

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2006

PHA Name: Portland Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Portland Housing Authority

PHA Number: ME003

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 991
Number of S8 units: 1754

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Bruce Loring
TDD: 207-774-2570

Phone: 207-773-4753
Email (if available): bloring@porthouse.org

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library PHA website Other (list below)

- City of Portland Housing & Community Development Office
- Community rooms of larger PHA developments

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
4. Project-Based Voucher Programs
5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
6. Supporting Documents Available for Review
7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace;*

Form HUD-50071, *Certification of Payments to Influence Federal Transactions;* and

Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities.*

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. No.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
NA				

2. What is the number of site based waiting list developments to which families may apply at one time? NA
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? NA
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below: NA

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. NA

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

- If yes, how many lists? NA
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? NA
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? NA
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

NA

HOPE VI Revitalization Grant Status	
a. Development Name:	NA
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

- If any family member was an adult member of a family that previously received either of the two forms of homeownership assistance from any PHA they are not eligible to receive further homeownership assistance.
- If any family member was an adult member of a family that defaulted on a mortgage obtained through the Homeownership option the family is barred from receiving future Homeownership assistance.
- The family has had no family-caused violations of HUD's Housing Quality Standards within the last 1-year time period.
- The family has been an active continuous participant in the Voucher Program under HAP Contract for at least 9 months.
- The family does not owe money to the PHA.
- The family has not committed any serious or repeated violations of a PHA Public Housing Lease within the past 3-year time period.
- Active program participants who Port into PHA that have not been approved for homeownership by the issuing housing authority, must follow the initial requirements above and may apply for Section 8 Homeownership three months prior to the end of their lease, subsidized by PHA HCV HAP Contract.
- Housing Choice Voucher Project-Based participants and Public Housing transfer tenants may request participation in the homeownership program when the PHA is issuing vouchers to persons on the wait list whose application date is equal or less than the application date of the Project Based participant and/or PHA tenant. *(This will prevent Project-Based participants and Public Housing transfer tenants from circumventing the wait list to obtain placement before those on the wait list.)*

c. What actions will the PHA undertake to implement the program this year (list)?

Continue to market this successful program.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): People's Regional Opportunity Program, 9 years
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply: NA
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): NA

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction:

City of Portland

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Portland's Community Development Office is supportive of PHA. Their primary focus is on neighborhood revitalization and social services. PHA and its residents benefit from some of the social service providers funded by the CDBG program and the better neighborhoods they help create.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
Yes	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
NA	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
Yes	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
Yes	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
Yes	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
Yes	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
Yes	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
Yes	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Yes	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
Yes	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
Yes	Policies governing any Section 8 Homeownership program (Section <u>20-I</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Yes	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
Yes	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
NA	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Yes	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
Yes	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Portland Housing Authority
Agency Plan
Housing Development Appearance
Follow Up Plan

A comprehensive program to enhance property appearance and livability was commenced in the spring of 2005 and continued through November 2005. Funding for this program came from our Capital Fund and our Public Housing Local Programs account in the amounts of \$102,798 and \$148,873 respectively. The bulk of the program has already been completed; some additional work is planned with the return of good weather in the spring of 2006.

This program included repairs and upgrades to common areas, yards and building exteriors that would enhance the appearance of each development. A breakdown of the completed individual work items by development is outlined below:

ME 3-1 Sagamore Village

- 18 new driveways installed
- new front porches installed
- fences removed, repaired or replaced
- vinyl siding on all buildings repaired
- sheet metal installed on all chimneys
- all trees trimmed or removed
- sidewalks removed, repaired or replaced

ME 3-2 Kennedy Park

- 20,000 square feet of new lawns installed
- 12,000 square feet of new asphalt installed
- 1,600 linear feet of deteriorated fencing removed
- trees trimmed or removed
- all building exteriors pressure washed
- all boarded cellar windows replaced
- all decks painted
- old clothesline stands removed
- lawns reseeded or replaced

ME 3-3 Bayside Terrace

- new parking lot installed
- all boiler rooms painted
- pressure washed, repaired and repainted fences
- trimmed all trees and shrubs

ME 3-4 Franklin Towers

- garage painted
- repaired all sidewalks
- replaced front lobby carpeting

ME 3-5 Bayside East

- rebuilt four chimneys
- installed 12 new walkways
- repaired and repainted all outside trim boards
- repaired all fences
- pressure washed, repaired and repainted all decks
- trimmed all trees and shrubs

ME 3-6 Harbor Terrace

- painted outside doors
- repaired sidewalks
- repaired planters

ME 3-8 Riverton Park

- installed 70 new back door landings
- installed 12 new walkways
- trimmed trees
- repaired or removed old fences

ME 3-9 Washington Gardens

- removed or trimmed trees and shrubs
- landscaped around entrance and patio
- repaired all concrete entrance walkways
- repaired all sidewalks

ME 3-10 Front Street

- walkways and parking areas repaired
- repaired all sidewalks
- pruned all trees and shrubs
- repaired all fences
- pressure washed, repaired and painted all decks

ME 3-11 Dermot Court

- repaired or replaced fences
- repaired all siding
- replaced damaged windows
- repaired and painted decks

ME 3-16 Peninsula Housing

- installed new wall and fencing at Anderson Street
- new fence installed at retaining wall at Salem Street
- landscaping around all buildings

ME3-17 Illsley Street

- installed new parking lot
- graded and landscaped area
- installed new windows

Additional work planned for early 2006 includes:

- additional paving and site work in Sagamore Village
- paving the remainder of parking areas in Kennedy Park
- cosmetic improvements at both elevator landings at Franklin Towers
- paving walkways in Riverton Park

The work outlined above as well as the additional work proposed should make substantial progress in improving the livability and appearance of both the elderly and family public housing developments. We will also be soliciting resident opinions as to their development in order to more clearly identify concerns and desires so that we can match resources with needs as closely and effectively as possible. In addition to resident input, we will also be expecting that residents also contribute their fair share to these goals, either through voluntary assistance in property beautification projects or through lease enforcement for those whose conduct detracts from the peaceful enjoyment of the decent, safe and sanitary housing that all of our residents rightfully expect.

