

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.

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Streamlined Annual PHA Plan

for Fiscal Year: 2007

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) 07/2007

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:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
Maximize affordability for special populations
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
50 units of tax credit and elderly/disabled housing in locations TBD in the greater Portland area

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-	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Based Waiting List Procedure.	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-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	Annual Plan: Voluntary

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	required by HUD for Voluntary Conversion.	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

APPENDIX A

Portland Housing Authority 2006 Resident Assessment Survey Follow Up Plan

Communication Neighborhood Appearance

Communication

In response to the ranking of 72.8% for the communication component of the resident surveys, the PHA has taken a number of steps to address the specific concerns of residents as outlined below:

- 0 Information re: maintenance and repair 70.5%
 - o PHA has identified three ways to improve communication with tenants regarding maintenance and repair activities. First, at Tenant Council meetings and the monthly meeting of the coalition of tenant councils, input will be requested concerning future maintenance and capital needs in the developments and Property Managers will report on upcoming repairs and construction projects. Second, we will establish an effective system for informing those tenants directly affected by repairs through more timely notices to their homes giving them a greater opportunity to respond before work is commenced. Third, we will utilize the newsletters, in those developments that have them, to inform tenants of future repairs and construction projects.
 - o These steps will be implemented starting in January 2007.
- 0 Meetings and events 73.8%
 - o PHA has identified three ways to improve communication with tenants regarding future meetings and events. First, at Tenant Council meetings and the monthly meeting of the coalition of tenant councils, Property Managers and other staff will announce future meetings and events. Second, Property Managers will list future meeting and events in the newsletters in those developments that have them. Third, each development will have a new bulletin board for the posting of upcoming schedule of meeting and events prominently displayed in the development administrative offices.

- These steps will be implemented starting in January 2007.
- 0 Response to questions and concerns 73.9%
 - In September 2006, PHA made customer service and tenant communications a priority for Property Managers. Actions include more meetings with tenant groups on topics such as public safety and soliciting input on new initiatives.
 - The PHA is in the process of developing customer comment cards to enhance the resident's ability to communicate both their satisfaction and dissatisfaction with all aspects of PHA operations.
 - In response to concerns about public safety and criminal activity that took place last summer In November, the first meeting of a new Neighborhood Crime Watch program was held at the Kennedy Park/Bayside Community Center.
 - These steps are either completed or scheduled for completion by January, 2007.
- 0 Resident/tenant organization support 72.8%
 - The Deputy Director of Public Housing and Resident Services has been assigned to work closely with existing Tenant Councils and to establish new tenant councils in those development where none existed. To date, new tenant councils have been established in Riverton Park and Kennedy Park/Bayside Terrace/Bayside East. Also, the election of new tenant council officers has been supervised in Washington Gardens and Harbor Terrace.
 - These efforts to assist in the creation of resident organizations have been completed. Efforts to support and expand resident councils will be ongoing.

Neighborhood Appearance

In response to the ranking of 73.9% for the communication component of the resident surveys, the PHA has taken a number of steps to address the specific concerns of residents as outlined below:

- 0 Upkeep of parking areas 68.7%

- Three actions have been taken to improve the upkeep of PHA parking areas. First, it is now a priority for Property Managers to monitor the parking areas and to enforce PHA policies re: parking, and storage of unregistered and inspected vehicles. Second, in October 2006, PHA hired additional maintenance staff for the purpose of insuring litter is picked up daily, including the parking areas. Third, PHA's Facilities Department is evaluating the surface conditions and space layout of all parking areas. Cost estimate will be prepared and added to the capital budget for future allocations. To date, one parking area in Riverton Park has been resurfaced.

- 0 Upkeep of parks and playgrounds 72.5%
 - In the Spring of 2006, PHA worked with the City of Portland's Community Development Program on plans to replace an old and worn playground on City park land adjacent to three PHA developments Kennedy park, Bayside Terrace and Bayside East. Funding had been allocated in previous fiscal years, but never expended. Work on the new playground started in October and was completed in November.

- 0 Problem of Noise 62.3%
 - The PHA has identified two ways to improve noise problems for residents. First, it is now a priority for Property Managers to follow-up and investigate noise complaints from tenants. Continuing disturbances and noise complaints by neighbors are lease violations that, if not stopped, can lead to termination. A number of families have subsequently been evicted for violation of this and other lease requirements and a number of individuals have been removed from the PHA lease and had criminal paperwork served on them to stay off PHA property. Anecdotal evidence gained through conversations with residents suggests that these steps have already had a measurable effect on making the neighborhoods quieter and more pleasant. Another source of noise, construction noise from rehab projects on PHA properties is more difficult to control. PHA will also notify residents when heavy equipment or construction activities will take place that will cause excessive noise.

- Problem of rodents and insects 71.8%
 - In October 2006, PHA initiated an aggressive campaign to eliminate insect infestations and prevent new problems from occurring in public housing. It is now a priority for the Property Managers to implement this campaign involving continual treatment by a licensed pest control company, more frequent home inspections, education and enforcement of housekeeping

standards as lease violations. Additional staff has been added to assist with the home inspections and arrangements have been made with local agencies to provide housekeeping classes to ensure that residents with infestations understand what role they play in the problem and what steps need to be taken to ensure that, once treated, pest problems do not recur. PHA anticipates it will at least double the funding used in previous years on treatment of cockroaches and bedbugs.

