

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Portland Housing Authority</u> PHA Code: <u>ME003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>992</u> Number of HCV units: <u>1754</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Portland Housing Authority's mission is to provide decent, safe, and sanitary housing for low-income citizens of the greater Portland area.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment I: Goals & Objectives 2010-2014 See Attachment II: Progress in Meeting Goals & Objectives 2005-2009																										
6.0	PHA Plan Update Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachments III (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main Administrative Office – 14 Baxter Boulevard Portland, ME PHA web site: www.porthouse.org City of Portland Housing & Community Development Office 189 Congress Street, Portland, ME Community rooms of larger PHA developments																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See Attachment IV																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment V: Housing Needs Assessment																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;">See Attachment VI.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The Portland Housing Authority has begun working on the 2010 – 2014 goals and will keep HUD apprised of its progress.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Substantial Deviation from the 5-Year Plan Substantial deviation from the 5-Year Plan may occur when the Board of Commissioners of the PHA deems it necessary to change the intent of the mission statement or goals of the 5-Year Plan such as: adding a major activity, development strategy or financing initiative not previously considered, including changes with regard to demolition or disposition, designation; any conversion activities intended for public housing..</p> <p>Significant Amendment or Modification to the Annual Plan Significant amendments or modifications to the Annual Plan include; discretionary changes in PHA policy, and major activities not previously considered in the Capital Fund Program, that require formal approval of the Board of Commissioners. The PHA would seek input from the tenant councils, hold a public hearing on the changes, and obtain Board approval.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Attachment I

Portland Housing Authority 2010 HUD 5-Year Plan

5.2 5 Year Goals and Objectives (2010 to 2014):

1. PHA will maintain and enhance the high level of excellence in the administration of its core programs; Public Housing and the Section 8 Housing Choice Voucher Program.
 - a. Continue to achieve high scores in HUD assessment systems, PHAS and SEMAP
2. PHA will maintain its excellent financial stability.
 - a. Continue to seek greater administrative and management efficiencies
 - b. Seek opportunities for additional revenue generation
 - c. Continue to work with Housing Authorities in neighboring communities to provide common services
 - d. Expand the use of technology in PHA operations, such as application intake and rent collection
3. PHA will invest in its buildings, apartments and grounds to insure the safety of its residents, visitors and employees, as well as the efficient management of all facilities.
 - a. Complete and integrate a Green Master Plan, a new energy audit and a new Physical Needs Assessment for all PHA buildings, facilities and operations.
 - b. Investigate financing opportunities and construct priority improvements identified in the plans mentioned above.
4. PHA will improve the safety and security of its residents
 - a. Continue and enhance the close partnership with the Portland Police Department
 - b. Invest in additional security equipment, including cameras in common areas
 - c. Continue aggressive tenant screening and lease enforcement.
5. PHA will house an additional 100 low income families and individuals, including 50 homeless and 50 low income households, utilizing a variety of programs, partnerships and financing opportunities available to it and its affiliated non-profit corporations.
 - a. Apply for new HUD voucher programs that become available
 - b. Partner with area non-profits housing developers to acquire, develop and/or renovate properties in greater Portland
 - c. Expand the utilization of Section 8 Project-Based Vouchers, when appropriate, to serve priority housing needs.
 - d. Utilize PHA's ability to issue tax exempt bonds as a financing source when feasible.
6. PHA will continue to provide services and programming to youth and adult residents to help improve the quality of their lives and empower them to achieve self-sufficiency.
 - a. Utilize new 501c3, Portland Housing Services Corporation, to seek funding from foundations and government agencies.
 - b. Seek and form new partnerships with community organizations and human service providers to assist PHA residents.
 - c. Continue to maximize the use of PHA facilities and space for use by service providers.
7. PHA will establish a long-term plan for the future direction of the agency and its facilities.

Attachment II

Portland Housing Authority 2010 5-Year Plan

5.2 Goals and Objectives

Progress Meeting Previous 5 Year Goals 2005 -2009:

The Portland Housing Authority has made significant progress in accomplishing the goals and objectives from its previous 5 Year Agency Plan.

Goal: The Portland Housing Authority shall maintain its status as a high performing housing authority under HUD PHAS and SEMAP.

