattered Sites	I. SITEWORK	1450							
	a. Full Site Renovation - Unit 20006	1450	1	\$15,000.00	\$4,000.00	\$4,000.00	\$4,000.00	COMPLETE	
	DEV #020 1450 SUB TOTAL	1450		\$15,000.00	\$4,000.00	\$4,000.00	\$4,000.00		
	I. DWELLING STRUCTURES	1460							
	a. Install new windows & siding - #20006	1460	1	\$22,500.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	DEV #020 1460 SUB TOTAL	1460		\$22,500.00	\$0.00	\$0.00	\$0.00		
	DEV #020 TOTAL			\$37,500.00	\$4,000.00	\$4,000.00	\$4,000.00		
AMP 2 - DEV 021 Scattered Sites	I. SITEWORK	1450							
	a. Full Site Renovation - Unit 21009	1450	1	\$16,000.00	\$0.00	\$0.00	\$0.00	COMPLETE	
	DEV #021 TOTAL			\$16,000.00	\$0.00	\$0.00	\$0.00		
Development	Development	1499							
	Project manager	1499	1/2	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00	COMPLETE	
	Project planner	1499	1	\$36,549.00	\$36,549.00	\$36,549.00	\$32,448.40	COMPLETE	
	Admin Assistant	1499	1	\$23,451.00	\$23,451.00	\$23,451.00	\$23,451.00	COMPLETE	
	Development total	1499		\$200,000.00	\$200,000.00	\$200,000.00	\$195,899.40		
	GRAND TOTAL			\$1,198,368.00	\$1,198,368.00	\$1,188,863.79	\$1,169,868.07		

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

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Mgmt. Improvem'ts	6/30/2009			6/30/2011			
PHA-Wide Admin. Costs	6/30/2009			6/30/2011			
PHA-Wide Site Improvements	6/30/2009			6/30/2011			
PHA-Wide Dwelling Improvements	6/30/2009			6/30/2011			
PHA-Wide Dwelling Equipment	6/30/2009			6/30/2011			
PHA-Wide Non- Dwelling Equipment	6/30/2009			6/30/2011			
PHA-Wide Relocation Heights	6/30/2009			6/30/2011			
003 - Hillside park	6/30/2009			6/30/2011			
004 - OCVM	6/30/2009			6/30/2011			
005 - Hillside Manor	6/30/2009			6/30/2011			
007 - Scattered Site	6/30/2009			6/30/2011			
010 - Scattered Site	6/30/2009			6/30/2011			
012 - Scattered Site	6/30/2009			6/30/2011			
019 - Scattered Site	6/30/2009			6/30/2011			
020 - Scattered Site	6/30/2009			6/30/2011			
021 - Scattered Site	6/30/2009			6/30/2011			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1/ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
2/ To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Date of CFFP:		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost:	
		Original	Revised:	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ¹	\$ 193,118.00	\$ 193,118.00	\$ 193,118.00	\$ 193,118.00
3	1408 Management Improvements	\$ 88,500.00	\$ 88,500.00	\$ 74,294.00	\$ 56,553.64
4	1410 Administration (may not exceed 10% of line 20)	\$ 152,700.00	\$ 152,700.00	\$ 152,700.00	\$ 119,450.00
5	1411 Audit	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 22,350.00	\$ 22,350.00	\$ 160.00	\$ 160.00
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 75,000.00	\$ 6,486.34	\$ -	\$ -
10	1460 Dwelling Structures	\$ 355,302.90	\$ 423,816.56	\$ 401,037.04	\$ 401,037.04
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 45,500.00	\$ 45,500.00	\$ 44,924.55	\$ 44,924.55
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 16,042.10	\$ 28,042.10	\$ 23,717.46	\$ 11,717.46
17	1499 Development Activities ⁴	\$ 240,000.00	\$ 240,000.00	\$ 239,968.02	\$ 217,278.88
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,194,513.00	\$ 1,206,513.00	\$ 1,135,919.07	\$ 1,050,239.57
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -

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

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

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

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	4	\$16,042.10	\$28,042.10	\$23,717.46	\$11,717.46	ONGOING
	SUB-TOTAL	1495		\$16,042.10	\$28,042.10	\$23,717.46	\$11,717.46	
PHA-wide Contingency	1. Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SUB-TOTAL	1502		\$0.00	\$0.00	\$0.00	\$0.00	
Asset Management Properties (AMP)								
AMP 1 - DEV 001 - Clackamas Heights (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Porches	1460	5	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	DEV #001 TOTAL	1460		\$0.00	\$0.00	\$0.00	\$0.00	
AMP 3 - DEV 003 - Hillside Park (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$4,573.10	\$22,380.13	\$16,523.58	\$16,523.58	New Work Item/ONGOING
	DEV #003 TOTAL	1460		\$4,573.10	\$22,380.13	\$16,523.58	\$16,523.58	
AMP 4 - DEV 004 - OCVM (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Windows	1460	2	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	b. Remove/Replace ACM floors	1460	20	\$25,000.00	\$11,816.07	\$2,393.10	\$2,393.10	ONGOING
	DEV #004 TOTAL	1460		\$25,000.00	\$11,816.07	\$2,393.10	\$2,393.10	
AMP 5 - DEV 005 - Hillside Manor (100 units)	1. DWELLING STRUCTURES	1460						
	a. Replace Roof	1460	1	\$100,000.00	\$241,194.00	\$241,194.00	\$241,194.00	COMPLETE
	DEV #005 1400 SUB TOTAL	1460		\$100,000.00	\$241,194.00	\$241,194.00	\$241,194.00	
	DEV #005 TOTAL			\$100,000.00	\$241,194.00	\$241,194.00	\$241,194.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 Replacement Housing Factor Grant No:				CFPP (Yes/No)		Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 2 - DEV 020 Scattered Sites	I. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	ONGOING
	DEV #020 1450 SUB TOTAL	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	I. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$47,000.00	\$65,478.30	\$65,478.30	\$65,478.30	COMPLETE
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	ONGOING
	DEV #020 1460 SUB TOTAL	1460		\$48,500.00	\$66,978.30	\$65,478.30	\$65,478.30	
DEV #020 TOTAL			\$53,500.00	\$71,978.30	\$65,478.30	\$65,478.30		
DEVELOPMENT								
AMP 1 - Dev 01 Clackamas Heights	Executive Director salary and benefits	1499	1	\$23,905.47	\$23,905.47	\$23,905.47	\$23,905.47	COMPLETE
	Project Manager salary and benefits	1499	1	\$23,809.05	\$23,809.05	\$23,809.05	\$11,177.60	ONGOING
	Project Manager salary and benefits	1499	1	\$14,437.05	\$14,437.05	\$14,437.05	\$11,473.64	ONGOING
	Admin assistant./Intern salary and benefi	1499	1	\$2,833.13	\$2,833.13	\$2,833.13	\$2,833.13	COMPLETE
	Development Consultant Services	1499	1	\$48,274.63	\$48,274.63	\$48,242.65	\$41,148.37	ONGOING
	Master Plan & Design Services	1499	1	\$79,754.00	\$79,754.00	\$79,754.00	\$79,754.00	COMPLETE
	Relocation Costs and Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	CFPP - Debt Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
Dev #01 1499 SUB TOTAL	1499		\$193,013.33	\$193,013.33	\$192,981.35	\$170,292.21		
AMP 2 - Dev 007-021 Scattered Sites	Executive Director salary and benefits	1499	1	\$23,766.91	\$23,766.91	\$23,766.91	\$23,766.91	COMPLETE
	Project Manager salary and benefits	1499	1	\$13,382.72	\$13,382.72	\$13,382.72	\$13,382.72	COMPLETE
	Project Manager salary and benefits	1499	1	\$9,837.04	\$9,837.04	\$9,837.04	\$9,837.04	COMPLETE
	Admin assistant./Intern salary and benefi	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Appraisal Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Site Acquisition Expenditures	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Relocation Costs and Services	1499		\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
	Development Consultant Services	1499	1	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETE
DEV #007-021 1499 SUB TOTAL	1499		\$46,986.67	\$46,986.67	\$46,986.67	\$46,986.67		
DEVELOPMENT TOTAL	1499		\$240,000.00	\$240,000.00	\$239,968.02	\$217,278.88		
GRAND TOTAL			\$1,194,513.00	\$1,206,513.00	\$1,135,919.07	\$1,050,239.57		