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-06 Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
[X] 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	Total Estimated Cost		Total Actual Cost	
		Original	Revision 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	100,000.00	0.00	0.00	0.00
3	1408 Management Improvements	519,000.00	0.00	0.00	0.00
4	1410 Administration	173,488.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	157,880.00	0.00	0.00	0.00
10	1460 Dwelling Structures	644,515.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	2,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	38,000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	50,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	1,734,883.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security-Soft Costs				
25	Amount of line 21 Related to Security-Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Portland Housing Authority		Grant Type and Number ME36 P003 501-06 Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	Status of Work
Sagamore Village (ME 3-1)	- Interior Renovations	1460	5%	463,000.00				
	-Site Work	1450	5%	8,000.00				
	-Waterproofing	1460	3%	2,000.00				
	-Appliances	1465	10%	10,000.00				
Kennedy Park (ME 3-2)	-Interior Renovations	1460	5%	15,000.00				
	-Fences	1450	100%	40,000.00				
	-Electrical Work	1460	2%	3,000.00				
Bayside Terrace (ME 3-3)	-Site Work	1450	2%	2,000.00				
	-Floor Renovations	1460	100%	10,000.00				
Franklin Towers (ME 3-4)	-New Parking Lot	1450	100%	39,880.00				
	-Roof Repairs	1460	100%	15,060.00				
	-Handicap Tubs	1460	5%	10,000.00				
Bayside East (ME 3-5)	-Site Work	1450	5%	2,000.00				
	-Appliances	1465	25%	20,000.00				
Harbor Terrace (ME 3-6)	-Site work	1450	100%	40,000.00				
	-Roof Repairs	1460	30%	41,455.00				
Riverton Park (ME 3-8)	-Site Work	1450	10%	2,000.00				
	-Interior Renovations	1460	5%	15,000.00				
	-Water Mains	1450	2%	18,000.00				
Washington Gardens (ME 3-9)	-Site Work	1450	20%	2,000.00				
	-Interior Renovations	1460	2%	6,000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Portland Housing Authority			Grant Type and Number ME36 P003 501-06 Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	Status of Work
Front Street (ME 3-10)	-Site Work -Waterproofing	1450 1460	10% 2%	2,000.00 2,000.00				
Dermott Court (ME 3-11)	-Siding	1460	100%	12,000.00				
Liberty Square (ME 3-16)	-Site Work -Heating System: Hammond St	1450 1460	2% 25%	2,000.00 12,000.00				
Peninsula Housing (ME 3-17)	-Interior Renovations	1460	100%	3,000.00				
Maintenance Office	-Maintenance Equipment	1475	Purchase	28,000.00				
Administrative Office	-Heating/AC -Upgrade Computer HW/SW	1470 1475	20% Purchase	2,000.00 10,000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Portland Housing Authority			Grant Type and Number ME36 P003 501-06 Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development #	General Description of Major	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		
Name/HA-Wide Activities	Work Categories			Original	Revision #1	Funds Obligated	Funds Expended	Status of Work
PHA Wide	-Operations	1406		100,000.00				
	-Unit Inspections	1408	Contractual	14,000.00				
	-Resident Initiatives Mgr	1408	1FTE	52,000.00				
	-Education Center Mgr	1408	1FTE	50,000.00				
	-FSS Program Mgr	1408	.1FTE	8,000.00				
	-Resident Services Admin Ass't	1408	1FTE	35,000.00				
	-Housing Inspector	1408	1FTE	37,000.00				
	-FSS Training & Education	1408	Contractual	6,000.00				
	-Resident Counseling	1408	Contractual	11,000.00				
	-Director of Resident Services	1408	1FTE	65,000.00				
	-Youth Services	1408	Contractual	8,000.00				
	Education Center Staff	1408	Contractual	8,000.00				
	-Staff training & Education	1408	Purchase	10,000.00				
	-Project Managers (3x)	1408	3FTE	195,000.00				
	-Elderly Services	1408	Contractual	20,000.00				
	-Administration	1410	10%	173,488.00				
	-A&E Fees	1430	Contractual	20,000.00				
	-Preventative Maintenance	1460	PHA Wide	35,000.00				
	-Contingency	1502	TBD	50,000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Portland Housing Authority			Grant Type and Number: ME36 P003 501-06 Capital Fund Program No: 501-06 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Sagamore Village (ME 3-1)	6/30/08			6/30/10			
Kennedy Park (ME 3-2)	6/30/08			6/30/10			
Bayside Terrace (ME 3-3)	6/30/08			6/30/10			
Franklin Towers (ME 3-4)	6/30/08			6/30/10			
Bayside East (ME 3-5)	6/30/08			6/30/10			
Harbor Terrace (ME 3-6)	6/30/08			6/30/10			
Riverton Park (ME 3-8)	6/30/08			6/30/10			
Washington Gardens (ME 3-9)	6/30/08			6/30/10			
Front Street (ME 3-10)	6/30/08			6/30/10			
Dermott Court (ME 3-11)	6/30/08			6/30/10			
Liberty Square (ME 3-16)	6/30/08			6/30/10			
Peninsula Housing (ME 3-17)	6/30/08			6/30/10			
Maintenance Office	6/30/08			6/30/10			
Administrative Office	6/30/08			6/30/10			
PHA Wide	6/30/08			6/30/10			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Portland Housing Authority					<input checked="" type="checkbox"/> Original 5-Year Plan
		Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY:	Work Statement for Year 3 FFY Grant: 2008 PHA FY:	Work Statement for Year 4 FFY Grant: 2009 PHA FY:	Work Statement for Year 5 FFY Grant: 2010 PHA FY:
Sagamore Village ME 3-1	Annual State-	407,000.00	378,117.00	365,285.00	415,000.00
Kennedy Park ME 3-2	ment	89,000.00	55,083.00	10,000.00	27,500.00
Bayside Terrace ME 3-3		38,000.00	7,000.00	8,000.00	10,000.00
Franklin Towers ME 3-4		73,395.00	40,600.00	15,000.00	50,000.00
Bayside East ME 3-5		62,000.00	83,295.00	14,000.00	52,000.00
Harbor Terrace ME 3-6		37,000.00	82,300.00	267,000.00	10,000.00
Riverton Park ME 3-8		57,000.00	69,000.00	55,000.00	83,000.00