- PHA has maintained its HUD High Performer status in both PHAS and SEMAP in each of the years it has been assessed to date. PHAS scores were only applicable in 2005, 2006 and 2007 when PHA scored 97, 97, and 95 out of a possible 100 points, respectively. HUD did not assess HA's in 2008. The PHAS evaluation for 2009 is currently on-going. SEMAP has been scored in all 5 years. In each of the years PHA's Section 8 Programs received the highest score possible, 100 points.
- Over the last five years PHA has supported the creation and ongoing operation of Tenant Councils in each of its five AMPs. This is the first time in many years that Tenant Councils have been active and available to residents in all its developments.

Goal: The Portland Housing Authority shall renew its collaborations with its community partners in order to assist our residents and those in need of housing assistance.

- Partnerships with human service agencies are critically important to PHA's mission of helping to empower its residents. PHA has maintained and in many cases expanded its partnerships with agencies and community organizations that serve our residents. Examples include;
 - Maintaining partnerships with existing agencies such as Southern Maine Agency on Aging to provide resident services to elderly tenants, the Peoples Regional Opportunity Program for Head Start programming in our family developments, and Portland Adult Education for English language classes in two of our developments.
 - Expanding partnerships with agencies such as; the Boys and Girls Clubs of Southern Maine for increased youth programming in Riverton Park and Sagamore Village. The Boys and Girls Club has added a summer program in Riverton Park, as well as an entirely new club house in Sagamore Village. PHA plans to start construction in June of 2010 on an addition to its community center in Sagamore Village to house the new club house, currently operating in temporary space.

- New collaborations have been established with Cultivating Community for gardening programs; Community Counseling Center for counseling and life skills programs, particularly for our refugee residents; Pichintu Chorus for music programs; and Soccer Maine to help fund and operate our summer Soccer Start Program. New collaborations have also been established with local colleges that provide tutoring in PHA Study Centers in our family developments, including Bowdoin College, St. Josephs College and the University of Southern Maine.

Goal: In light of funding reductions, serve the same number of deep subsidy households. Also provide fifty (50) additional affordable housing opportunities by June 30, 2010.

- PHA has successfully served the same number of households it was serving in 2005 through our Public Housing and Section 8 Voucher Programs. Any funding reductions were mitigated through efficient management practices, and never impacted our households served.

In fact, the PHA has added 70 additional affordable housing opportunities to date, exceeding its goal of 50 by June 30, 2010. This has been accomplished primarily through new voucher programs. In FY 2006, PHA received 30 replacement vouchers that were designated to assist low income residents of a former HUD assisted property in Portland (Danforth Heights) who's HAP had expired. Eligible families were assisted, and with the remaining vouchers PHA was able to assist Katrina Victims and applicants off our waiting list. In 2009, the PHA also received 35 vouchers under the Veteran Affairs Supportive Housing Program (VASH). Through this collaboration with HUD and Maine Housing, PHA will assist 35 homeless veterans in 2010 with new rental vouchers.

Also in 2009, through a partnership between a PHA affiliate, the Portland Housing Development Corporation, the Westbrook Housing Authority and the Westbrook Development Corporation, 5 lower income first time homebuyers will be assisted with soft second mortgages at the St Patrick's School Condominium Project on Congress Street in Portland.

Attachment III (a &b)
Portland Housing Authority
2010 Agency Plan
Proposed Changes Effective July 2010

(A) (6.0) Changes to Section 8 Programs Administrative Plan

Below are copies of the proposed revisions and other changes to the Portland Housing Authority Section 8 Administrative Plan. All chapters were reviewed and minor corrections were made to the following: old references or instructions no longer applicable; changes to wording, organization of chapters, and clarification of meaning.

Any new HUD regulations have been incorporated into the Administrative Plan as mandatory program requirements. Certain new discretionary policies have been incorporated and changes to existing discretionary policies made. All changes of this type are highlighted in bold and italicized.

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Chapter 6 Page 37 – Visitors – Under the Section 8 Programs no person may reside in the unit without permission of PHA and the owner. Often there are varying opinions about whether or not someone is living there or visiting. These two definitions, in conjunction with other definitions in this section, help clarify what is a Violation of Obligations under the Voucher or the Statement of Family Responsibilities.

Chapter 8 Page 61 & 62 – Voucher Issuance Determination for Split Households – In a never ending exercise to have policy cover all the changes that can occur in family composition (or decomposition) this change addresses what PHA may do to accommodate a split when both resulting families from a split are in need of and could be considered qualified for continued assistance.

Chapter 10 Page 74 – Smoke Detectors and Carbon Monoxide Detectors – Maine has instituted a new law regarding installation of carbon monoxide detectors in all rental and new housing. Owners and Tenants are subject to the same criteria for compliance and the same sanctions if the detectors are damaged or inoperable.