Part II: Supporting Pages

PIIA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

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

² To be completed for the Performance and Evaluation Report

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

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

Part I: Summary					
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20)	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00	\$ 236,000.00
3	1408 Management Improvements	\$ 169,516.00	\$ 169,516.00	\$ 90,000.00	\$ 78,346.61
4	1410 Administration (may not exceed 10% of line 20)	\$ 152,875.00	\$ 152,875.00	\$ 118,300.00	\$ 118,300.00
5	1411 Audit	\$ 6,250.00	\$ 6,250.00	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 9,850.00	\$ 9,850.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 52,500.00	\$ 52,500.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 347,329.00	\$ 347,329.00	\$ 93,471.14	\$ 93,471.14
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 33,000.00	\$ 33,000.00	\$ 30,895.76	\$ 29,247.76
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 126,000.00	\$ 126,000.00	\$ 13,034.20	\$ 13,034.20
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 1,183,320.00	\$ 1,183,320.00	\$ 581,701.10	\$ 568,399.71
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

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

Part II: Supporting Pages

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

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

Part II: Supporting Pages

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

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		CFFP (Yes/No):	
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	Funds Obligated	Funds Expended		
	Asset Management Properties (AMP)								
AMP 4 - Oregon City View Manor	Site Renovation (conc. drive, sidewalks, 504 ramps, site drainage, etc.)	1450	1	\$20,000.00	\$20,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING	
	DEV #004 TOTAL	1450		\$20,000.00	\$20,000.00	\$0.00	\$0.00		
	I. SITEWORK	1450							
AMP 2 - DEV 007 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING	
	DEV #007 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00		
	I. DWELLING STRUCTURES	1460							
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$6,543.17	\$6,543.17	ONGOING	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING	
	DEV #007 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$6,543.17	\$6,543.17		
	DEV #007 TOTAL			\$72,500.00	\$72,500.00	\$6,543.17	\$6,543.17		
AMP 2 - DEV 010 Scattered	I. DWELLING STRUCTURES	1460							
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$0.00	\$5,304.00	\$5,024.00	\$5,024.00	NEW WORK ITEM. ONGOING	
	DEV #010 1460 SUB TOTAL	1460		\$0.00	\$5,304.00	\$5,024.00	\$5,024.00		
	DEV #010 TOTAL			\$0.00	\$5,304.00	\$5,024.00	\$5,024.00		
AMP 2 - DEV 012 Scattered Sites	I. SITEWORK	1450							
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING	
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00		
	I. DWELLING STRUCTURES	1460							
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$32,602.89	\$32,602.89	ONGOING	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING	
	DEV #012 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$32,602.89	\$32,602.89		
	DEV #012 TOTAL			\$72,500.00	\$72,500.00	\$32,602.89	\$32,602.89		
AMP 2 - DEV 019 Scattered Sites	I. SITEWORK	1450							
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 3 / ONGOING	
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$2,500.00	\$0.00	\$0.00		
	I. DWELLING STRUCTURES	1460							

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 CFFP (Yes/No)				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$60,000.00	\$6,938.72	\$6,938.72	5 YEAR PLAN YEAR # 2 / ONGOING
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	5 YEAR PLAN YEAR # 2 / ONGOING
	DEV #019 1460 SUB TOTAL	1460		\$70,000.00	\$70,000.00	\$6,938.72	\$6,938.72	
	DEV #019 TOTAL			\$72,500.00	\$72,500.00	\$6,938.72	\$6,938.72	

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

2 : To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150110 CFFP (Yes/No:) Replacement Housing Factor Grant No:				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2

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

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

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

Part I: Summary

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

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ¹	\$ 196,000.00	\$ -	\$ 196,000.00	\$ -
3	1408 Management Improvements	\$ 170,680.00	\$ -	\$ 66,005.92	\$ 11,348.85
4	1410 Administration (may not exceed 10% of line 20)	\$ 133,950.00	\$ -	\$ 98,000.00	\$ 98,000.00
5	1411 Audit	\$ 6,500.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 25,350.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 10,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 245,000.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 25,712.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 150,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 983,192.00	\$ -	\$ 360,005.92	\$ 109,348.85
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

Part I: Summary				
PIIA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 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		Date	Signature of Public Housing Director	Date

Part II: Supporting Pages

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

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150111 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised :	Funds Obligated :	Funds Expended :	
AMP 2 - DEV #10 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #010 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	I. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$50,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #010 1460 SUB TOTAL	1460		\$55,000.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$57,500.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV #12 Scattered	I. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	I. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 2 & 3
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 2 & 3
	DEV #012 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV #19 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	I. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$50,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	5 Year Plan Year # 3 & 4
	DEV #019 1460 SUB TOTAL	1460		\$55,000.00	\$0.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$57,500.00	\$0.00	\$0.00	\$0.00	
GRAND TOTAL						\$360,005.92	\$109,348.85	

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

2 To be completed for the Performance and Evaluation Report

Part III: Implemetation Schedule for Capital Fund Financing Program

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

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

Capital Fund Program - Five Year Action Plan

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

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

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

Part II: Supporting Pages - Physical Needs Work Statement(s)					Part II:							
Work Statement for Year 1 FFY	Work Statement for Year: 2 FFY: 2013				Work Statement for Year: 3 FFY: 2014				Work Statement for Year 1 FFY			
	Development Name/Number	General Description of Major Work Categories	Qty	Estimated Cost	Development Name/Number	Major Work Categories	Qty	Estimated Cost				
See Annual Statement	Sub-Tot. AMP-Wide Non-Dwell Struct 1470				\$35,000.00	AMP-3,4,5	New Playgrounds @ AMP 3, 4 & 5		\$30,000.00	See Annual Statement		
	AMP-1,2,3	Computer Systems/Maint Equipment	3	\$3,000.00	Non-Dwelling Structures	Resident Storage		\$0.00				
	Non-Dwelling Equipment 1475	Maint Vehicle Truck/Van/Equip	1	\$20,000.00	1470	Sub-Tot. AMP-Wide Non-Dwell Struct 1470		\$30,000.00				
	Sub-Tot. AMP-Wide Non-Dwell Equip 1475				\$23,000.00	AMP-1,2,3	Computer Systems/Maint Equipment	5	\$7,500.00			
	Development Activities 1499	Clackamas Heights AMP I-1 CFFP Debt Services	1	\$0.00	Non-Dwelling Equipment 1475	Maint Vehicle Truck/Van/Equip	1	\$25,000.00				
	Sub-Tot. Development Activities 1499				\$0.00	1475	Copier	1	\$8,000.00			
	Sub-Tot. AMP-Wide Non-Dwell Equip 1475				\$23,000.00	Sub-Tot. AMP-Wide Non-Dwell Equip 1475					\$40,500.00	
	AMP Other	A/E & Consulting	1	\$40,000.00	Development Activities 1499	Clackamas Heights AMP I-1 CFFP Debt Services	1	\$-				
		AMP-Wide Relocation Costs	20	\$100,000.00	Sub-Tot. Development Activities 1499				\$-			
		Asbestos Testing/Abatement	1	\$7,500.00	AMP Other	A/E & Consulting	1	\$17,500.00				
		Mold Testing/Remediation	2	\$7,500.00		AMP-Wide Relocation Costs	20	\$100,000.00				
		Contingency		\$-		Asbestos Testing/Abatement	5	\$10,000.00				
	Sub-Total Other				\$155,000.00		Mold Testing/Remediation	5	\$10,000.00			
	Operations 1406	Operations	1	\$196,000.00		Contingency	1	\$-				
	Sub-Total Operations				\$196,000.00	Sub-Total Other					\$137,500.00	
2013 Grand Total				\$704,372.00	Operations 1406	Operations	1	\$196,000.00				
					Sub-Total Operations				\$196,000.00			
					2014 Grand Total				\$690,563.00			