Washington Gardens ME 3-9		8,000.00	13,000.00	22,000.00	15,000.00
Front Street ME 3-10		17,000.00	55,000.00	4,000.00	6,000.00
Dermott Court ME 3-11		8,000.00	9,000.00	3,000.00	2,000.00
Scattered Site Housing ME 3-16		15,000.00	13,000.00	18,000.00	103,895.00
Liberty Square ME 3-17		1,000.00	1,000.00	1,000.00	1,000.00
14 Baxter Boulevard		2,000.00	2,000.00	2,000.00	2,000.00
PHA Wide		920,488.00	926,488.00	950,598.00	957,488.00
CFP Funds Listed for 5-Year Planning		1,734,883.00	1,734,883.00	1,734,883.00	1,734,883.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY:		
	Sagamore Village 3-1	--Renovations, Interior -- Site work --Ventilation --Waterproofing	380,000.00 5,000.00 10,000.00 12,000.00	Sagamore Village 3-1	--Renovations --Site work --Waterproofing	338,117.00 32,000.00 8,000.00
	Kennedy Park 3-2	-- Site work -- Floor replacement -- Renovations, Interior	2,000.00 62,000.00 25,000.00	Kennedy Park 3-2	-- Renovations, Interior --Bulkhead replacement --Site work --Appliances	15,000.00 20,083.00 2,000.00 18,000.00
	Bayside Terrace 3-3	--New floors, 1 st floor --Site work	36,000.00 2,000.00	Bayside Terrace 3-3	--Electrical --Site work	5,000.00 2,000.00
	Franklin Towers 3-4	--New boiler controls --Site work --Drain repair	48,000.00 2,000.00 23,395.00	Franklin Towers 3-4	--Plumbing renovation --Site work --Generator replacement	3,600.00 2,000.00 35,000.00
	Bayside East 3-5	--Renovations --Roof replacement --Site work	20,000.00 40,000.00 2,000.00	Bayside East 3-5	-- Renovations --Site work --Roof replacement	29,000.00 8,000.00 46,295.00
	Harbor Terrace 3-6	-- Site work --Roof repairs	2,000.00 35,000.00	Harbor Terrace 3-6	--Renovations, Interior --Roof repair/replacement --Generator replacement	12,300.00 35,000.00 35,000.00
	Riverton Park 3-8	--Site work --Water mains --Renovations, Interior --Hot water upgrade	2,000.00 20,000.00 25,000.00 10,000.00	Riverton Park 3-8	--Site work --Water mains --Renovations, Interior -- Hot water upgrade	2,000.00 22,000.00 25,000.00 20,000.00
	Washington Gardens 3-9	--Site work --Electrical services	2,000.00 6,000.00	Washington Gardens 3-9	--Site work -- Renovations	5,000.00 8,000.00
	Front Street 3-10	--Waterproofing --Site work --Renovations, Interior	5,000.00 2,000.00 10,000.00	Front Street 3-10	--Exterior stairs --Waterproofing -- Site work	52,000.00 2,000.00 1,000.00
	Dermott Court 3-11	--Site work -- Cellar doors	2,000.00 6,000.00	Dermott Court 3-11	--Window replacement --Site work	6,000.00 3,000.00
	Scattered Site Housing 3-16	--Renovations, interior halls --Site work	7,000.00 8,000.00	Scattered Site Housing 3-16	--Site work -- Smoke detectors	9,000.00 4,000.00
	Liberty Square 3-17	--Renovations	1,000.00	Liberty Square 3-17	--Renovations	1,000.00
	Administrative Offices	--HVAC	2,000.00	Administrative Offices	--Control heat	2,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2 (cont.)</u> FFY Grant: 2007 PHA FY:			Activities for Year: <u>3 (cont.)</u> FFY Grant: 2008 PHA FY:		
	PHA Wide	--Resident Init. Program Manager	52,000.00	PHA Wide	--Resident Init. Program Manager	52,500.00
		--Education Program Manager	50,000.00		--Education Program Manager	51,000.00
		--FSS Program Manager	8,000.00		--FSS Program Manager	8,000.00
		--Resident Serv. Office Assistant	35,000.00		--Resident Serv. Office Assistant	36,000.00
		--Housing Inspector	37,000.00		--Housing Inspector	37,500.00
		--FSS education/training	8,000.00		--FSS education/training	8,000.00
		--Upgrade computer software	5,000.00		--Upgrade computer software	5,000.00
		--Resident counseling	15,000.00		--Resident counseling	15,000.00
		--Director of Resident Services	65,000.00		--Director of Resident Services	65,000.00
		--Youth services	10,000.00		--Youth services	10,000.00
		--Education services	10,000.00		--Education services	10,000.00
		--Preventive Maintenance	35,000.00		--Preventive Maintenance	35,000.00
		--Maintenance equipment	25,000.00		--Maintenance equipment	25,000.00
		--Staff training/education	6,000.00		--Staff training/education	6,000.00
		--Contingency	50,000.00		--Contingency	50,000.00
		--Project Manager (3)	191,000.00		--Project Manager (3)	193,000.00
		--Elder services	20,000.00		--Elder services	20,000.00
		--Operations	100,000.00		--Operations	100,000.00
		--Unit Inspection	15,000.00		--Unit Inspection	16,000.00
		--Fees & costs	10,000.00		--Fees & costs	10,000.00
		--Administration	173,488.00		--Administration	173,488.00
		Total CFP Estimated Cost	1,734,883.00			1,734,883.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY:		
	Sagamore Village 3-1	--Renovations, Interior --Waterproofing --Site work	348,285.00 5,000.00 12,000.00	Sagamore Village 3-1	--Renovations, Interior --Site work -- Waterproofing	400,000.00 10,000.00 5,000.00
	Kennedy Park 3-2	--Renovations, Interior --Site work	8,000.00 2,000.00	Kennedy Park 3-2	--Electrical services -- Renovations, Interior	2,500.00 25,000.00
	Bayside Terrace 3-3	--Site work -- Appliances	2,000.00 6,000.00	Bayside Terrace 3-3	--Site work -- Appliances	2,000.00 8,000.00
	Franklin Towers 3-4	--Countertops --Site work	10,000.00 5,000.00	Franklin Towers 3-4	--Waterproofing --Countertops	40,000.00 10,000.00
	Bayside East 3-5	--Siding --Site work	10,000.00 4,000.00	Bayside East 3-5	--Site work --Roofs -- Smoke detectors	5,000.00 37,000.00 10,000.00
	Harbor Terrace 3-6	--Site work --Window replacement	2,000.00 265,000.00	Harbor Terrace 3-6	--Lighting/Electrical --Site work	8,000.00 2,000.00
	Riverton Park 3-8	--Water mains --Site work -- Renovations, Interior	28,000.00 2,000.00 25,000.00	Riverton Park 3-8	--Site work (clean swamp) --Renovations, Interior --Water mains	30,000.00 25,000.00 28,000.00
	Washington Gardens 3-9	--Site work, parking lots	22,000.00	Washington Gardens 3-9	--Site work, parking lot repair --Electrical service	10,000.00 5,000.00