- o Problem of trash and litter 62.5%
 - o In October 2006, PHA hired additional maintenance staff for the purpose of insuring litter is picked up daily.
 - o In Riverton Park, PHA completely changed the way trash is handled and collected. In November 2006, six dumpsters were installed in the development. These dumpsters are emptied twice per week by private contractor.

APPENDIX B

ACOP changes during this year include changes to waiting list preferences, maintenance charges and pest control issues.

APPENDIX C

Policies relating to the Violence Against Women Act (VAWA) include:

- The use of extra measures in safeguarding the confidentiality of information provided by victims
- The inclusion of violence-related issues as potential mitigating circumstances when screening applicants
- Priority for victims on the transfer list
- Exclusion of certain VAWA-covered incidents as grounds for termination
- Methods for certification of victims
- Provisions to discontinue tenancy of individual household members without terminating the entire household
- Provisions to accept applicants who have been previously terminated from program assistance due to VAWA-covered incidents
- Provisions to reinstate households on the waitlist who may have failed to respond in a timely manner due to VAWA-covered incidents
- Flexibility in moves and portability for victims whose safety can be improved by such actions

CAPITAL FUND

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 501-07		Federal FY of Grant: 2007	
		Capital Fund Program Grant No: 501-07			
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Annual Statement 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	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	341,470.00	0.00	0.00	0.00
4	1410 Administration	158,549.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,200.00	0.00	0.00	0.00
8	1440 Site Aquision				
9	1450 Site Improvement	237,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	507,271.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipement-Nonexpendable	60,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	2,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	79,000.00	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 Collaterization or Debt Service				
20	1502 Contingency	25,000.00	0.00	0.00	0.00

21	Amount of Annual Grant: (sum of lines 2-20)	1,585,490.00	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				

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 501-07 Capital Fund Program Grant No: 501-07				Federal FY of Grant: 2007		
		Replacement Housing Factor Grant No:						
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	-Paving	1450		18,000.00				
	-Fascia	1460		25,000.00				
	-Siding Upkeep	1460		20,000.00				
	-Bath	1460		10,000.00				
	-Kitchen	1460		20,000.00				
	-Appliances	1465		5,000.00				
	-Non-Dwelling Equipment	1475		7,000.00				
Kennedy Park ME 3-2	-Remove and Replace Stones	1450		10,000.00				
	-Outside Lights & Motion Lights	1460		6,000.00				
	-Appliances	1465		5,000.00				
Bayside Terrace ME 3-3	-Fences	1450		25,000.00				
	-Tree Work	1450		18,000.00				
	-Dryer Vents	1460		7,000.00				
	-Outside Lights & Motion Lights	1460		3,000.00				
	-Appliances	1465		5,000.00				
Franklin Towers ME 3-4	-Parking Lot Paving	1450		10,000.00				
	-Lobbies	1460		50,001.00				
	-Appliances	1465		5,000.00				
Bayside East ME 3-5	-Parking Lot Paving	1450		25,000.00				
	-Roofing	1460		50,000.00				
	-Siding & Trim Work	1460		50,000.00				
	-Outside Lights & Motion Lights	1460		12,500.00				
	-Appliances	1465		5,000.00				
	-Non-Dwelling Equipment	1475		50,000.00				

Harbor Terrace ME 3-6	-Parking Lot Paving	1450		10,000.00			
	-Heat Computer/Lan	1460		5,000.00			
	-Handicap Lift	1460		25,000.00			
	-Office Renovations	1460		50,000.00			
	-Appliances	1465		5,000.00			
Riverton Park ME 3-8	-Roadways	1450		75,000.00			
	-Water Mains	1450		20,000.00			
	-Sand & Salt Sheds	1460		15,000.00			
	-Interior Unit Renovations	1460		25,000.00			
	-Appliances	1465		5,000.00			
Washington Gardens ME 3-9	-Community Room Landscaping	1450		10,000.00			
	-Chimney Repair	1460		25,001.00			
	-Appliances	1465		5,000.00			
Front Street ME 3-10	-Rebuild Lawns	1450		2,000.00			
	-Water Proof Basements	1460		30,769.00			
	-Appliances	1465		5,000.00			
Dermott Court ME 3-11	-Site Work	1450		2,000.00			
	-Renovations	1460		1,000.00			
	-Appliances	1465		5,000.00			
Liberty Square ME 3-16	-Site Work	1450		2,000.00			
	-Renovations	1460		12,000.00			
	-Appliances	1465		5,000.00			
Peninsula Housing ME 3-17	-Landscaping	1450		10,000.00			
	-Heat / Hammond	1460		30,000.00			
	-Appliances	1465		5,000.00			
Maintenance Office	-Non-Dwelling Equipment	1475		12,000.00			
Administrative Office	-Renovations	1470		2,000.00			
	-Non-Dwelling Equipment	1475		10,000.00			