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

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

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

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

Part I: Summary

PHA Name: Housing Authority of Clackamas County	Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant: 2012 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	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 20) ³	\$ 196,000.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 140,572.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 20)	\$ 133,950.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 6,500.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 47,850.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 35,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 328,320.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 25,000.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 50,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization of Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 983,192.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security -- Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security -- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

Part I: Summary				
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Replacement Housing Factor Grant No:		FFY of Grant: 2012 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost:
		Original	Revised:	Obligated Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Replacement Housing Factor Grant No:			CFPP (Yes/No)		Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP-wide Operations	1. Operations	1406	1	\$196,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL		1406		\$196,000.00	\$0.00	\$0.00	\$0.00
AMP-wide Mgmt. Improve.	1. STAFF: Resident Services Salary & Benefits	1408	100%	\$34,422.00	\$0.00	\$0.00	\$0.00	
	2. STAFF: Asset Manager Salary & Benefits	1408	5%	\$0.00	\$0.00	\$0.00	\$0.00	
	3. STAFF: Youth Services Salary & Benefits/Activities/Contracts	1408	1	\$93,150.00	\$0.00	\$0.00	\$0.00	
	4. STAFF: Service Coordinator Salary & Benefits	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	5. TRAINING: Staff Training Improvement	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Travel for Resident Services Specialist(s)	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
	7. Software: Operating Systems & Office Software - Soft Costs	1408	1	\$12,500.00	\$0.00	\$0.00	\$0.00	
	8. TRAINING: Resident Training related to Agency Plan resident partnership process	1408	1	\$500.00	\$0.00	\$0.00	\$0.00	
SUB-TOTAL		1408		\$140,572.00	\$0.00	\$0.00	\$0.00	
AMP-wide Admin.	1. Central Office Cost Center (COCC) Salary & Benefits	1410	100%	\$98,000.00	\$0.00	\$0.00	\$0.00	
	2. CFP Capital Improvement Specialist Salary & Benefits - A&E Design Work	1410	35%	\$35,950.00	\$0.00	\$0.00	\$0.00	In-house A&E work exempted from 10% max Admin costs per - 968.112 (n) (2) (ii)
SUB-TOTAL		1410		\$133,950.00	\$0.00	\$0.00	\$0.00	
Audit	1. Financial Audit	1411	100%	\$6,500.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL		1411		\$6,500.00	\$0.00	\$0.00	\$0.00
AMP-wide Fees & Costs	1. Architectural, Engineering, Consulting Services	1430	1	\$40,000.00	\$0.00	\$0.00	\$0.00	
	2. Asbestos/Mold Testing/Remediation: Dev. 001 - 021	1430	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	3. Printing RFPs, Bid documents, other project related expenses	1430	50	\$350.00	\$0.00	\$0.00	\$0.00	
SUB-TOTAL		1430		\$47,850.00	\$0.00	\$0.00	\$0.00	

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

Part II: Supporting Pages								
PHA Name: Housing Authority of Clackamas County			Grant Type and Number Capital Fund Program Grant No: OR16P00150112 Replacement Housing Factor Grant No:				Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised :	Funds Obligated :	Funds Expended :	
AMP-wide Site Improve.	1. PHA-Wide Sitework, site paving, fencing, landscaping, site utilities at vacancy and 504 Accessibility Accommodations	1450	25	\$10,000.00	\$0.00	\$0.00	\$0.00	accommodation request - AMP to be determined at vacancy or upon accommodation request and modernization to be completed in phases
	SUB-TOTAL	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Improve.	1. PHA-Wide Dwelling Improvements to include cabinets, flooring, doors, garage doors, plumbing, HVAC, siding, chimney removal, windows, roofs, kitchens, attached porches and patios at vacancy, and 504 Accessibility Accommodations	1460	10	\$18,320.00	\$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		\$18,320.00	\$0.00	\$0.00	\$0.00	
AMP-wide Dwelling Equipment	1. Ranges & Refrigerators	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1465		\$0.00	\$0.00	\$0.00	\$0.00	
AMP-3 Non Dwelling Structures	Community Center Dwelling a. Dwelling Renovation (Flooring, HVAC, Windows, Siding, Cabinets, Paint, etc.)	1470	1	\$20,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1470		\$20,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Non-Dwelling Equipment	1. Computers & Equipment	1475	2	\$5,000.00	\$0.00	\$0.00	\$0.00	
	2. Maintenance Vehicles & Equip	1475	1	\$20,000.00	\$0.00	\$0.00	\$0.00	
	3. Copier	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1475		\$25,000.00	\$0.00	\$0.00	\$0.00	
PHA-wide Relocation Costs	1. Relocation costs due to modernization activities	1495	25	\$50,000.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL	1495		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Asset Management Properties (AMP)							
AMP 1 - DEV 001 Clackamas Heights	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$15,000.00	\$0.00	\$0.00	\$0.00	
	DEV #001 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	\$40,000.00	\$0.00	\$0.00	\$0.00	
	DEV #001 1460 SUB TOTAL	1460		\$40,000.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$55,000.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 007 Scattered Sites	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #007 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #007 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
	DEV #007 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00	

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

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112				CFFP (Yes/No)		Federal FY of Grant: 2012	
		Replacement Housing Factor Grant No:							
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	Funds Obligated	Funds Expended		

3 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of Clackamas County		Grant Type and Number Capital Fund Program Grant No: OR16P00150112 CFFP (Yes/No)				Federal FY of Grant: 2012		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 2 - DEV 010 Scattered Sites	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
	DEV #010 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00	
AMP 2 - DEV 012 Scattered	1. SITEWORK	1450						
	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #012 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
DEV #012 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00		
AMP 2 - DEV 019 Scattered	a. Site Renovation (conc. drive, walkway, landscape, site drainage, etc.)	1450	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1450 SUB TOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00	
	1. DWELLING STRUCTURES	1460						
	a. Dwelling Renovation (Bath, Kitchen, Cabinets, Flooring, etc.)	1460	1	\$60,000.00	\$0.00	\$0.00	\$0.00	
	b. Energy Improvements per Energy Audit (Water, Insulation, Heating, etc.)	1460	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 1460 SUB TOTAL	1460		\$67,500.00	\$0.00	\$0.00	\$0.00	
	DEV #019 TOTAL			\$70,000.00	\$0.00	\$0.00	\$0.00	
GRAND TOTAL			\$983,192.00	\$0.00	\$0.00	\$0.00		

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

2 To be completed for the Performance and Evaluation Report

Part III: Implemetation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Clackamas County				Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original	Actual	Original	Actual	
PHA-Wide Operations	7/30/2014		7/30/2016		
PHA-Wide Mgmt. Improvements	7/30/2014		7/30/2016		
PHA-Wide Admin. Costs	7/30/2014		7/30/2016		
PHA-Wide Site Improvements	7/30/2014		7/30/2016		
PHA-Wide Dwelling Improvements	7/30/2014		7/30/2016		
PHA-Wide Dwelling Equipment	7/30/2014		7/30/2016		
PHA-Wide Non- Dwelling Equipment	7/30/2014		7/30/2016		
PHA-Wide Relocation	7/30/2014		7/30/2016		
PHA-Wide Contingency Heights	7/30/2014		7/30/2016		
003 - Hillside park	7/30/2014		7/30/2016		
004 - OCVM	7/30/2014		7/30/2016		
005 - Hillside Manor	7/30/2014		7/30/2016		
007 - Scattered Site	7/30/2014		7/30/2016		
010 - Scattered Site	7/30/2014		7/30/2016		
012 - Scattered Site	7/30/2014		7/30/2016		
019 - Scattered Site	7/30/2014		7/30/2016		
020 - Scattered Site Development	7/30/2014		7/30/2016		

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

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

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

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

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

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

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

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

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
Signature	Date

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

PHA Name

PHA Number/HA Code

<small>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).</small>	
Name of Authorized Official	Title
Signature	Date

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

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

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

I, _____ the _____ certify that the Five Year and
Annual PHA Plan of the _____ is consistent with the Consolidated Plan of
_____ prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

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

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

PUBLIC MEETING NOTICE

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

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

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

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



PUBLIC HEARING NOTICE

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

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

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



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

Oregon Housing Blog



City Withdraws Supreme Court Fair Housing Case on Disparate Impact; Path Clear for HUD to Issue Regs?