	Front Street 3-10	--Site work --Waterproofing	2,000.00 2,000.00	Front Street 3-10	--Site work --Waterproofing	2,000.00 4,000.00
	Dermott Court 3-11	--Fences	3,000.00	Dermott Court 3-11	--Site work	2,000.00
	Scattered Site Housing 3-16	--Site work --Halls	5,000.00 13,000.00	Scattered Site Housing 3-16	--Site work --Roofs --New kitchen	5,000.00 40,000.00 58,995.00
	Liberty Square 3-17	-- Renovations	1,000.00	Liberty Square 3-17	-- Renovations	1,000.00
	Administrative Offices	--HVAC	2,000.00	Administrative Offices	--HVAC	2,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>4 (cont.)</u> FFY Grant: 2009 PHA FY:			Activities for Year: <u>5 (cont.)</u> FFY Grant: 2010 PHA FY:		
	PHA Wide	--Resident Init. Program Manager	53,280.00	PHA Wide	--Resident Init. Program Manager	54,000.00
		--Education Program Manager	51,000.00		--Education Program Manager	51,500.00
		--FSS Program Manager	9,000.00		--FSS Program Manager	9,500.00
		--Resident Serv. Office Assistant	36,270.00		--Resident Serv. Office Assistant	36,500.00
		--Housing Inspector	38,560.00		--Housing Inspector	39,000.00
		--FSS education/training	8,000.00		--FSS education/training	8,000.00
		--Upgrade computer software	5,000.00		--Upgrade computer software	5,000.00
		--Resident counseling	15,000.00		--Resident counseling	15,000.00
		--Director of Resident Services	66,000.00		--Director of Resident Services	66,000.00
		--Youth services	10,000.00		--Youth services	10,000.00
		--Education services	10,000.00		--Education services	10,000.00
		--Preventive Maintenance	35,000.00		--Preventive Maintenance	36,500.00
		--Maintenance equipment	40,000.00		--Maintenance equipment	40,000.00
		--Staff training/education	8,000.00		--Staff training/education	8,000.00
		--Contingency	50,000.00		--Contingency	50,000.00
		--Project Manager (3)	195,000.00		--Project Manager (3)	197,000.00
		--Elder services	20,000.00		--Elder services	20,000.00
		--Operations	100,000.00		--Operations	100,000.00
		--Unit Inspection	17,000.00		--Unit Inspection	18,000.00
		--Fees and costs	10,000.00		--Fees and costs	10,000.00
		--Administration	173,488.00		--Administration	173,488.00
		Total CFP Estimated Cost	1,734,883.00			1,734,883.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Portland Housing Authority		Grant Type and Number ME36P003505105		Federal FY of Grant:	
		Capital Fund Program Grant No: 501-05			
		Replacement Housing Factor Grant No:		2005	
[] Original Annual Statement Reserve for Disasters/Emergencies [X] Revised Annual Statement (Revision No: 3)					
[X] Performance and Evaluation Report for Period Ending: 12-31-05 [] Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revision 2	Revision 3	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	127,000.00	0.00	0.00	0.00
3	1408 Management Improvements	519,000.00	519,000.00	519,000.00	258,743.84
4	1410 Administration	173,000.00	173,000.00	173,000.00	127,149.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	20,000.00	20,000.00	6,575.53
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000.00	164,600.00	162,894.54	162,894.54
10	1460 Dwelling Structures	633,060.00	711,832.00	555,420.36	347,165.12
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	30,000.00	0.00	0.00
12	1470 Nondwelling Structures	87,451.00	102,451.00	16,099.75	16,099.75
13	1475 Nondwelling Equipment	10,000.00	14,000.00	13,400.00	13,400.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	108,372.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	1,734,883.00	1,734,883.00	1,459,814.65	932,028.64
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security-Soft Costs				
25	Amount of line 21 Related to Security-Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Portland Housing Authority	Grant Type and Number ME36P003505105 Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #2	Revision #3	Funds Obligated	Funds Expended	
Sagamore Village (ME 3-1)	_Renovations	1460	15%	491,000.00	491,000.00	386,814.19	179,442.19	Ongoing
	_Site Work	1450	5%	8,000.00	45,000.00	44,089.39	44,089.39	Ongoing
	_Waterproofing	1460	3%	2,000.00	2,000.00	0.00	0.00	Being evaluated
	_Community Bldg. Renovations	1470	20%	85,451.00	85,451.00	0.00	0.00	Being evaluated
	_Appliances	1465	10%	10,000.00	10,000.00	0.00	0.00	Being evaluated
Kennedy Park (ME 3-2)	_Renovations	1460	2%	3,000.00	20,000.00	19,314.54	19,314.54	Ongoing
	_Site Work	1450	3%	2,000.00	40,000.00	38,098.50	38,098.50	Ongoing
	_Smoke detectors	1460	5%	8,000.00	8,000.00	3,587.20	3,587.20	Ongoing
Bayside Terrace (ME 3-3)	_Site Work	1450	2%	2,000.00	16,000.00	15,592.00	15,592.00	Ongoing
	_Renovations	1460	100%	10,000.00	8,772.00	0.00	0.00	Being evaluated
Franklin Towers (ME 3-4)	_Site Work ADP	1450	100%	2,000.00	4,600.00	4,545.00	4,545.00	Ongoing
	_Renovations	1460	100%	16,060.00	16,060.00	5,296.23	5,296.23	Ongoing
Bayside East (ME 3-5)	_Site Work	1450	5%	2,000.00	2,000.00	7,396.22	7,396.22	Ongoing
	_Appliances	1465	25%	20,000.00	20,000.00	0.00	0.00	Being evaluated
	_Renovations	1460	5%	2,000.00	25,000.00	24,447.63	24,447.63	Ongoing
Harbor Terrace (ME 3-6)	_Site work	1450	100%	2,000.00	2,000.00	0.00	0.00	Being evaluated
	_Renovations	1460		0.00	3,000.00	2,831.10	2,831.10	Ongoing
Riverton Park (ME 3-8)	_Site Work	1450	10%	2,000.00	30,000.00	29,072.43	29,072.43	Ongoing
	_Renovations	1460	5%	8,000.00	36,000.00	25,339.25	25,339.25	Ongoing
Washington Gardens (ME 3-9)	_Site Work	1450	20%	2,000.00	2,000.00	3,825.00	3,825.00	Ongoing
Front Street (ME 3-10)	_Site Work	1450	10%	2,000.00	20,000.00	19,300.00	19,300.00	Ongoing
	_Renovations	1460	2%	2,000.00	11,000.00	10,425.00	10,425.00	Ongoing
	_Smoke detectors	1460	5%	6,000.00	6,000.00	9,965.22	9,965.22	Ongoing