Chapter 12 Page 84 – Increases in Income – Even though families have always been required to report changes in income Section 8 has long had a policy of not requiring rent recalculations when family income increased. When a family’s income increases the HAP expense to PHA is reduced. Given the fact that year to year funding can impact the number of families that can be served always doing rent recalculations for increased income (with the exception of regular COLA adjustments and/or regular pay raises) we can maximize utilization of our funding to assist a maximum number of eligible families.

Chapter 15 Page 101 – Screening of Applicants and Participants – HUD has provided a new tool to assist in screening families for eligibility under debts owed other HAs and

termination reasons for former participants. This is a national data entry system that all HAs will be required to access as part of the eligibility process.

Chapter 16 Page 108 – Change in Ownership Due to Foreclosure – The Protecting Tenants from Foreclosure Act (PTFA) is a regulatory change that will obligate owners of leased housing (not just Section 8) and those entities foreclosing on that owner a legal procedure that protects the rights of all tenants. It further obligates HAs to respond to this issue through education and facilitation to empower tenants to retain their housing or be provided the means to seek alternative housing.

Chapter 20 Page 153 – Zero HAP – Unlike other Section 8 programs the Project-Based Voucher program does not allow for a 180-day grace period when the family has sufficient income to cover the entire rent due (they are at zero HAP). This section inserts new HUD regulations illustrating what rights the PBV participant does have.

Chapter 20 Page 166 – Denial or Termination of Assistance – When a Homeownership Voucher family reaches zero HAP they are entitled to the 180-day grace period before their assistance under Homeownership would be terminated. This change allows the Director of Housing Services to extend that period no more than an additional 90 days under certain unexpected circumstances such as death, medical or financial hardship beyond the control of the family for a member of the assisted household.

Admission and Continued Occupancy Plan (ACOP) And Dwelling Lease

(B) 6.0 ACOP Changes:

Chapter 2: Eligibility for Admission

Section E. 3. Other Eligibility Criteria

This change adds language to make it possible to deny admission to public housing if it is proven the applicant has an active bed bug or other pest infestation in current their residence.

Chapter 4: Tenant Selection and Assignment Plan

Section B. Waiting List Preferences

Language has been added to comply with new federal regulations and HUD policy requiring the provision and verification of Social Security Numbers prior to applicants receiving housing.

Chapter 6: Determination of Total Tenant Payment

Section B. Minimum Rent

This change adds a minimum rent requirement to PHA policy. The minimum rent would be \$50.00 per month. Financial hardship exemptions are also added to ensure those that truly can not pay are excused from this rule.

Chapter 7: Verification Procedures

Section H. Verifying Non-Financial Factors, Verification of Social Security Numbers

This change is required to comply with new federal regulations and HUD policy when verifying the Social Security Numbers of applicants for public housing.

Chapter 9: Leasing

Section H: Schedule of Special Charges

SEE ATTACHED MEMORANDUM: The proposed changes to the Schedule of Special (Resident) Charges as referenced in Section 6. G. of the Dwelling Lease, increase or add the amounts charged to tenants for repairs and special maintenance functions, as well as other charges. The increases or additional charges are necessary to keep pace with increasing costs. They can also create an incentive for tenants to cooperate with management in keeping their apartments safe and well maintained.

Dwelling Lease Changes

Section 6: Use and Occupancy of Apartment and Surrounding Area

F. Language is added to the lease prohibiting tenants from having large fixed personal playground equipment such as swing sets. This is strongly recommended by PHA's insurance company under our general liability coverage and as part of the risk management plan.

Section 16: Termination of Lease

D.(3) The Authority shall give to the tenant written Notice of Termination of this Lease of at least 30 days:

(g) language is added to this part making it clear that giving false information about personal identity and criminal background that wasn't previously discovered can be cause for termination.

(j) this part is added to make refusal to cooperate in the inspection, preparation for and/or treatment of bed bugs and other pest infestations a cause for termination.

Attachment IV
Portland Housing Authority
2010 5-Year

7.0 (d) Homeownership

The Portland Housing Authority (PHA) administers a Voucher Homeownership (HoV) Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982. The Portland Housing Authority does not limit the number of families who can participate in the VoH program. The discretionary eligibility criteria for participation in PHA's VoH program are as follows:

- The family has not caused any violations of HUD's Housing Quality Standards within the previous 12 months.
- The family has been an active and continuous participant in the PHA HCV Program for at least 9 months.
- The family does not owe money to the PHA or any other HA.
- The family has not committed any serious or repeated violations of a PHA Public Housing Lease within 3 years of the date of the family's VoH application.