Posted: 13 Feb 2012 09:10 PM PST

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

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

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

◊ [Email this](#)

Clackamas and Washington County PHA's Post Annual Plans for Comment.

Posted: 13 Feb 2012 02:40 PM PST

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

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

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

Opportunity to Comment

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

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

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



HACC Annual Plan 2012

1.11.12 RAB MEETING

NOTES

10:00-10:15 Welcome and Introductions

Trell Anderson

10:15-11:15 Plan Updates

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

QUESTIONS

Agency Wide Updates:

Move To Work

Q: What is Move To Work?

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

Voucher Updates:

Project Based Vouchers

Q: What is the benefit of Project Based Vouchers?

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

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

A: It could apply to both.

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

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

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

A: Yes

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

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

Caregivers

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

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

Small Area Payment Standards in Lake Oswego and West Linn

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

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

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

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

Utility Allowances Simplification

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

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

Waiver for allowing Biennial Inspections

Q: Would this change the tenant-driven inspections?

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

New Preference Voucher for Graduates of Permanent Supportive Housing

Q: Will this be a one time voucher?

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

Voucher Search Term Reduction to 60 Days

Q: Does HACC provide support in searching for housing?

A: No, not usually.

Q: Do most people find housing within 60 days?

A: Yes, most people do.

Landlord Self Certification of Annual Inspections

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

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

Fraud Investigation Policy

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

A: Yes, we will look into this.

Public Housing Updates:

No Smoking Policy

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

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

Q: Does this policy include Medical Marijuana?

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

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

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

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

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

Removal of Crime Rating System

Q: Does this include traffic tickets?

A: No.

Interim Change in Rent Policy Change

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

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

DEVELOPMENT UPDATES

Scattered Site Disposition

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

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

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

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

Q: Have Scattered Site residents been notified?

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

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

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

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

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

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

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

Dan Potter and
Josh Teigen

QUESTIONS:

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

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

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

All



1/31/2012

Re: Changes to HACC 2012 draft Annual Plan

Dear RAB member/ Voucher resident representative,

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

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

Changes to the HACC 2012 Draft Admin Plan:

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

#19, addition:

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

(Section 8 Only)

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

Public Housing Updates, Section 6.0 (Page # 2)

#24, addition

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

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

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

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

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

Sincerely,

Trell Anderson, Director

Healthy Families. Strong Communities.

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

January 31, 2012

BCC
BOARD OF COMMISSIONERS

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

FEB 02 2012

Dear Board Member Bernard:

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

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

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

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

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

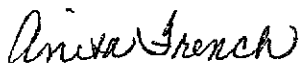
you later in the public comment period. For now, we would like to conclude by asking why the board would even consider turning over control of \$11 million dollars of Federal funds to another board in another county. It is our understanding that Mr. Anderson will be telling you that you will be able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

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

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

Thank you for your time and consideration.

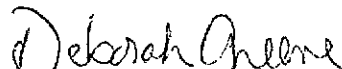
Sincerely,



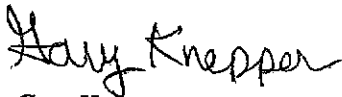
Anita French
Administrative Analyst II



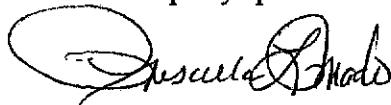
Jon Garcia
Occupancy Specialist



Deborah Greene
Eligibility Specialist



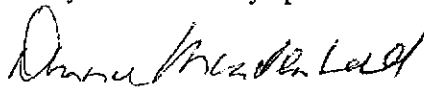
Gary Knepper
Family Self-Sufficiency Specialist



Priscilla Labrado
Office Specialist II



Patricia Lowary
Occupancy Specialist



Donna Mendenhall
Inspector



Nathaniel Mom
Occupancy Specialist



Andrew Quiroz
Inspector



Betty Rautio
Accounting Specialist



Christine Valdez
Occupancy Specialist



Susan Warneke
Office Specialist II

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

Follow Up Flag: Follow up
Flag Status: Flagged

Ron,

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

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

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

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

HACC has established the following thresholds for repayment of debts:

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

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

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

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

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

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

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

The amount owed by the family to HACC.

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

The family's current and potential income and expenses.

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

The family's history of meeting its financial responsibilities.

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

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

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

If you have any questions please let me now.

Daniel Potter
Housing Asset Manager
Housing Authority of Clackamas County
503.650.3537

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

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

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

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

...To be continued...

Trell

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

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

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

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

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

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

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

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

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

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

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

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

Ron

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

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

Hi Ron,

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

Any updates from you end on the office closing?

Best,
Trell

Trell Anderson
Executive Director
Housing Authority of Clackamas County
503.655.8506

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

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

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

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

Thanks again,
Ron

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

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

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

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

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

Thanks as always for your participation!

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

Annual Plan 2012 Response to Public Comments:

1) Comments from Ron Rubino, Oregon Legal Aid

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

2) HACC Staff Letter to Board of County Commissioners

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

Response from Trell Anderson, HACC Executive Director

March 5th, 2012:

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

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

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

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

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

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

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

Trell Anderson
Executive Director
Housing Authority of Clackamas County

March 15, 2012

Board of Commissioners
Clackamas County

Members of the Board:

**Approval to apply for the Northwest Health Foundation Safety Net Clinic
Patient Centered Primary Care Home (PCPCH) Transformation Fund**

The Clackamas County Community Health Division (CCCHD) of the Health, Housing and Human Services Department requests the approval to apply for the Northwest Health Foundation Safety Net Clinic Patient Centered Primary Care Home (PCPCH) Transformation Fund.

The Safety Net Transformation Fund aims to support transformation work in clinics that are at a pivotal state of PCPCH transformation - those who demonstrate readiness for substantial change. Evidence of this commitment includes patients being assigned to provider teams (empanelment), attention to improving access to services (advanced access), and the commitment to measuring and reporting team-level quality metrics in a transparent way. Preference will be given to health centers that have not had direct financial support from foundation or health plan sources for their work to date.

The potential grant award will average \$50,000 for up to two years. There is no match requirement and no County General Funds are involved. These funds will support Clackamas County's firm commitment to move forward to level 3 PCPCH. If awarded, CCCHD requests authority to establish 1.0 additional FTE to complete the project. Initial awards will be effective April 1, 2012.

Recommendation

We recommend the approval to submit this Grant Application and further recommend that Cindy Becker be authorized to sign on behalf of the Board of County Commissioners.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments,
please contact Emily M. Zwetzig/H3S Office of Business Services at (503)742-5318.

8

March 15, 2012

Board of Commissioners
Clackamas County

Members of the Board:

Approval of a Professional, Technical, and Consultant Service Contract with Oregon Family Support Network to Provide Peer Support Services

Clackamas County Behavioral Health Division of the Health, Housing and Human Services Department requests the approval a Professional, Technical, and Consultant Service contract with Oregon Family Support Network (OFSN).

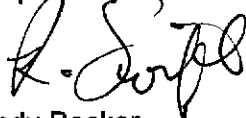
OFSN will provide peer support services providing Family Partners to assist family and caregivers with on-on-one family-driven planning. The Family Partners will work as an advocate providing support working with various agencies, i.e. child welfare, corrections, juvenile system, addictions systems. This contract has not previously been reviewed by the Board of County Commissioners.