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 501-07 Capital Fund Program Grant No: 501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	-Operations	1406		100,000.00			0.00	
	-Unit Inspections	1408	Contractual	14,000.00			0.00	
	-Resident Counseling	1408	Contractual	30,000.00			0.00	
	-Youth Services	1408	Contractual	25,000.00			0.00	
	-Education Center & Services	1408	Contractual	35,000.00			0.00	
	-Elderly & Disabled Services	1408	Contractual	90,000.00			0.00	
	-Management Services	1408	Contractual	142,470.00			0.00	
	-Family Services	1408	Contractual	5,000.00			0.00	
	-Administration	1410	2 FTE	158,549.00			0.00	
	-A&E Fees	1430	Contractual	45,000.00			0.00	
	-Construction Oversight	1430		30,200.00			0.00	
	-Preventative Maintenance	1460		35,000.00			0.00	
	-Contingency	1502		25,000.00			0.00	

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 ME36P00350107 Capital Fund Program No: 501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
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	06/30/09			06/30/10			
3-2 Kennedy Park	06/30/09			06/30/10			
3-3 Bayside Terrace	06/30/09			06/30/10			
3-4 Franklin Towers	06/30/09			06/30/10			
3-5 Bayside East	06/30/09			06/30/10			
3-6 Harbor Terrace	06/30/09			06/30/10			
3-8 Riverton Park	06/30/09			06/30/10			
3-9 Washington Gardens	06/30/09			06/30/10			
3-10 Front Street	06/30/09			06/30/10			
3-11 Dermott Court	06/30/09			06/30/10			
3-16 Peninsula Housing	06/30/09			06/30/10			
Administrative Offices	06/30/09			06/30/10			
PHA Wide	06/30/09			06/30/10			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Portland Housing Authority					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY:	Work Statement for Year 3 FFY Grant: 2009 PHA FY:	Work Statement for Year 4 FFY Grant: 2010 PHA FY:	Work Statement for Year 5 FFY Grant: 2011 PHA FY:
Sagamore Village ME 3-1	Annual Statement	102,000.00	78,000.00	73,100.00	86,500.00
Kennedy Park ME 3-2		85,000.00	20,000.00	20,000.00	20,000.00
Bayside Terrace ME 3-3		18,000.00	18,200.00	11,700.00	25,000.00
Franklin Towers ME 3-4		101,000.00	26,500.00	65,000.00	112,000.00
Bayside East ME 3-5		204,000.00	267,200.00	210,800.00	57,000.00
Harbor Terrace ME 3-6		33,000.00	10,000.00	60,000.00	260,000.00
Riverton Park ME 3-8		92,875.00	93,875.00	73,375.00	46,875.00
Washington Gardens ME 3-9		108,000.00	75,000.00	80,000.00	55,000.00
Front Street ME 3-10		51,000.00	192,000.00	150,000.00	154,000.00
Dermott Court ME 3-11		12,250.00	12,250.00	12,250.00	12,250.00
Peninsula Housing		7,000.00	57,000.00	12,000.00	12,000.00
Liberty Square		2,500.00			7,150.00