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Portland Housing Authority	Grant Type and Number: ME36P003505105 Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		
				Revision #2	Revision #3	Funds Obligated	Funds Expended	Status of Work
Dermott Court (ME 3-11)	_Renovations	1460	100%	10,000.00	10,000.00	3,675.00	3,675.00	Ongoing
	_Site work	1450	30%	1,000.00	1,000.00	976.00	976.00	Ongoing
Liberty Square (ME 3-16)	_Site work	1450	2%	2,000.00	2,000.00	0.00	0.00	Being evaluated
	_Renovations	1460	25%	9,000.00	9,000.00	725.00	725.00	Ongoing
	_Smoke detectors	1460		2,000.00	2,000.00	0.00	0.00	Ongoing
Peninsula Housing (ME 3-17)	_Renovations	1460	100%	1,000.00	1,000.00	0.00	0.00	Being evaluated
Maintenance Office	_Equipment	1460	Purchase	28,000.00	0.00	0.00	0.00	Deferred
Administrative Office	_Heating/AC	1470	20%	2,000.00	17,000.00	16,099.75	16,099.75	Ongoing
	_Upgrade computer software	1475	Purchase	10,000.00	14,000.00	13,400.00	13,400.00	Ongoing

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Portland Housing Authority		Grant Type and Number ME36P003505105 Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		
				Revision #2	Revision #3	Funds Obligated	Funds Expended	Status of Work
PHA Wide	_Operations	1406		127,000.00	0.00	0.00	0.00	Redistributed Funds
	_Unit Inspections	1408	Purchase	14,000.00	14,000.00	14,000.00	0.00	Under Review
	_Resident Init. Program Manager	1408	1FTE	52,000.00	52,000.00	52,000.00	29,515.20	Ongoing
	_Education Program Manager	1408	1FTE	50,000.00	50,000.00	50,000.00	35,605.46	Ongoing
	_FSS Program Manager	1408	1FTE	8,000.00	8,000.00	8,000.00	0.00	Under Review
	_Resident Serv. Office Assistant	1408	1FTE	35,000.00	35,000.00	35,000.00	25,457.30	Ongoing
	_Housing Inspector	1408	1FTE	37,000.00	37,000.00	37,000.00	20,841.92	Ongoing
	_FSS education training	1408	Contractual	6,000.00	6,000.00	6,000.00	0.00	Under Review
	_Resident counseling	1408	Contractual	15,000.00	15,000.00	15,000.00	7,032.00	Ongoing
	_Director of Resident Services	1408	1FTE	65,000.00	65,000.00	65,000.00	44,164.88	Ongoing
	_Youth Services	1408	Contractual	8,000.00	8,000.00	8,000.00	6,439.96	Ongoing
	_Education Services	1408	Contractual	8,000.00	8,000.00	8,000.00	0.00	Under Review
	_Staff training/education	1408	Purchase	6,000.00	6,000.00	6,000.00	0.00	Under Review
	_Project Manager (3)	1408	3FTE	195,000.00	195,000.00	195,000.00	57,721.80	Ongoing
	_Elder services	1408	100%	20,000.00	20,000.00	20,000.00	31,965.32	Ongoing
	_Administration	1410	10%	173,000.00	173,000.00	173,000.00	127,149.86	Ongoing
	_Fees & costs	1430	Contractual	20,000.00	20,000.00	20,000.00	6,575.53	Ongoing
	_Preventive Maintenance	1460	PHA Wide	35,000.00	63,000.00	63,000.00	62,116.76	Ongoing
	_Contingency	1502	100%	108,372.00	0.00	0.00	0.00	Redistributed Funds
	TOTAL			1,734,883.00	1,734,883.00	1,459,814.65	932,028.64	