The maximum contract value is \$239,315. County Counsel has reviewed and approved this contract as part of the H3S contract standardization project. No County General Funds are involved. It is effective April 1, 2012 and terminates on March 31, 2013.

Recommendation

We recommend the approval of this contract and that Cindy Becker be authorized to sign on behalf of the Board of County Commissioners.

Respectfully submitted,



Cindy Becker
Director

For information on this issue or copies of attachments,
please contact Emily M. Zwetzig/H3S Office of Business Services at (503)742-5318.

PROFESSIONAL, TECHNICAL, AND CONSULTANT SERVICE CONTRACT

This contract is between Clackamas County acting by and through its Health, Housing, and Human Services Department, Behavioral Health Division, hereinafter called "COUNTY", and OREGON FAMILY SUPPORT NETWORK, hereinafter called "CONTRACTOR".

I. SCOPE OF SERVICES

- A. CONTRACTOR agrees to accomplish the following work under this contract: Provide peer support services as more fully described in Exhibit A.
- B. CONTRACTOR agrees that activities engaged in under this contract will be provided within the geographic boundaries of Clackamas County, will serve *primarily* Clackamas Mental Health Organization members, will be provided in a culturally competent manner, and will be responsive to the needs of individuals with low English proficiency.
- C. CONTRACTOR will ensure that all staff providing services to Clackamas Mental Health Organization members or members of the public undergo and successfully pass a Criminal History Background Check as a condition of this contract.
- D. CONTRACTOR agrees that CONTRACTOR, its agents and employees shall maintain the confidentiality of any client identifying information, written or otherwise, with which they may come in contact, in accordance with all applicable provisions of state and federal statutes, rules and regulations, and shall comply with the same in the event of requests for information by any person or federal, state or local agency. In addition, the CONTRACTOR acknowledges the existence of the Health Insurance Portability and Accountability Act of 1996 (HIPAA), PL 104-191, 45 CFR Parts 160-164, and agrees that CONTRACTOR and CONTRACTOR's agents and employees will comply with all applicable requirements of HIPAA related to the confidentiality of client records or other client identifying information.
- E. Services required under the terms of this agreement shall commence **April 1, 2012**. This agreement shall terminate **March 31, 2013**.

II. COMPENSATION AND RECORDS

- A. Compensation: COUNTY shall compensate CONTRACTOR for satisfactorily performing the services identified in Section I at a rate as follows:

The total payment to CONTRACTOR shall not exceed: **\$239,315**.

Payment shall be full compensation for work performed, for services rendered, and for all labor, materials, supplies, equipment, travel expenses, mileage, and incidentals necessary to perform the work and services.

CONTRACTOR may submit an invoice up to 50% of the maximum compensation under this contract at contract initiation. CONTRACTOR shall submit quarterly invoices over the term of the contract to follow the reporting schedule in Exhibit A. Invoices shall reflect actual cost of services and be reconciled against the advance payment until the advance is fully expended.

- B. Method of Payment: To receive payment, CONTRACTOR shall submit invoices and accompanying progress reports as follows:

CONTRACTOR shall submit an invoice and required reports as described in Exhibit A. Invoices shall be submitted to:

Clackamas County Behavioral Health Division
Attn: Ally Linfoot
2051 Kaen Road, # 367
Oregon City, Oregon 97045

Within thirty (30) days after receipt of the bill, provided COUNTY has approved the service specified on the invoice, COUNTY shall pay the amount requested to CONTRACTOR.

Withholding of Contract Payments: Notwithstanding any other payment provision of this agreement, should CONTRACTOR fail to submit required reports when due, or submit reports which appear patently inaccurate or inadequate on their face, or fail to perform or document the performance of contracted services, COUNTY shall immediately withhold payments hereunder. Such withholding of payment for cause may continue until CONTRACTOR submits required reports, performs required services, or establishes to COUNTY's satisfaction that such failure arose out of causes beyond the control, and without the fault or negligence, of CONTRACTOR.

- C. **Record and Fiscal Control System:** All payroll and financial records pertaining in whole or in part to this contract shall be clearly identified and readily accessible. Such records and documents should be retained for a period of five (5) years after receipt of final payment under this contract; provided that any records and documents that are the subject of audit findings shall be retained for a longer time until such audit findings are resolved.
- D. **Access to Records:** The COUNTY, the State of Oregon, and the Federal Government, and their duly authorized representatives shall have access to the books, documents, papers, and records of CONTRACTOR which are directly pertinent to the contract for the purpose of making audit, examination, excerpts, and transcripts.

If an audit discloses that payments to CONTRACTOR were in excess of the amount to which the CONTRACTOR was entitled, then CONTRACTOR shall repay the amount of the excess to COUNTY.

III. MANNER OF PERFORMANCE

- A. **Compliance with Applicable Laws and Regulations:** CONTRACTOR shall comply with all federal, state and local laws and ordinances applicable to the work to be done under this contract.
- B. **Special Federal Requirements:** Common rule restricts lobbying. See Volume 55, No. 38 of Federal Register, February 1990.
- C. CONTRACTOR shall not enter into any subcontracts for any of the work scheduled under this contract without obtaining prior written approval from the COUNTY.
- D. CONTRACTOR certifies that it is an independent contractor and not an employee or agent of the COUNTY, State, or Federal Government. Responsibility for all taxes, assessments, and any other charges imposed upon employers shall be the sole responsibility of the CONTRACTOR.

IV. GENERAL CONDITIONS

- A. **Indemnity:** CONTRACTOR agrees to indemnify, defend and hold harmless the COUNTY, its officers, commissioners and employees against all liability, loss and costs arising from actions, suits, claims or demands attributable in whole or in part to the acts or omissions of CONTRACTOR and CONTRACTOR's officers, agents and employees, in performance of this contract.

B. Insurance: During the term of this contract, CONTRACTOR shall maintain in force at its own expense, each insurance noted below:

1. **Commercial General Liability**

Required by COUNTY

Not required by COUNTY

CONTRACTOR shall obtain, at CONTRACTOR's expense, and keep in effect during the term of this contract, Commercial General Liability Insurance covering bodily injury and property damage on an "occurrence" form in the amount of not less than \$1,000,000 per occurrence/\$2,000,000 general aggregate for the protection of COUNTY, its officers, commissioners, and employees. This coverage shall include Contractual Liability insurance for the indemnity provided under this contract. This policy(s) shall be primary insurance as respects to the County. Any insurance or self-insurance maintained by COUNTY shall be excess and shall not contribute to it.

2. **Commercial Automobile Liability**

Required by COUNTY

Not required by COUNTY

CONTRACTOR shall also obtain at CONTRACTOR's expense, and keep in effect during the term of the contract, "Symbol 1" Commercial Automobile Liability coverage including coverage for all owned, hired, and non-owned vehicles. The combined single limit per occurrence shall not be less than \$1,000,000.

3. **Professional Liability**

Required by COUNTY

Not required by COUNTY

CONTRACTOR agrees to furnish the COUNTY evidence of Professional Liability Insurance in the amount of not less than \$1,000,000 combined single limit per occurrence/\$2,000,000 general annual aggregate for malpractice or errors and omissions coverage for the protection of the COUNTY, its officers, commissioners and employees against liability for damages because of personal injury, bodily injury, death, or damage to property, including loss of use thereof, and damages because of negligent acts, errors and omissions in any way related to this contract. COUNTY, at its option, may require a complete copy of the above policy.

4. **Additional Insured Provisions**

All required insurance, other than Professional Liability, Workers' Compensation, and Personal Automobile Liability and Pollution Liability Insurance, shall include "Clackamas County, its agents, officers, and employees" as an additional insured.

5. **Notice of Cancellation**

There shall be no cancellation, material change, exhaustion of aggregate limits or intent not to renew insurance coverage without 60 days written notice to the COUNTY. Any failure to comply with this provision will not affect the insurance coverage provided to COUNTY. The 60 days notice of cancellation provision shall be physically endorsed on to the policy.