ME 3-17					
Maintenance Building		33,646.00	246.00	42,046.00	2,496.00
Admin Building				40,000.00	
PHA Wide		735,219.00	735,219.00	735,219.00	735,219.00
CFP Funds Listed for 5-Year Planning		1,585,490.00	1,585,490.00	1,585,490.00	1,585,490.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages - Work Activities					
Activities for Year 1	Activities for Year: 2 (cont.) FFY Grant: 2007 PHA FY:			Activities for Year: 3 (cont.) FFY Grant: 2007 PHA FY:	
	PHA Wide	-Operations	100,000.00	PHA Wide	-Operations 100,000.00
		-Unit Inspections	14,000.00		-Unit Inspections 14,000.00
		-Resident Counseling	30,000.00		-Resident Counseling 30,000.00
		-Youth Services	25,000.00		-Youth Services 25,000.00
		-Education Center & Services	35,000.00		-Education Center & Services 35,000.00
		-Elderly & Disabled Services	90,000.00		-Elderly & Disabled Services 90,000.00
		-Management Services	142,470.00		-Management Services 142,470.00
		-Family Services	5,000.00		-Family Services 5,000.00
		-Administration	158,549.00		-Administration 158,549.00
		-A&E Fees	45,000.00		-A&E Fees 45,000.00
		-Construction Oversight	30,200.00		-Construction Oversight 30,200.00
		-Preventative Maintenance	35,000.00		-Preventative Maintenance 35,000.00
		-Contingency	25,000.00		-Contingency 25,000.00
		Total CFP Estimated Cost	735,219.00		Total CFP Estimated Cost 735,219.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1	Activities for Year: 4 (cont.) FFY Grant: 2007 PHA FY:			Activities for Year: 5 (cont.) FFY Grant: 2007 PHA FY:		
	PHA Wide	-Operations	100,000.00	PHA Wide	-Operations	100,000.00
		-Unit Inspections	14,000.00		-Unit Inspections	14,000.00
		-Resident Counseling	30,000.00		-Resident Counseling	30,000.00
		-Youth Services	25,000.00		-Youth Services	25,000.00
		-Education Center & Services	35,000.00		-Education Center & Services	35,000.00
		-Elderly & Disabled Services	90,000.00		-Elderly & Disabled Services	90,000.00
		-Management Services	142,470.00		-Management Services	142,470.00
		-Family Services	5,000.00		-Family Services	5,000.00
		-Administration	158,549.00		-Administration	158,549.00
		-A&E Fees	45,000.00		-A&E Fees	45,000.00
		-Construction Oversight	30,200.00		-Construction Oversight	30,200.00
		-Preventative Maintenance	35,000.00		-Preventative Maintenance	35,000.00
		-Contingency	25,000.00		-Contingency	25,000.00
		Total CFP Estimated Cost	735,219.00		Total CFP Estimated Cost	735,219.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages-Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY:			Activities for Year: 3 FFY Grant: 2009		
	Sagamore Village 3-1	-Paving, Upper Purchase street	25,000.00	Sagamore Village 3-1	-Paving	26,000.00
		-Paving, Popham Street driveways	8,000.00		-Paving, Taft St. Driveways	8,000.00
		-Paivng, Cabot Street driveways	2,000.00		-Paving, Josslyn St. Driveways	5,000.00
		-Bath, Interior	10,000.00		-Bath, Interior	10,000.00
		-Kitchen, Interior	20,000.00		-Kitchen, Interior	20,000.00
	-Sand and Salt Shed	15,000.00		-Walker Mower	9,000.00	
		-Utility Vehicle	12,000.00			
		-Trackless	10,000.00			
	Kennedy Park 3-2	-Parking Lot Paving	5,000.00	Kennedy Park 3-2	-Down Stair Floor	20,000.00
		-Down Stair Floor	20,000.00			
		-Stoves	35,000.00			
		-Refrigerators	25,000.00			
	Bayside Terrace 3-3	-Tree Work	18,000.00	Bayside Terrace 3-3	-Stoves	18,200.00
	Franklin Towers 3-4	-Paivng, Parking Lot	26,000.00	Franklin Towers 3-4	-Piping	20,000.00
		-Roof	75,000.00		-Sander, Truck	6,500.00
	Bayside East 3-5	-Paving, Kellogg St.	7,000.00	Bayside East 3-5	-Paving, Mayo St.	8,800.00
		-Roof	100,000.00		-Roof	100,000.00

	-Siding and Trim Work -Storage Sheds, Kellogg Street	50,000.00 1,000.00		-Windows -Siding and Trim Work -Storage Sheds, Kellogg Street	50,000.00 1,000.00
	-Stoves -Refrigerator	28,000.00 18,000.00		-Stoves -Refrigerator -Walker Mower -Plow Truck	11,200.00 7,200.00 9,000.00 30,000.00
Harbor Terrace 3-6	-Paving, Parking Lot -Windows	23,000.00 10,000.00	Harbor Terrace 3-6	-Windows	10,000.00
Riverton Park 3-7	-Playground -Bathroom Fans -Outlet for Stoves -Hot Water Upgrade -Replace Main Electrical Boxes -Stoves -Portable Water Pump -Portable Generator	2,000.00 10,000.00 4,375.00 7,500.00 37,500.00 24,500.00 2,000.00 5,000.00	Riverton Park 3-7	-Bathroom Fans -Outlet for Stoves -Hot Water Upgrade -Replace Main Electrical Boxes -Stoves	20,000.00 4,375.00 7,500.00 37,500.00 24,500.00
Washington Gardens 3-8	-Community Room Landscape -Paving, Pembroke St. -Community Room Kitchen -Kitchen Cabinets -Repair and Paint Decks -Roof Diverters Over Rear Decks	10,000.00 21,000.00 15,000.00 50,000.00 5,000.00 7,000.00	Washington Gardens 3-8	-Paving, Sherwood St. -Paving, Churchill St. -Kitchen Cabinets -Repair and Paint Decks	5,000.00 15,000.00 50,000.00 5,000.00
Front Street 3-10	-Water Proof Basement -Windows -Wiring for Stoves -Replace Decks	2,500.00 4,000.00 2,500.00 7,500.00	Front Street 3-10	-Water Proof Basement -Windows -Wiring for Stoves -Replace Decks	37,500.00 50,000.00 2,500.00 75,000.00