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

PHA Name: Portland Housing Authority		Grant Type and Number: ME36 P003 501-05 Capital Fund Program No: 501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Sagamore Village (ME 3-1)	6/30/07			6/30/09			
Kennedy Park (ME 3-2)	6/30/07			6/30/09			
Bayside Terrace (ME 3-3)	6/30/07			6/30/09			
Franklin Towers (ME 3-4)	6/30/07			6/30/09			
Bayside East (ME 3-5)	6/30/07			6/30/09			
Harbor Terrace (ME 3-6)	6/30/07			6/30/09			
Riverton Park (ME 3-8)	6/30/07			6/30/09			
Washington Gardens (ME 3-9)	6/30/07			6/30/09			
Front Street (ME 3-10)	6/30/07			6/30/09			
Dermott Court (ME 3-11)	6/30/07			6/30/09			
Liberty Square (ME 3-16)	6/30/07			6/30/09			
Peninsula Housing (ME 3-17)	6/30/07			6/30/09			
Maintenance Office	6/30/07			6/30/09			
Administrative Office	6/30/07			6/30/09			
PHA Wide	6/30/07			6/30/09			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Portland Housing Authority	Grant Type and Number ME36P00350104 Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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[] Original Annual Statement Reserve for Disasters/ Emergencies [X] Revised Annual Statement (revision no: 3)
[X] Performance and Evaluation Report for Period Ending: 12/31/05 [X] Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #2	Revision #3	Obligated	Expended
1	Total non-CFP Funds	.00	.00	.00	.00
2	1406 Operations	40,375.00	.00	.00	.00
3	1408 Management Improvements	596,515.00	548,869.14	548,869.14	548,869.14
4	1410 Administration	127,000.00	248,504.34	248,504.34	248,504.34
5	1411 Audit	.00	.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	20,100.00	9,453.14	9,453.14	9,453.14
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	36,700.00	30,732.88	30,732.88	30,732.88
10	1460 Dwelling Structures	386,610.00	536,423.42	536,423.42	536,423.42
11	1465.1 Dwelling Equipment—Nonexpendable	23,000.00	.00	.00	.00
12	1470 Nondwelling Structures	381,211.00	219,666.40	219,666.40	219,666.40
13	1475 Nondwelling Equipment	65,000.00	82,861.68	82,861.68	82,861.68
14	1485 Demolition	.00	.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1499 Development Activities	.00	.00	.00	.00
19	1501 Collateralization or Debt Service	.00	.00	.00	.00
20	1502 Contingency	.00	.00	.00	.00
21	Amount of Annual Grant: (sum of lines 2-20)	1,676,511.00	1,676,511.00	1,676,511.00	1,676,511.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security --Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Portland Housing Authority		Grant Type and Number ME36P00350104 Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #2	Revision #3	Funds Obligated	Funds Expended	
Sagamore Village (ME 3-1)	--Renovations	1460	15%	313,754.00	427,456.25	427,456.25	427,456.25	Complete
	--Site work	1450	5%	7,000.00	13,335.00	13,335.00	13,335.00	Complete
	--Waterproofing	1460	3%	5,000.00	.00	.00	.00	Complete
	--Community Bldg. Renovations	1470	20%	110,000.00	72,989.66	72,989.66	72,989.66	Complete
Kennedy Park (ME 3-2)	--Plumbing	1460	5%	3,916.00	5,087.25	5,087.25	5,087.25	Complete
	--Electrical	1460	2%	5,060.00	6,446.00	6,446.00	6,446.00	Complete
	--Site work	1450	3%	2,000.00	.00	.00	.00	Deferred
Bayside Terrace (ME 3-3)	--Site work	1450	2%	2,000.00	.00	.00	.00	Deferred
	--Renovations	1460		.00	5,817.50	5,817.50	5,817.50	Complete
Franklin Towers (ME 3-4)	--Site work	1450	100%	2,000.00	.00	.00	.00	Deferred
	--Renovations	1460	1%	.00	37,166.75	37,166.75	37,166.75	Complete
Bayside East (ME 3-5)	--Stoves	1465	60%	23,000.00	.00	.00	.00	Deferred
	--Site work	1450	5%	6,700.00	2,860.97	2,860.97	2,860.97	Complete
	--Community Bldg. Renovations	1470	25%	150,344.00	110,357.96	110,357.96	110,357.96	Complete
	--Unit renovations	1460	5%	.00	5,298.83	5,298.83	5,298.83	Complete
Harbor Terrace (ME 3-6)	--Site work	1450	100%	2,000.00	932.25	932.25	932.25	Complete
	--Renovations	1460		.00	4,179.62	4,179.62	4,179.62	Complete
Riverton Park (ME 3-8)	--Site work	1450	10%	2,000.00	3,642.50	3,642.50	3,642.50	Complete
	--Head Start:Fire Protection/Alarm	1470	15%	118,867.00	10,422.16	10,422.16	10,422.16	Complete
Washington Gardens (ME 3-9)	--Site work	1450	20%	4,500.00	2,499.00	2,499.00	2,499.00	Complete
Front Street (ME 3-10)	--Site work	1450	10%	4,500.00	7,463.16	7,463.16	7,463.16	Complete
	--Waterproofing	1450	2%	2,000.00	.00	.00	.00	Deferred
Dermott Court (ME 3-11)	--Windows and siding	1460	100%	24,230.00	6,435.82	6,435.82	6,435.82	Complete
Peninsula Housing (ME 3-16)	--Site work	1450	2%	2,000.00	.00	.00	.00	Deferred
	--Renovations	1460		.00	1,000.00	1,000.00	1,000.00	Complete
Administrative Ofc	--Heating/AC/Renovations	1470	20%	2,000.00	25,896.62	25,896.62	25,896.62	Complete