6. Insurance Carrier Rating

Coverages provided by CONTRACTOR must be underwritten by an insurance company deemed acceptable by COUNTY. Insurance coverage shall be provided by companies admitted to do business in Oregon or, in the alternative, rated A- or better by Best's Insurance Rating. COUNTY reserves the right to reject all or any insurance carrier(s) with an unacceptable financial rating.

7. Certificates of Insurance

As evidence of the insurance coverage required by this contract, CONTRACTOR shall furnish a Certificate of Insurance to COUNTY. No contract shall be in effect until the required certificates have been received, approved and accepted by COUNTY. The certificate will specify that all insurance-related provisions within the contract have been compiled with. A renewal certificate will be sent to COUNTY 10 days prior to coverage expiration.

8. Independent Contractor Status

The service or services to be rendered under this contract are those of an independent contractor. CONTRACTOR is not an officer, employee or agent of COUNTY as those terms are used in ORS 30.265.

9. Primary Coverage Clarification

CONTRACTOR's coverage will be primary in the event of a loss.

10. Cross-Liability Clause

A cross-liability clause or separation of insureds condition will be included in all general liability, professional liability, and errors and omissions policies required by the contract.

C. Amendments: The terms of this contract shall not be waived, altered, modified, supplemented, or amended in any manner whatsoever, except by written instrument signed by CONTRACTOR and COUNTY.

D. Termination: This contract may be terminated by mutual consent of both parties, or by either party, upon 30 days' notice, in writing and delivered by certified mail or in person.

1. COUNTY may terminate this contract effective upon delivery of written notice to CONTRACTOR, or at such later date as may be established by COUNTY, under any of the following conditions:

- a. If COUNTY funding from federal, state, or other sources is not obtained and continued at levels sufficient to allow for purchase of the indicated quantity of services, the contract may be modified to accommodate a reduction in funds.
- b. If federal or state regulations or guidelines are modified, changed, or interpreted in such a way that the services are no longer allowable or appropriate for purchase under this contract or are no longer eligible for the funding authorized by this contract.
- c. If any license or certificate required by law or regulation to be held by the CONTRACTOR to provide the services required by this contract is for any reason denied, revoked, or not renewed.

Oregon Family Support Network (OFSN)

Professional, Technical, and Consultant Service Contract

Page 5 of 9

- d. If CONTRACTOR fails to provide services, outcomes, reports as specified by COUNTY in this contract.
 - e. Any such termination of this contract shall be without prejudice to any obligations or liabilities of either party already accrued prior to such termination.
2. COUNTY by written notice of default (including breach of contract) to CONTRACTOR may terminate the whole or any part of this agreement:
- a. If CONTRACTOR fails to provide services called for by this contract within the time specified herein or any extension thereof; or
 - b. If CONTRACTOR fails to perform any of the other provisions of this contract, or so fails to pursue the work as to endanger performance of this contract in accordance with its terms, and after receipt of written notice from COUNTY, fails to correct such failures within 10 days or such longer period as COUNTY may authorize.
 - c. If CONTRACTOR fails to provide services, outcomes, or reports as specified by COUNTY in this contract.
 - d. The rights and remedies of COUNTY provided in the above clause related to defaults (including breach of contract) by CONTRACTOR shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.
- E. Oregon Public Contracting Provisions and Constitutional Limitations: Pursuant to the requirements of ORS 279B.020 and 279B.220 through 279B.235, and Article XI, Section 10, of the Oregon Constitution, the following terms and conditions are made a part of this contract:
1. CONTRACTOR shall:
 - a. Make payments promptly, as due, to all persons supplying to CONTRACTOR labor or materials for the prosecution of the work provided for in this contract.
 - b. Pay all contributions or amounts due the Industrial Accident Fund from such contractor or subcontractor incurred in the performance of this agreement.
 - c. Not permit any lien or claim to be filed or prosecuted against Clackamas County on account of any labor or material furnished.
 - d. Pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.
 2. If CONTRACTOR fails, neglects, or refuses to make prompt payment of any claim for labor or services furnished to CONTRACTOR or a subcontractor by any person in connection with this contract as such claim becomes due, the proper officer representing Clackamas County may pay such claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due CONTRACTOR by reason of this agreement.
 3. Employees shall be paid at least time and one-half for all overtime worked in excess of 40 hours in any one week, except for individuals who are excluded under ORS 653.010 to 653.261 or under 29 USC Section 201 to 209 from receiving overtime.

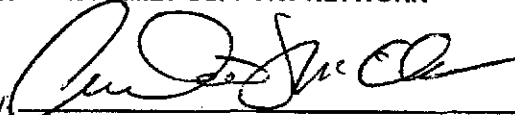
4. CONTRACTOR shall promptly, as due, make payment to any person, partnership, association, or corporation furnishing medical, surgical, and hospital care services or other needed care and attention, incident to sickness and injury, to the employees of CONTRACTOR, of all sums which CONTRACTOR agrees to pay for the services and all moneys and sums that CONTRACTOR collected or deducted from the wages of its employees under any law, contract or agreement for the purpose of providing or paying for the services.
 5. CONTRACTOR, if it is an employer of one or more workers subject to workers compensation coverage under ORS Chapter 656, shall qualify as an insured employer under ORS 656.017 or as an exempt employer under ORS 656.126. CONTRACTOR shall maintain employer's liability insurance with limits of \$500,000 each accident, \$500,000 disease each employee, and \$500,000 each policy limit.
 6. This contract is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution, and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative to that extent.
- F. Future Support: COUNTY makes no commitment of future support and assumes no obligation for future support for the activity contracted herein except as set forth in this contract.
- G. Integration: This contract contains the entire agreement between COUNTY and CONTRACTOR and supersedes all prior written or oral discussions or agreements.

This contract consists of four (4) sections plus the following exhibit which by this reference is incorporated herein.

Exhibit A Scope of Services

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed by their duly authorized officers.

OREGON FAMILY SUPPORT NETWORK

By 
Andrew L. McClean

Date 2-28-2012
PO Box 17848
Street Address
Salem, Oregon 97305
City/State/Zip
(503)368-8068 (503)709-1366
Phone Number / Fax

CLACKAMAS COUNTY

Commissioner: Charlotte Lehan, Chair
Commissioner: Jim Bernard
Commissioner: Jamie Damon
Commissioner: Ann Lininger
Commissioner: Paul Savas

Signing on Behalf of the Board:

Cindy Becker, Director
Health, Housing, and Human Services Department

Date

BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING MINUTES

A complete video copy and packet including staff reports, of this meeting can be viewed at <http://www.clackamas.us/bcc/business/>

Thursday, February 16, 2012 – 10:00 AM

Public Services Building - 2051 Kaen Road, Oregon City, OR 97045

**PRESENT: Commissioner Charlotte Lehan
Commissioner Jim Bernard
Commissioner Ann Lininger
Commissioner Paul Savas
Commissioner Jamie Damon**

~Pledge of Allegiance~

Commissioner Bernard is attending a Community Corrections meeting in Salem and will not be in attendance today. Commissioner Damon arrived during the Presentation.

I. APPROVAL OF ORDER OF AGENDA

MOTION:

Commissioner Savas: I move we approve the order of the Feb. 16, 2012 Business Meeting agenda.

Commissioner Lininger: Second.

Chair Lehan – all those in favor:

Commissioner Savas: Aye.

Commissioner Lininger: Aye.

Chair Lehan: Aye.

Chair Lehan – all those opposed: - The Ayes have it and the motion is approved.

II. PRESENTATION

1. Recognition of the Clackamas County Gatekeeper Program
Cindy Becker, Health, Housing and Human Services and Brenda Durbin, Clackamas County Social Services presented the staff report which outlined the Clackamas County Gatekeeper Program.

~Board Discussion~

III. DISCUSSION ITEM

Department of Finance

1. Resolution No. 2012-12 Adopting a Budget Policy as to Providing Reserve for Future Expenditure and Contingency Accounts in the Annual Budget

Marc Gonzales, Finance Director presented the staff report.