Other criteria affecting eligibility in PHA's VoH program are:

- A continuing HCV participant who is moving with HCV assistance under portability to PHA and has not been approved for homeownership by the issuing housing authority, must meet the initial requirements above.
- A current HCV participant who has been approved for homeownership by another Housing Authority and who chooses to utilize the family's VoH assistance within PHA's jurisdiction; and the issuing housing authority does not wish to administer that Voucher under their own VoH program is immediately eligible for the VoH program.
- If any family member was an adult member of a family that defaulted on a mortgage obtained through Homeownership the family is barred from receiving future VoH assistance.

The PHA has demonstrated its capacity to administer the program by requiring that financing for purchase of a home under its Voucher Homeownership program 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.

The Portland Housing Authority has partnered with the following pre-established programs since July 1, 2001:

United States Department of Agriculture Rural Development – Cumberland County

- Provide low interest rate loans for low income homebuyers

Peoples Regional Opportunity Program (PROP) – Portland

- Offers the HUD approved Homebuyer Education Course
- Administers the Maine American Dream Initiative (MADI) – down payment assistance (since 2003)

Consumer Credit Counseling Services (CCCS) – South Portland

- Offers the HUD approved Homebuyer Education Course
- Credit Repair Resource
- Offers Budgeting Education Classes

TD BankNorth

- Offers a comparable low interest rate FHA/VA loan.

City of Portland Housing and Neighborhood Services

- Has a funded HOME program that provides down payment and closing cost assistance for homeownership for first-time homeowners in Cumberland County

Westbrook Housing Authority

- Offers condos for sale to eligible low-income homebuyers partnering with USDA and PROP

Bangor Savings

- Is an approved Maine Housing lender, offering low interest loan rates for first time homebuyers.

7.0 (e) Project-based Vouchers

As in the past, Portland Housing Authority (PHA) will consider “project-basing” Housing Choice Vouchers (HCVs) for new projects from time to time as the need exists within its community. This is done to maximize the affordability of housing for special populations. Portland Housing Authority’s use of Project-Based Vouchers (PBVs) is consistent with and supports the Consolidated Plan for the City of Portland. PHA manages its PBV program by implementing relevant sections of CFR 24 Parts 982 and 983.

As of January, 2010 PHA has provided 139 Project-Based vouchers from its HCV portfolio for twelve (12) different projects for the development of permanent affordable housing for the homeless, persons with disabilities, and other underserved people. One new project is under construction and PHA has entered into an Agreement for Housing Assistance Payments (AHAP) with Avesta Housing, an affordable housing developer. Florence House will have 25 permanent efficiency apartments for homeless and disabled persons and transitional units and emergency beds for homeless women. PHA is providing 25 PBVs for Florence House Apartments. Construction completion is anticipated to be March, 2010.

Attachment V

Portland Housing Authority 2010 5-Year Plan 9.0 Housing Needs

Current Portland (ME) Housing Authority Wait List Statistics

PUBLIC HOUSING	#	%	SECTION 8 - HCV	#	%
<u>Total # of Families by Race</u>	1179		<u>Total # of Families by Race</u>	1703	
White	844	71%	White	1097	64%
Black/AF-AM	249	21%	Black/AF-AM	535	31%
AM/Indian/Alaskan	17	1%	AM/Indian/Alaskan	18	1%
Asian	69	6%	Asian	38	2%
Hawaiian/Pacific Islander	0	0%	Hawaiian/Pacific Islander	2	>1%
 <u>Related Data</u>			 <u>Related Data</u>		
Female	695	58%	Female	1059	62%
Male	480	40%	Male	631	37%
Handicapped	8	1%	Handicapped	5	>1%
Disabled	437	37%	Disabled	592	35%
Family w/Children	501	42%	Family w/Children	833	49%
Elderly	83	7%	Elderly	108	6%
 <u>Family Size</u>			 <u>Family Size</u>		
0	4	>1%	0	7	>1%
1	569	48%	1	720	42%
2	297	25%	2	366	21%
3	150	13%	3	265	16%
4	79	7%	4	148	9%
5	40	3%	5	88	5%
6	22	2%	6	45	3%
7	18	2%	7	36	2%
8	5	>1%	8	16	1%
9	0	0%	9	6	>1%
10	3	>1%	10	4	>1%
 <u>Bedrooms</u>			 <u>Bedrooms</u>		
0	0	0%	0	3	>1%
1	645	54%	1	799	47%
2	361	30%	2	489	29%
3	125	11%	3	276	16%
4	43	4%	4	103	6%
5	14	1%	5	27	2%
6	1	>1%	6	6	>1%