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

PHA Name: Portland Housing Authority		Grant Type and Number ME36P00350104 Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #2	Revision #3	Funds Obligated	Funds Expended	
PHA Wide	--Resident Init. Program Manager	1408	1FTE	49,240.00	53,866.94	53,866.94	53,866.94	Ongoing salary
	--Education Program Manager	1408	1FTE	47,500.00	64,981.63	64,981.63	64,981.63	Ongoing salary
	--FSS Program Manager	1408	1FTE	7,400.00	.00	.00	.00	Deferred
	--Resident Serv. Office Assistant	1408	1FTE	33,070.00	48,011.91	48,011.91	48,011.91	Ongoing salary
	--Housing Inspector	1408	1FTE	35,225.00	36,966.42	36,966.42	36,966.42	Ongoing salary
	--FSS education/training	1408	Contractual	5,000.00	.00	.00	.00	Deferred
	--Upgrade computer software	1475	Purchase	5,000.00	17,235.07	17,235.07	17,235.07	Complete
	--Resident counseling	1408	Contractual	37,080.00	24,760.69	24,760.69	24,760.69	Contractual
	--Director of Resident Services	1408	1FTE	63,000.00	98,294.85	98,294.85	98,294.85	Ongoing salary
	--Youth services	1408	Contractual	27,000.00	13,173.28	13,173.28	13,173.28	Contractual
	--Education services	1408	Contractual	27,000.00	.00	.00	.00	Deferred
	--Preventive Maintenance	1460	5%	34,650.00	37,535.40	37,535.40	37,535.40	Complete
	--Maintenance equipment	1475	Purchase	60,000.00	61,091.61	61,091.61	61,091.61	Complete
	--Staff training/education	1408	Purchase	6,000.00	.00	.00	.00	Deferred
	--Contingency	1502	100%	.00	.00	.00	.00	Deferred
	--Project Manager (3)	1408	3FTE	182,000.00	141,870.88	141,870.88	141,870.88	Ongoing salary
	--Elder services	1408	100%	77,000.00	56,942.54	56,942.54	56,942.54	Contractual
	--Operations	1406	Contractual	40,375.00	.00	.00	.00	Deferred
	--HTVN	1406	Purchase	.00	.00	.00	.00	Deferred
	--Administration	1410		127,000.00	248,504.34	248,504.34	248,504.34	Ongoing salary
	--Fees & costs	1430	Contractual	20,100.00	9,453.14	9,453.14	9,453.14	Complete
	--Photocopier	1475		.00	4,535.00	4,535.00	4,535.00	Complete
	--REAC Inspection	1408		.00	10,000.00	10,000.00	10,000.00	Complete
	TOTAL			1,676,511.00	1,676,511.00	1,676,511.00	1,676,511.00	

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

PHA Name: Portland Housing Authority		Grant Type and Number ME36P00350104 Capital Fund Program No: 501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development # Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
3-1 Sagamore Village	06/30/06		06/30/05	06/30/07		08/31/05	
3-2 Kennedy Park	06/30/06		06/30/05	06/30/07		08/31/05	
3-3 Bayside Terrace	06/30/06		06/30/05	06/30/07		08/31/05	
3-4 Franklin Towers	06/30/06		06/30/05	06/30/07		08/31/05	
3-5 Bayside East	06/30/06		06/30/05	06/30/07		08/31/05	
3-6 Harbor Terrace	06/30/06		06/30/05	06/30/07		08/31/05	
3-8 Riverton Park	06/30/06		06/30/05	06/30/07		08/31/05	
3-9 Washington Gardens	06/30/06		06/30/05	06/30/07		08/31/05	
3-10 Front Street	06/30/06		06/30/05	06/30/07		08/31/05	
3-11 Dermott Court	06/30/06		06/30/05	06/30/07		08/31/05	
3-16 Peninsula Housing	06/30/06		06/30/05	06/30/07		08/31/05	
Administrative Offices	06/30/06		06/30/05	06/30/07		08/31/05	
PHA Wide	06/30/06		06/30/05	06/30/07		08/31/05	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Portland Housing Authority	Grant Type and Number ME36P00350103 Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/05 Final Performance and Evaluation Report 12/31/05

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revision #1	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	50,000.00	-0-	-0-	-0-
3	1408 Management Improvements	589,615.00	510,616.90	510,616.90	510,616.90
4	1410 Administration	127,000.00	210,070.26	210,070.26	210,070.26
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	20,100.00	23,044.65	23,044.65	23,044.65
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	62,887.00	21,566.31	21,566.31	21,566.31
10	1460 Dwelling Structures	511,822.00	522,148.60	522,148.60	522,148.60
11	1465.1 Dwelling Equipment—Nonexpendable	2,000.00	-0-	-0-	-0-
12	1470 Nondwelling Structures	2,000.00	21,587.18	21,587.18	21,587.18
13	1475 Nondwelling Equipment	65,000.00	138,595.64	138,595.64	138,595.64

14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1499 Development Activities	-0-	-0-	-0-	-0-
19	1501 Collateralization or Debt Service	-0-	-0-	-0-	-0-
20	1502 Contingency	17,205.00	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2-20)	1,447,629.00	1,447,629.00	1,447,629.00	1,447,629.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Portland Housing Authority		Grant Type and Number ME36P00350103				Federal FY of Grant: 2003		
		Capital Fund Program Grant No: 501-03						
		Replacement Housing Factor Grant No:						
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision #1	Funds Obligated	Funds Expended	
Sagamore Village (ME 3-1)	- Renovations	1460	15%	342,562.00	283,818.31	283,818.31	283,818.31	Complete
	- Site work	1450	5%	10,000.00	4,362.41	4,362.41	4,362.41	Complete
	- Waterproofing	1460	3%	5,000.00	675.00	675.00	675.00	Complete
	- Community Bldg renovations	1470	10%	-0-	5,168.82	5,168.82	5,168.82	Complete
Kennedy Park (ME 3-2)	- Electrical	1460	2%	5,060.00	-0-	-0-	-0-	Deleted
	- Site work	1450	3%	5,000.00	-0-	-0-	-0-	Deleted
	- Floor renovations	1460	3%	6,145.80	6,145.80	6,145.80	6,145.80	Complete
Bayside Terrace (ME 3-3)	- Site work	1450	2%	2,000.00	-0-	-0-	-0-	Moved to 501-04
Franklin Towers (ME 3-4)	- Main entry	1460	100%	30,100.00	-0-	-0-	-0-	Deleted
	- Site work	1450	100%	3,000.00	2,750.00	2,750.00	2,750.00	Complete
	- Renovations	1460	2%	-0-	18,429.51	18,429.51	18,429.51	Complete
	- Hot water system	1460	40%	-0-	42,239.02	42,239.02	42,239.02	Complete
Bayside East (ME 3-5)	- Appliances	1465	5%	2,000.00	-0-	-0-	-0-	Deleted
	- Renovate units	1460	3%	42,689.00	60,403.00	60,403.00	60,403.00	Complete
	- Site improvements	1450	5%	6,700.00	-0-	-0-	-0-	Deleted
Harbor Terrace (ME 3-6)	- Site improvement	1450	100%	10,187.00	-0-	-0-	-0-	Deleted
	- Renovations	1460	2%	-0-	3,933.16	3,933.16	3,933.16	Complete
Riverton Park (ME 3-8)	- Site work (asphalt)	1450	20%	12,000.00	5,065.00	5,065.00	5,065.00	Complete
	- Renovations	1460	2%	2,533.30	2,533.30	2,533.30	2,533.30	Complete
Washington Gardens (ME 3-9)	- Site work	1450	20%	5,000.00	9,308.90	9,308.90	9,308.90	Complete
	- Renovations	1460	2%	-0-	1,051.15	1,051.15	1,051.15	Complete
	- Handicap accessibility	1460	1%	-0-	501.09	501.09	501.09	Complete
Front Street (ME 3-10)	- Site work	1450	10%	5,000.00	-0-	-0-	-0-	Deleted
	- Waterproofing	1450	2%	2,000.00	-0-	-0-	-0-	Deleted
Dermott Court (ME 3-11)	- Renovations	1460	25%	5,000.00	1,235.00	1,235.00	1,235.00	Complete
	- Site work	1450	20%	2,000.00	-0-	-0-	-0-	Deleted
Peninsula Housing (ME 3-16)	- New heating boiler	1460	25%	20,761.00	22,924.90	22,924.90	22,924.90	Complete
	- Replace all windows	1460	100%	24,000.00	-0-	-0-	-0-	Deleted
	- Site work	1450	2%	2,000.00	-0-	-0-	-0-	Deleted
	- Renovations	1460	5%	-0-	20,566.66	20,566.66	20,566.66	Complete
Scattered Site Housing (ME 3-17)	- Condominium renovations	1460		-0-	4,129.00	4,129.00	4,129.00	Complete
Administrative Office	- Heating/AC	1470	20%	2,000.00	-0-	-0-	-0-	Deleted
	- Bathroom renovations	1470	10%	-0-	1,605.75	1,605.75	1,605.75	Complete
	- Security	1470	1%	-0-	1,941.23	1,941.23	1,941.23	Complete
	- Flooring	1470	4%	-0-	3,423.00	3,423.00	3,423.00	Complete
	- Flood repairs	1470	1%	-0-	4,733.01	4,733.01	4,733.01	Complete
	- Renovations	1470	5%	-0-	4,715.37	4,715.37	4,715.37	Complete
	- Phone system	1475	100%	-0-	36,166.84	36,166.84	36,166.84	Complete