~Board Discussion~

MOTION:

Commissioner Savas: I move we approve the Resolution adopting a Budget Policy as to providing reserve for future expenditure and contingency accounts in the annual budget.

Commissioner Lininger: Second.

Chair Lehan – all those in favor:

Commissioner Damon: Aye.

Commissioner Savas: Aye.

Commissioner Lininger: Aye.

Chair Lehan: Aye.

Chair Lehan – all those opposed: - The Ayes have it and the motion is approved.

IV. CITIZEN COMMUNICATION

1. Ron Milton, West Linn – former Blue Heron Employee - spoke about the closure of the Blue Heron paper mill (submitted letter)
2. John Ludlow, Wilsonville – candidate for Clackamas County Chair
3. Les Poole, Milwaukie – JPACT, light rail, right to vote
4. Mack Woods, Canby – people’s right to vote
5. Yvonne Lazarus, Milwaukie – JPACT, right to vote
6. Maryanna Moore, Gladstone – Gladstone library, limited Trimet services

V. CONSENT AGENDA

Chair Lehan asked the Clerk to read the Consent Agenda by title, and then asked for a motion.

MOTION:

Commissioner Linger: I move we approve the Consent Agenda.

Commissioner Damon: Second.

Chair Lehan – all those in favor:

Commissioner Damon: Aye.

Commissioner Savas: Aye.

Commissioner Linger: Aye.

Chair Lehan: Aye.

Chair Lehan – all those opposed: - The Ayes have it and the motion is approved.

A. Health, Housing & Human Services

1. Approval of an Agency Service Contract with the Children’s Center of Clackamas County for Child Abuse Assessment Program Services - CYF

B. Elected Officials

1. Approval of Previous Business Meeting Minutes – BCC

C. Technology Services

1. Approval of a Memorandum of Understanding between Clackamas County and the City of Milwaukie for Use of City Right-of-Way for the Installation of County Broadband Facilities

VI. WATER ENVIRONMENT SERVICES

1. Approval of an Intergovernmental Agreement between Clackamas County Service District No. 1, the City of Milwaukie and Metro - Regarding the Nature in Neighborhoods Grant from the Mt. Scott Creek Restoration at North Clackamas Park
2. Approval of an Agreement between Clackamas County Service District No. 1 and CFM Strategic Communications to Conduct Ratepayer E-Panel Research

VII. COMMISSIONERS COMMUNICATION

Commissioner Savas spoke in support of consent agenda item C.1. - Board Discussion regarding JPACT

MEETING ADJOURNED – 11:15 AM

NOTE: Regularly scheduled Business Meetings are televised and broadcast on the Clackamas County Government Channel. These programs are also accessible through the County’s Internet site. DVD copies of regularly scheduled BCC Thursday Business Meetings are available for checkout at the Clackamas County Library in Oak Grove by the following Saturday. You may also order copies from any library in Clackamas County or the Clackamas County Government Channel.

<http://www.clackamas.us/bcc/business/>



10
GARY BARTH
DIRECTOR

BUSINESS AND COMMUNITY SERVICES
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 15, 2012

Board of County Commissioners
Clackamas County

Members of the Board:

Execute Roadway and Access Easement Relating to the County's Eagle Fern Park

The County Parks division requests that the Board of County Commissioners execute the attached Roadway and Access Easement document concerning a property owned by Clackamas County (Eagle Fern Park) and an adjacent property owned by Brent and Janeen Parries. The document shall first be approved by Clackamas County Counsel for terms, conditions and form.

Davis Road is a County road which ends at the section corner for Sections 10, 11, 14 and 15, T. 4 E., R. 3 S. W. M. A private road which continues north from that point has been used informally by both Clackamas County and the adjacent landowner (was Longview Timber and is now Brent and Janeen Parries) for many years. At this point, the private road straddles the section line, partly on the County property and partly on the Parries property. This easement would give each owner the permanent right to use the existing road for 80 feet, a distance which is long enough to allow each landowner to access their own property. Since the easement benefits both property owners equally, there is no fee required of either party.

RECOMMENDATION

Execute the Roadway and Access Easement. Your favorable consideration is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Barth".

Gary Barth, Director
Business and Community Services

For more information on this issue or copies of attachments please contact Dan Green at (503) 742.4425

Grantor/Grantee:

Clackamas County
2051 Kaen Road
Oregon City, OR 97045

Grantee/Grantor:

Brent and Janeen Parries
P.O. Box 399
Eagle Creek, OR 97022

After recording return to:

Brent Parries
P.O. Box 399
Eagle Creek, OR 97022

ROADWAY AND ACCESS EASEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by and between **CLACKAMAS COUNTY** hereinafter called "COUNTY", and **BRENT and JANEEN PARRIES**, hereinafter called "PARRIES";

WHEREAS, a certain roadway depicted on Exhibit "A" attached hereto and incorporated by reference herein, is sited upon property belonging to both COUNTY and PARRIES, said roadway being partially on PARRIES' property and partially on COUNTY property for a distance of eighty (80') feet until being fully located upon PARRIES' property, and said road being the historical point of ingress and egress for the property belonging to PARRIES;

WHEREAS, both COUNTY and PARRIES desire to formalize the agreed use of the existing roadway, for their mutual benefit;

NOW THEREFORE, WITNESSETH:

The parties hereby grant and agree as follows:

1. COUNTY, for and in consideration of the grant hereinafter made by PARRIES, hereby grants and conveys to PARRIES, its successors and assigns, a perpetual nonexclusive easement, said easement being twenty (20') feet in width and for a distance of eighty (80') feet in length over an existing road on, over, across and through that portion of COUNTY's lands situated in Section 11, Township 3 South, Range 4 East, of the Willamette Meridian, in Clackamas County, State of Oregon; said easement being the East twenty (20') feet from the centerline between Section 10 and Section 11 described herein for a length of eighty (80') feet, from the point where the Southwest corner of Section 11 intersects with the Southeast corner of Section 10, the Northwest corner of Section 14, and the Northeast corner of Section 15, all located within the

above-described township and range, and as depicted on Exhibit "A" attached hereto and incorporated by reference herein.

2. PARRIES, for and in consideration of the grant hereinabove made, hereby grants and conveys to COUNTY, its successors and assigns, a perpetual nonexclusive easement, said easement being ten (10') feet in width and for a distance of eighty (80') feet in length over an existing road on, over, across and through that portion of PARRIES' lands situated in Section 10, Township 3 South, Range 4 East, of the Willamette Meridian, in Clackamas County, State of Oregon; said easement being the West ten (10') feet from the centerline between Section 10 and Section 11 described herein for a length of eighty (80') feet, from the point where the Southwest corner of Section 11 intersects with the Southeast corner of Section 10, the Northwest corner of Section 14, and the Northeast corner of Section 15, all located within the above-described township and range, and as depicted on Exhibit "A" attached hereto and incorporated by reference herein.

3. The easements are conveyed for the purposes of improvement, maintenance, and use of the road for ingress to and egress from lands now owned by the parties or lands adjacent to such lands now owned that are hereafter acquired by the parties.

4. Each party reserves the right to authorize third parties to use their own land described in this agreement; provided that such use by the third party shall be subject to the terms and conditions of this agreement and shall not unreasonably interfere with the rights granted to the other party herein.

5. The parties shall share the cost of road maintenance and resurfacing on the basis of their respective uses of the road. COUNTY shall only be responsible for sharing road maintenance and resurfacing costs associated with those portions of the road described in Paragraphs 1 and 2, above.

The parties shall meet on a mutually agreed upon date approximately twelve (12) months from the effective date of this easement, and approximately every twelve (12) months thereafter, to work in good faith to determine and agree upon their respective use of the road over the previous twelve (12) month period. In determining each party's respective use of the road the parties shall consider the frequency, intensity, timing and impact of the use. The parties shall keep a written record of their determination.