		-Interior Renovations -Stoves -4x4 Utility Vehicle	5,000.00 17,500.00 12,000.00		-Interior Renovations -Portable Water Pump	25,000.00 2,000.00
Dermott Court 3-11		-Kitchen Upgrades -Bathroom Upgrades -Window Replacement	6,000.00 2,500.00 3,750.00	Dermott Court 3-11	-Kitchen Upgrades -Bathroom Upgrades -Window Replacement	6,000.00 2,500.00 3,750.00
Peninsula Housing		-Kitchen Renovations -Bathroom Renovations	5,000.00 2,000.00	Peninsula Housing	-Kitchen Renovations -Bathroom Renovations -Heat, Hammond St. -Hot Water, Anderson St. -Hot Water, Salem St. -Roofs	5,000.00 2,000.00 30,000.00 10,000.00 5,000.00 5,000.00
Liberty Square 3-17		-Monitor Heating	2,500.00	Liberty Square 3-17		
Maintenance Building		-Maintenance Van -Equipment for New Construction Crew	32,446.00 1,200.00	Maintenance Building	-Equipment for New Construction Crew	246.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2010 PHA FY:			Activities for Year: 5 FFY Grant: 2011 PHA FY:		
	Sagamore Village 3-1	-Paving, Purchase St. Driveways -Paving, Godfrey St. -Bathroom Renovations -Kitchen Renovations -Plow Truck	4,100.00 9,000.00 10,000.00 20,000.00 30,000.00	Sagamore Village 3-1	-Playground -Bathroom Renovations -Kitchen Renovations -Sander	50,000.00 10,000.00 20,000.00 6,500.00
	Kennedy Park 3-2	-Down Stair Floor	20,000.00	Kennedy Park 3-2	-Down Stair Floor	20,000.00
	Bayside Terrace 3-3	-Refrigerators	11,700.00	Bayside Terrace 3-3	-Pipes in Crawl Space	25,000.00
	Franklin Towers 3-4	-Piping -Generator	20,000.00 45,000.00	Franklin Towers 3-4	-Community Room Air -Community Room Floor -Roof -Plow Truck	2,000.00 5,000.00 75,000.00 30,000.00
	Bayside East 3-5	-Paving, Boyd St. -Roofing -Siding and Trim Work -Storage Sheds, Kellogg St. -Stoves -Refrigerators -Sander, Truck	5,000.00 100,000.00 50,000.00 1,000.00 29,400.00 18,900.00 6,500.00	Bayside East 3-5	-Siding and Trim Work -Portable Generator -Portable Water Pumps	50,000.00 5,000.00 2,000.00
	Harbor Terrace 3-6	-Windows -Domestic Water Pipe	10,000.00 50,000.00	Harbor Terrace 3-6	-Heating System -Windows	200,000.00 10,000.00

				-Domestic Water Pipes	50,000.00
Riverton Park 3-7	-Outlet for Stoves -Hot Water Upgrade -Replace Main Electrical Boxes -Stoves	4,375.00 7,500.00 37,500.00 24,000.00	Riverton Park 3-7	-Outlet for Stoves -Hot Water Upgrade -Replace Main Electrical Boxes	1,875.00 7,500.00 37,500.00
Washington Gardens 3-8	-Kitchen Cabinets -Chimney Repair -Repair and Paint Decks	50,000.00 25,000.00 5,000.00	Washington Gardens 3-8	-Kitchen Cabinets -Repair and Paint Decks	50,000.00 5,000.00
Front Street 3-10	-Water Proof Basement -Windows -Replace Decks -Interior Renovations	37,500.00 50,000.00 37,500.00 25,000.00	Front Street 3-10	-Rebuild Lawns -Water Proof Basement -Windows -Replace Decks -Interior Renovations	50,000.00 37,500.00 4,000.00 37,500.00 25,000.00
Dermott Court 3-11	-Kitchen Upgrades -Bathroom Upgrades -Widow Replacement	6,000.00 2,500.00 3,750.00	Dermott Court 3-11	-Kitchen Upgrades -Bathroom Upgrades -Widow Replacement	6,000.00 2,500.00 3,750.00
Peninsula Housing	-Kitchen Upgrade -Bathroom Upgrades -Roofs	5,000.00 2,000.00 5,000.00	Peninsula Housing	-Kitchen Upgrade -Bathroom Upgrades -Roofs	5,000.00 2,000.00 5,000.00
Liberty Square 3-17			Liberty Square 3-17	-Kitchen Upgrade -Bathroom Upgrade -Stoves -Refrigerators	4,000.00 2,000.00 700.00 450.00
Maintenance	-Equipment for New Construction Crew -Roof	2,046.00 40,000.00	Maintenance	-Non-Dwelling Equipment	2,496.00
Administrative Offices	-Roof	40,000.00	Administrative Offices		