Overview of Housing Needs

Demographic Trends in Cumberland County

The demographics in Maine are changing faster than any time in our history. From 2000-2008, Cumberland County has grown by just 10,435 people, less than half what was projected for 2010. The diversity of the region is growing more rapidly. Minorities now comprise 7.2% of the population in Cumberland County, with Blacks accounting for the largest sector. From 2000-2008, the Black population more than doubled. Single persons living alone comprised the fastest growing segment of all households, tied with single parents with children. Married couples with children posted the largest decline. The region is aging. By 2025, 1 in 3 people will be a senior over the age of 55. All of these trends are having and will continue to have a huge impact on the housing needs of the residents of the Greater Portland area.

Housing Needs in Greater Portland

Affordability

The recent downturn in the economy of Greater Portland is having a significant impact on citizens' ability to secure adequate rental housing. The average salary of \$41,132 in Greater Portland is enough to pay for the average two bedroom apartment. But the average renter household income of \$27,000 - \$35,000 per year is much less. Two thirds (66%) of owners and three quarters (75%) of renters who earn less than 50% of the area median income have a housing problem, with severe cost burdens being the most prevalent. Cost burden increases with age. Overcrowding is also a problem for Black and Asian households. Rents in Cumberland County continue to exceed HUD's published FMRs. Approximately 60% of the population in Cumberland County is unable to afford the average 2-bedroom rent. In 2000 36% of renters paid over 30% of their income for rent.

The affordability of rental housing appears to be increasing for the general population. Since 2002, rents have increased just 1.5% per year, less than the rate of inflation. But renters, seniors, Black families, and single parents have not seen any gains in real income over the last decade. It is easier for low income households to find affordable small units in the marketplace than large units: 68% of efficiencies and 1-bedroom apartments that are affordable to very low income households are actually occupied by such households.

Supply

With 10,211 rental units available to meet the demands of 12,108 households earning less than 50% of median income, there is an estimated gap of 1,897 for subsidized units in Greater Portland.

Seventy-four percent of the homes in Cumberland County are heated fuel oil. The sharp increase in the price of oil coupled with the recent economic downturn has had a significant impact on rents, renters and landlords. A few landlords have stopped renting their properties and others are facing foreclosure

From 2000 to 2008, the region's urban centers built more housing units than the suburbs, and more housing units than new jobs. The suburbs captured a surprising 66% of new jobs growth in Cumberland County but built only 13% of the region's new multi-family housing units.

Large gaps between supply and demand persist for elderly low-income renters and the physically disabled.

Quality

The housing stock in Maine is some of the oldest in the nation. Seventy percent of the housing stock in Cumberland County was built prior to 1980 with 29% built prior to 1940. While there are a variety of programs to rehabilitate single family homes. There are few programs to support the renovation of multi-family units.

Accessibility

The age of Maine’s housing stock has a significant impact on the number of handicap accessible units in the Greater Portland area. However, between 2000 and 2008 Cumberland County saw an increase in the development of quality accessible housing units by private developers which has freed up some of the older accessible units for renters with lower incomes.

Size of Units & Location

Within Cumberland County approximately 30% of housing units are renter occupied. Vacancy rates have been approximately 4%. Affordability is the major barrier to finding decent, safe rental housing in Cumberland County.

**Distribution of all Rental Dwellings by # of Bedrooms in
Cumberland County, Maine**

1 Bedroom	2 Bedroom	3 Bedroom	4/5+ Bedroom
37%	41%	16%	6%

Summary

Finding affordable housing in the Greater Portland area continues to be a challenge for Maine’s low, very low and extremely low income residents. The recent economic downturn has added to this challenge. But there is some hope. Greater Portland housing authorities and non-profit organizations are continuing to work together to address this issue and to raise awareness of the housing challenges facing our most vulnerable citizens.