If one party becomes the exclusive user of the road for any period of time lasting greater than six (6) months, it shall, for the entire duration of its exclusive use and at its sole expense, maintain the road in at least the condition it was at the beginning of the period.

For the purposes of this agreement, "maintenance" is defined as the work reasonably necessary to preserve and keep the roadway, road structure, and road facilities as near to their present or future-improved condition as is reasonably possible.

Before any party undertakes to maintain the road and seek contribution for the cost from the other party, it shall provide the other party with at least thirty (30) days notice with an estimate of each party's expected contribution to the total cost of that maintenance. A party shall not

undertake to maintain the road without the consent of the other party, which shall not be unreasonably withheld. If after being notified, a party withholds its consent unreasonably, the other party may undertake the maintenance and seek contribution after the maintenance is complete. In writing, any party may conditionally or unconditionally waive its right to notification and consent under this paragraph but such waiver shall not bind successors in interest. Nothing in this paragraph shall prevent a party from recovering contribution from the other party for costs incurred to maintain or preserve the road due to an emergency.

6. Each party using any portion of said road shall repair or cause to be repaired, at its sole cost and expense, that damage to said roads occasioned by which it is in excess of that caused through normal and prudent usage of said roads. Should inordinate damage to said roads occur which is not caused by an authorized user of said roads, the parties shall meet to agree upon the cost of replacement, the party to undertake the replacement, and the shared of replacement cost to be borne by each use of said roads.

7. Unless the parties agree in writing to share the cost of improvements in advance of such improvements being made, improvements shall be solely for the account of the improver. COUNTY expressly authorizes PARRIES to make improvements to the COUNTY'S land, including but not limited to installations of culverts, fencing, gates, and landscaped entryway along the southern portion of the easement described herein.

8. Each party reserves to itself all timber now on or hereafter growing within the easement premises situated on its lands, together with the right to remove said timber via the easement herein granted to such party.

9. Each party may permit its respective agents, contractors, licensees, lessees, purchasers of timber or other valuable materials and their agents, hereinafter individually referred to as "Permittee" and collectively referred to as "Permittees," to exercise the rights granted to it herein.

10. Each party shall be responsible for its own costs incurred enforcing the terms of this easement and its own costs of defending against such enforcement.

Any and all suits and proceedings to enforce any provision of this easement may be instituted and maintained in the Circuit Court of the State of Oregon located in Clackamas County, Oregon.

11. COUNTY shall save, defend, and hold harmless PARRIES and PARRIES' heirs, successors and assigns from all claims, costs, damage or expense of any kind arising out of the occupancy or use of PARRIES' land by COUNTY, COUNTY's agents, contractor's, permittees, or employees and COUNTY shall require of COUNTY's agents, contractors, and purchasers of timber or other valuable resources using said roads or their contractors using said roads, the same agreement for the benefit of PARRIES.

PARRIES shall save, defend, and hold harmless COUNTY and COUNTY's heirs, successors and assigns from all claims, costs, damage, or expense of any kind arising out of the occupancy or use of COUNTY's land by PARRIES, PARRIES' agents, contractors, permittees, or employees and shall require of PARRIES's contractors and purchasers of its timber or other

valuable resources using said roads or their contractors using said roads, the same agreement for the benefit of COUNTY.

12. This easement is non-exclusive and assignable, in whole or in part, by either party hereto upon written notice to the other party.

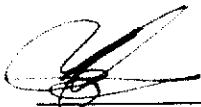
13. This easement shall accrue to the benefit of, and be binding upon, the parties, and their respective heirs, successors and assigns.

14. Each party does hereby covenant that it is lawfully seized in fee simple of its above-described premises free from all encumbrances, except those appearing of record, and that it, its heirs, successors, and assigns shall warrant forever defend title to its said premises and every part and parcel thereof, subject to the aforesaid reservations and exceptions.

Entered into as of the date first written above.


"PARRIES"

"COUNTY"



Brent Parries

Clackamas County


Janeen Parries

By: _____

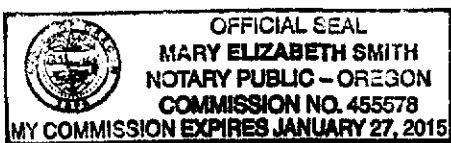
Its: _____

State of Oregon)

) ss.

County of Washington)

Personally appeared before me this 17th day of February, 2012, the above-named Brent Parries who acknowledged the foregoing instrument to be his/her voluntary act and deed.





Notary Public for Oregon

My commission expires: Jan. 27, 2015

State of Oregon)

) ss.

County of Clackamas)

Personally appeared before me this 17th day of February, 2012, the above-named Janeen Parries who acknowledged the foregoing instrument to be his/her voluntary act and deed.





Notary Public for Oregon

My commission expires: 2-8-2015

State of Oregon)
) ss.
County of _____)

Personally appeared before me this _____ day of _____, 20____, the above-named _____, whom is the acting _____ and authorized representative of Clackamas County, who acknowledged the foregoing instrument to be his/her voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

EXHIBIT "A"



Eagle Fern Park

CLACKAMAS COUNTY
CLACKAMAS COUNTY

SEC. 10

SEC. 11

TAX LOT 290
28475 PARRIES

EXISTING ROADWAY

80.0' NORTH FROM CAP CENTERLINE
BETWEEN SECTION 10 AND 11
R 38, 14 E.

10.0'

20.0'

28500

BLM BRASS CAP, SECTION CORNERS
BETWEEN SECTIONS 10, 11, 14 AND 15

SEC. 15

SEC. 14

TECHNUT

30.0'

30.0'

DAVIS ROAD EASEMENT 60.0', 30.0' EITHER SIDE
OF CENTERLINE

DAVIS





11
Dana S. Robinson
Director

DEPARTMENT OF EMERGENCY MANAGEMENT

COMMUNICATIONS AND EMERGENCY OPERATIONS CENTER
2200 KAEN ROAD | OREGON CITY, OR 97045

March 15, 2012

Board of Commissioners
Clackamas County

Members of the Board:

**APPROVAL OF A LOCAL GRANT AGREEMENT WITH
CLACKAMAS FIRE DISTRICT #1, CITY OF LAKE OSWEGO AND CITY OF DAMASCUS
FOR THE FY 2010 URBAN AREA SECURITY INITIATIVE GRANT**

The Emergency Management Department requests your approval and signature on a Local Grant Agreement between Clackamas County and the sponsored agencies, Clackamas Fire District #1, City of Lake Oswego and the City of Damascus for the FY 2010 Urban Area Security Initiative (UASI) Grant. Clackamas County Emergency Management is the sponsoring agency for other county jurisdictions that benefit from Urban Area Security Initiative grants.

Clackamas County agencies have been awarded \$701,146 through the FY 2010 UASI Grant to procure equipment to enhance emergency response capability in the Urban Area. The FY 2010 UASI grant provides funding for the following interoperable communications, CBRNE (Chemical, Biological, Radiological, Nuclear and Explosive), emergency water treatment and incident response projects:

Clackamas County Fire District #1 - \$114,565 for CBRNE heavy rescue equipment and thermal imaging cameras.

City of Damascus- \$61,000 for an incident response truck.

City of Lake Oswego - \$127,500 for mobile water treatment systems and a light plant trailer.

Clackamas County Sheriff's Office - \$398,081 for CBRNE personal protective and communications equipment.

On September 15, 2011, the Clackamas County Board of Commissioners approved the Intergovernmental Agreement between Clackamas County and the City of Portland regarding purchases and reimbursements made according to the UASI Grant awarded for FY 2010. All of the identified equipment will be available to the Urban Area for response to natural or manmade disasters. County Counsel has approved this agreement as to form.

RECOMMENDATION

The Emergency Management Department recommends approval of the Local Grant Agreements for the FY 2010 Urban Areas Security Initiative Grant.

Respectfully Submitted,

Dana Robinson
Director

For information on this issue or copies of attachments please contact Dana Robinson at (503)655-8371