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	
[] Original Annual Statement Reserve for Disasters/Emergencies [X] Revised Annual Statement (Revision No. 3) [X] Performance and Evaluation Report for Period Ending: 12-31-06 [] 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	100,000.00	100,000.00	0.00	0.00
3	1408 Management Improvements	227,470.00	227,470.00	101,178.32	101,178.32
4	1410 Administration	188,750.00	188,750.00	127,005.85	127,005.85
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	50,000.00	42,646.40	42,646.40
8	1440 Site Aquisition				
9	1450 Site Improvement	157,880.00	157,880.00	88,967.71	88,967.71
10	1460 Dwelling Structures	696,390.00	791,390.00	443,779.06	443,779.06
11	1465.1 Dwelling Equipement-Nonexpendable	30,000.00	30,000.00	0.00	0.00
12	1470 Nondwelling Structures	2,000.00	2,000.00	1,618.00	1,618.00
13	1475 Nondwelling Equipment	38,000.00	38,000.00	25,382.64	25,382.64
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	125,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	1,585,490.00	1,585,490.00	830,577.98	830,577.98
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 ME36 P003 501-06				Federal FY of Grant: 2006		
		Capital Fund Program Grant No: 501-06						
		Replacement Housing Factor Grant No:						
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
Sagamore Village (ME 3-1)	- Interior Renovations	1460	5%	463,000.00	433,000.00	163,828.22	163,828.22	Ongoing
	-Site Work	1450	5%	8,000.00	8,000.00	6,135.00	6,135.00	Ongoing
	-Waterproofing	1460	3%	2,000.00	2,000.00	0.00	0.00	Pending
	-Appliances	1465	10%	10,000.00	10,000.00	0.00	0.00	Pending
Kennedy Park (ME 3-2)	-Interior Renovations	1460	5%	15,000.00	65,000.00	54,115.26	54,115.26	Ongoing
	-Site Work	1450	100%	40,000.00	40,000.00	3,100.00	3,100.00	Ongoing
	-Electrical Work	1460	2%	3,000.00	3,000.00	0.00	0.00	Pending
Bayside Terrace (ME 3-3)	-Site Work	1450	2%	2,000.00	2,000.00	450.00	450.00	Ongoing
	-Interior Renovations	1460	100%	10,000.00	10,000.00	1,291.83	1,291.83	Ongoing
Franklin Towers (ME 3-4)	-Site Work	1450	100%	39,880.00	39,880.00	11,000.00	11,000.00	Ongoing
	-Interior Renovations	1460	100%	15,060.00	65,060.00	52,812.52	52,812.52	Ongoing
	-Handicap Tubs	1460	5%	10,000.00	10,000.00	0.00	0.00	Pending
Bayside East (ME 3-5)	-Site Work	1450	5%	2,000.00	2,000.00	7,445.00	7,445.00	Ongoing
	-Interior Renovations	1460		0.00	25,000.00	28,512.18	28,512.18	Ongoing
	-Appliances	1465	25%	20,000.00	20,000.00	0.00	0.00	Pending
Harbor Terrace (ME 3-6)	-Site work	1450	100%	40,000.00	40,000.00	0.00	0.00	Pending
	-Interior Renovations	1460	30%	93,330.00	93,330.00	73,278.00	73,278.00	Ongoing
Riverton Park (ME 3-8)	-Site Work	1450	10%	2,000.00	2,000.00	59,581.00	59,581.00	Ongoing
	-Interior Renovations	1460	5%	15,000.00	15,000.00	22,031.75	22,031.75	Ongoing
	-Water Mains	1450	2%	18,000.00	18,000.00	0.00	0.00	Pending
Washington Gardens (ME 3-9)	-Site Work	1450	20%	2,000.00	2,000.00	1,256.71	1,256.71	Ongoing
	-Interior Renovations	1460	2%	6,000.00	6,000.00	7,130.15	7,130.15	Ongoing
Front Street (ME 3-10)	-Site Work	1450	10%	2,000.00	2,000.00	0.00	0.00	Pending
	-Interior Renovations	1460		0.00	0.00	39,069.41	39,069.41	Ongoing

	-Waterproofing	1460	2%	2,000.00	2,000.00	1,709.74	1,709.74	Ongoing
Dermott Court (ME 3-11)	-Siding	1460	100%	12,000.00	12,000.00	0.00	0.00	Pending
Liberty Square (ME 3-16)	-Site Work	1450	2%	2,000.00	2,000.00	0.00	0.00	Pending
	-Heating System: Hammond St	1460	25%	12,000.00	12,000.00	0.00	0.00	Pending
Peninsula Housing (ME 3-17)	-Interior Renovations	1460	100%	3,000.00	3,000.00	0.00	0.00	Pending
Maintenance Office	-Maintenance Equipment	1475	Purchase	28,000.00	28,000.00	12,177.00	12,177.00	Ongoing
Administrative Office	-Renovations	1470	20%	2,000.00	2,000.00	1,618.00	1,618.00	Ongoing
	-Upgrade Computer HW/SW	1475	Purchase	10,000.00	10,000.00	13,205.64	13,205.64	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 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			Revision #2	Revision #3	Funds Obligated	Funds Expended	Status of Work
PHA Wide	-Operations	1406		100,000.00	100,000.00	0.00	0.00	
	-Unit Inspections	1408	Contractual	14,000.00	14,000.00	0.00	0.00	Pending
	-Resident Counseling	1408	Contractual	11,000.00	11,000.00	0.00	0.00	Pending
	-Youth Services	1408	Contractual	8,000.00	8,000.00	2,730.82	2,730.82	Ongoing
	-Education Center Staff	1408	Contractual	32,000.00	32,000.00	9,439.50	9,439.50	Ongoing
	-Elderly Services	1408	Contractual	20,000.00	20,000.00	31,962.00	31,962.00	Ongoing
	-Management Services	1408	Contractual	142,470.00	142,470.00	57,046.00	57,046.00	Ongoing
	-Administration	1410	2 FTE	188,750.00	188,750.00	127,005.85	127,005.85	Ongoing
	-A&E Fees	1430	Contractual	20,000.00	50,000.00	42,646.40	42,646.40	Ongoing
	-Preventative Maintenance	1460	PHA Wide	35,000.00	35,000.00	0.00	0.00	Pending
	-Contingency	1502		125,000.00	0.00	0.00	0.00	Pending