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

PHA Name: Portland Housing Authority	Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:	ME36P00350103	Federal FY of Grant: 2003
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Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision #1	Funds Obligated	Funds Expended	
PHA Wide	- Resident Init. Program Manager	1408	1FTE	49,240.00	50,309.28	50,309.28	50,309.28	Complete
	- Education Program Manager	1408	1FTE	47,500.00	60,703.56	60,703.56	60,703.56	Complete
	--Resident Serv. Office Assistant	1408	1FTE	33,070.00	42,684.36	42,684.36	42,684.36	Complete
	- Housing Inspector	1408	1FTE	35,225.00	35,377.33	35,377.33	35,377.33	Complete
	- FSS education/training	1408	Contractual	5,000.00	-0-	-0-	-0-	Funds redistributed
	-- Computer conversion to UNIX system	1475	Purchase	50,000.00	67,491.69	67,491.69	67,491.69	Complete
	- Resident counseling	1408	Contractual	37,080.00	10,548.00	10,548.00	10,548.00	Complete
	- Director of Resident Services	1408	1FTE	63,000.00	97,630.77	97,630.77	97,630.77	Complete
	- Youth services	1408	Contractual	27,000.00	4,416.66	4,416.66	4,416.66	Complete
	- Education services	1408	Contractual	27,000.00	2,700.00	2,700.00	2,700.00	Complete
	- Preventive Maintenance	1460	5%	34,650.00	53,563.16	53,563.16	53,563.16	Complete
	- Maintenance equipment	1475	Purchase	15,000.00	34,937.16	34,937.16	34,937.16	Complete
	- Contingency	1502	100%	17,205.00	-0-	-0-	-0-	Funds redistributed
	- Project Manager (3)	1408	3FTE	182,000.00	164,665.68	164,665.68	164,665.68	Complete
	- Elder services	1408	100%	77,000.00	15,275.26	15,275.26	15,275.26	Complete

	- Operations	1406	Contractual	50,000.00	-0-	-0-	-0-	Funds redistributed
	- HTVN	1408	Purchase	6,500.00	-0-	-0-	-0-	Funds redistributed
	- Fees & costs	1430	Contractual	20,100.00	23,044.65	23,044.65	23,044.65	Complete
	- Administration	1410	Contractual	127,000.00	210,070.26	210,070.26	210,070.26	Complete
	- Unit Inspection	1408	Contractual	-0-	26,306.00	26,306.00	26,306.00	Complete Complete
	TOTAL			1,447,629.00	1,447,629.00	1,447,629.00	1,447,629.00	

9. Capital Fund Program Annual Statements/Performance and Evaluation Reports

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

PHA Name: Portland Housing Authority	Grant Type and Number ME36P00350103 Capital Fund Program No: 501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development # Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
3-1 Sagamore Village	06/30/05		09/30/04	06/30/06		12/31/04	
3-2 Kennedy Park	06/30/05		09/30/04	06/30/06		12/31/04	
3-3 Bayside Terrace	06/30/05		09/30/04	06/30/06		12/31/04	
3-4 Franklin Towers	06/30/05		09/30/04	06/30/06		12/31/04	
3-5 Bayside East	06/30/05		09/30/04	06/30/06		12/31/04	
3-6 Harbor Terrace	06/30/05		09/30/04	06/30/06		12/31/04	
3-8 Riverton Park	06/30/05		09/30/04	06/30/06		12/31/04	
3-9 Washington Gardens	06/30/05		09/30/04	06/30/06		12/31/04	
3-10 Front Street	06/30/05		09/30/04	06/30/06		12/31/04	
3-11 Dermott Court	06/30/05		09/30/04	06/30/06		12/31/04	
3-16 Peninsula Housing	06/30/05		09/30/04	06/30/06		12/31/04	
3-17 Scattered Sites	06/30/05		09/30/04	06/30/06		12/31/04	
Administrative Offices	06/30/05		09/30/04	06/30/06		12/31/04	
PHA Wide	06/30/05		09/30/04	06/30/06		12/31/04	