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 ME36P00350106 Capital Fund Program No: 501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006	
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	06/30/08			06/30/09				
3-2 Kennedy Park	06/30/08			06/30/09				
3-3 Bayside Terrace	06/30/08			06/30/09				
3-4 Franklin Towers	06/30/08			06/30/09				
3-5 Bayside East	06/30/08			06/30/09				
3-6 Harbor Terrace	06/30/08			06/30/09				
3-8 Riverton Park	06/30/08			06/30/09				
3-9 Washington Gardens	06/30/08			06/30/09				
3-10 Front Street	06/30/08			06/30/09				
3-11 Dermott Court	06/30/08			06/30/09				
3-16 Peninsula Housing	06/30/08			06/30/09				
Administrative Offices	06/30/08			06/30/09				
PHA Wide	06/30/08			06/30/09				

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 ME36P003505105 Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
[] Original Annual Statement Reserve for Disasters/Emergencies [X] Revised Annual Statement (Revision No: 4)					
[X] Performance and Evaluation Report for Period Ending: 09-30-06 [X] Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost	
		Revision 3	Revision 4	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	545,879.19	545,879.19	545,879.19
4	1410 Administration	173,000.00	316,117.06	316,117.06	316,117.06
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	23,919.55	23,919.55	23,919.55
8	1440 Site Aquisition				
9	1450 Site Improvement	27,000.00	187,295.42	187,295.42	187,295.42
10	1460 Dwelling Structures	633,060.00	607,713.85	607,713.85	607,713.85
11	1465.1 Dwelling Equipement-Nonexpendable	30,000.00	20,662.50	20,662.50	20,662.50
12	1470 Nondwelling Structures	87,451.00	17,220.43	17,220.43	17,220.43
13	1475 Nondwelling Equipment	10,000.00	16,075.00	16,075.00	16,075.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization 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	1,734,883.00	1,734,883.00
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 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 #3	Revision #4	Funds Obligated	Funds Expended	Status of Work
Sagamore Village ME 3-1	_Renovations	1460	15%	491,000.00	276,163.64	276,163.64	276,163.64	Ongoing
	_Site Work	1450	5%	8,000.00	48,034.39	48,034.39	48,034.39	Ongoing
	_Waterproofing	1460	3%	2,000.00	0.00	0.00	0.00	Being evaluated
	_Community Bldg. Renovations	1470	20%	85,451.00	0.00	0.00	0.00	Being evaluated
	_Appliances	1465	10%	10,000.00	20,662.50	20,662.50	20,662.50	Being evaluated
Kennedy Park ME 3-2	_Renovations	1460	2%	3,000.00	20,614.54	20,614.54	20,614.54	Ongoing
	_Site Work	1450	3%	2,000.00	38,405.34	38,405.34	38,405.34	Ongoing
	_Smoke detectors	1460	5%	8,000.00	3,587.20	3,587.20	3,587.20	Ongoing
Bayside Terrace ME 3-3	_Site Work	1450	2%	2,000.00	15,592.00	15,592.00	15,592.00	Ongoing
	_Renovations	1460	100%	10,000.00	0.00	0.00	0.00	Being evaluated
Franklin Towers ME 3-4	_Site Work ADP	1450	100%	2,000.00	4,545.00	4,545.00	4,545.00	Ongoing
	_Renovations	1460	100%	16,060.00	20,835.80	20,835.80	20,835.80	Ongoing
Bayside East ME 3-5	_Site Work	1450	5%	2,000.00	13,943.47	13,943.47	13,943.47	Ongoing
	_Appliances	1465	25%	20,000.00	0.00	0.00	0.00	Being evaluated
	_Renovations	1460	5%	2,000.00	46,264.46	46,264.46	46,264.46	Ongoing
Harbor Terrace ME 3-6	_Site work	1450	100%	2,000.00	0.00	0.00	0.00	Being evaluated
	_Renovations	1460		0.00	13,801.73	13,801.73	13,801.73	Ongoing
Riverton Park ME 3-8	_Site Work	1450	10%	2,000.00	39,616.47	39,616.47	39,616.47	Ongoing
	_Renovations	1460	5%	8,000.00	33,775.55	33,775.55	33,775.55	Ongoing
Washington Gardens ME 3-9	_Site Work	1450	20%	2,000.00	4,487.10	4,487.10	4,487.10	Ongoing

Front Street ME 3-10	_ Site Work	1450	10%	2,000.00	19,895.65	19,895.65	19,895.65	Ongoing
	_ Renovations	1460	2%	2,000.00	10,425.00	10,425.00	10,425.00	Ongoing
	_ Smoke detectors	1460	5%	6,000.00	9,965.22	9,965.22	9,965.22	Ongoing
Dermott Court ME 3-11	_ Renovations	1460	100%	10,000.00	3,675.00	3,675.00	3,675.00	Ongoing
	_ Site work	1450	30%	1,000.00	976.00	976.00	976.00	Ongoing
Liberty Square ME 3-16	_ Site work	1450	2%	2,000.00	1,800.00	1,800.00	1,800.00	Being evaluated
	_ Renovations	1460	25%	9,000.00	725.00	725.00	725.00	Ongoing
	_ Smoke detectors	1460	100%	2,000.00	0.00	0.00	0.00	Ongoing
Peninsula Housing ME 3-17	_ Renovations	1460	100%	1,000.00	0.00	0.00	0.00	Being evaluated
Maintenance Office	_ Equipment	1470	Purchase	28,000.00	530.00	530.00	530.00	Complete
		1475	Purchase	0.00	2,675.00	2,675.00	2,675.00	Complete
Administrative Office	_ Heating/AC	1470	20%	2,000.00	16,690.43	16,690.43	16,690.43	Ongoing
	_ Upgrade computer software	1475	Purchase	10,000.00	13,400.00	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 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			ME36P003505105 501-05			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		Status of Work		
				Revision #3	Revision #4	Funds Obligated	Funds Expended			
PHA Wide	_ Operations	1406		127,000.00	0.00	0.00	146,713.12	Complete		
	_ Unit Inspections	1408	Purchase	14,000.00	0.00	0.00	0.00	Under Review		
	_ Resident Init. Program Manager	1408	1FTE	52,000.00	44,272.80	44,272.80	44,272.80	Ongoing		
	_ Education Program Manager	1408	1FTE	50,000.00	77,684.64	77,684.64	77,684.64	Ongoing		
	_ FSS Program Manager	1408	1FTE	8,000.00	0.00	0.00	0.00	Under Review		
	_ Resident Serv. Office Assistant	1408	1FTE	35,000.00	56,212.72	56,212.72	56,212.72	Ongoing		
	_ Housing Inspector	1408	1FTE	37,000.00	-127,169.34	-127,169.34	-127,169.34	Move to LIPH Budget		
	_ FSS education training	1408	Contractual	6,000.00	0.00	0.00	0.00	Under Review		
	_ Resident counseling	1408	Contractual	15,000.00	7,032.00	7,032.00	7,032.00	Ongoing		
	_ Director of Resident Services	1408	1FTE	65,000.00	90,668.92	90,668.92	90,668.92	Ongoing		
	_ Youth Services	1408	Contractual	8,000.00	8,939.92	8,939.92	8,939.92	Ongoing		
	_ Education Services	1408	Contractual	8,000.00	5,060.00	5,060.00	5,060.00	Under Review		
	_ Staff training/education	1408	Purchase	6,000.00	0.00	0.00	0.00	Under Review		
	_ Project Manager (3)	1408	3FTE	195,000.00	164,545.76	164,545.76	164,545.76	Ongoing		
	_ Elder services	1408	100%	20,000.00	71,918.65	71,918.65	71,918.65	Ongoing		
	_ Administration	1410	10%	173,000.00	316,117.06	316,117.06	316,117.06	Ongoing		
	_ Fees & costs	1430	Contractual	20,000.00	23,919.55	23,919.55	23,919.55	Ongoing		
	_ Preventive Maintenance	1460	PHA Wide	35,000.00	167,880.71	167,880.71	167,880.71	Ongoing		
	_ LIPH Operations-Subsidy Shortfall	1408	PHA Wide	0.00	146,713.12	146,713.12	146,713.12	Complete		
	_ Contingency	1502	100%	108,372.00	0.00	0.00	0.00	Redistributed Funds		

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 ME36P00350105 Capital Fund Program No: 501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
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	06/30/07		6/30/06	06/30/08		6/30/06	
3-2 Kennedy Park	06/30/07		6/30/06	06/30/08		6/30/06	
3-3 Bayside Terrace	06/30/07		6/30/06	06/30/08		6/30/06	
3-4 Franklin Towers	06/30/07		6/30/06	06/30/08		6/30/06	
3-5 Bayside East	06/30/07		6/30/06	06/30/08		6/30/06	
3-6 Harbor Terrace	06/30/07		6/30/06	06/30/08		6/30/06	
3-8 Riverton Park	06/30/07		6/30/06	06/30/08		6/30/06	
3-9 Washington Gardens	06/30/07		6/30/06	06/30/08		6/30/06	
3-10 Front Street	06/30/07		6/30/06	06/30/08		6/30/06	
3-11 Dermott Court	06/30/07		6/30/06	06/30/08		6/30/06	
3-16 Peninsula Housing	06/30/07		6/30/06	06/30/08		6/30/06	
Administrative Offices	06/30/07		6/30/06	06/30/08		6/30/06	
PHA Wide	06/30/07		6/30/06	06/30/08		6/30/06	