Data Sources:
Cumberland County Regional Housing Plan - Draft December 2009
Maine Housing Cumberland County Rental Housing Facts 2008
U.S. Bureau of the Census
National Low Income Housing Coalition

Attachment VI
Portland Housing Authority
2010 HUD 5 Year Plan

9.1 Strategy for Addressing Housing Needs.

The Portland Housing Authority will address identified housing needs in the following way;

1. Apply for additional vouchers from HUD as new federal programs are developed and resources made available. These may be tenant or project based vouchers for use generally by very low income households, or for special needs groups including the homeless, youth, veterans and persons with disabilities.
2. Partner with area human service organizations on development and funding proposals to provide vouchers and housing units for their homeless and disabled clients.
3. Undertake affordable housing development to increase the inventory of affordable housing in Greater Portland. Portland Housing Authority (or its affiliate corporation) may serve as developer or as a development partner with area non-profit developers. Affordable housing development of all types will be considered, including rental, homeownership, and supportive housing, 100% assisted or mixed-income properties. Specific activities may include acquisition of land and buildings, new construction and/or renovation of existing multifamily properties.
4. Utilize the newly created 501c3 corporation, Portland Housing Services Corp, to apply for funding from government agencies and private foundations, to acquire property to be developed and assist non-profit organizations with their proposals for new affordable housing.
5. Evaluate opportunities to convert additional Housing Choice Vouchers to Project-Based Vouchers to assist developers with their proposals and/or non-profit organizations with their clients/tenants.
6. Offer the PHA's tax exempt bonding ability to assist developers with their affordable housing proposals.

Resident Advisory Board (RAB) Comments

The 45 day public comment period for the proposed 2010 Portland Housing Authority Annual Plan began on February 1, 2010 and ended on March 18, 2010 with a public hearing. A meeting of the Portland Housing Authority Neighborhood Group (PHANG) and Resident Advisory Board (RAB) was held on February 18, 2010.

At the PHANG/RAB meeting Acting Executive Director, Mark Adelson reviewed the proposed changes to the Admissions and Continued Occupancy Plan (ACOP), and Housing Services Director, Jan Bosse reviewed the proposed changes to the Section 8 Administrative Plan.

There were no Resident Advisory Board comments on the proposed changes, although other non-plan issues were discussed.

**Portland Housing Authority
Challenged Elements
2010 Five Year and Annual Plans**

No elements of the Portland Housing Authority 2010 5-Year and Annual Plans were challenged.

VIOLENCE AGAINST WOMEN ACT (VAWA)

Portland Housing Authority's goals, objectives, policies and programs that will enable the Authority to serve the needs of adult and child victims of domestic violence, dating violence, sexual assault, and stalking include:

The Portland Housing Authority (PHA) implemented VAWA to insure that victims of domestic violence could either maintain their current housing with PHA or be provided with alternative affordable housing opportunities that best fit the needs of the victim(s). PHA employs various solutions within the guidelines set forth in the Admission and Continued Occupancy Policies (ACOP) for Public Housing and the Administrative Plan for the Section 8 Rental Assistance Programs. Some of these solutions are:

- Eviction from Public Housing or termination of Section 8 assistance for perpetrators of such acts so the victim(s) may remain in their home.
- Transfer the victim(s) from one Public Housing development to another a reasonable distance away from their present home.
- Make administrative transfers of the victim(s) from Public Housing to the Housing Choice Voucher (HCV) program so the victim(s) can find safe housing at an undisclosed location away from public housing.
- Allow for portability of Voucher assistance provide mobility of the victim(s) to an undisclosed location in other cities, counties and states throughout the country.

These solutions are often supported through and with cooperation of various agencies. These agencies include:

- Family Crisis Services through the Maine Coalition to End Domestic Violence
- Community Counseling Inc.
- Preble Street Resource Center
- Portland Police Department of Victim Advocate Services
- Pine Tree Legal Assistance, Inc.
- Other Housing Authorities

These agencies play an important role to insure the victim(s) remain safe by helping them implement their legal and security options and receive medical, counseling, and/or emergency housing services as needed.

PHA has made training sessions available to all Public Housing Managers, Section 8 Managers and front line staff. These training sessions deal directly with ways to recognize and to respond to incidents of domestic violence. Staff from Family Crisis Services, Pine Tree Legal, the Maine Human Rights Commission and PHA have organized and presented these trainings. Furthermore Property Managers work closely with the PHA Community Policing Coordinator to recognize incidents and reports that may indicate the potential for an escalation in violence in the future. In these cases

services can be introduced and resident education can take place. Section 8 staff members participate in monthly “hot spot” meetings which may provide information about police calls to units throughout Portland that house Section 8 clients. Section 8 staff members work closely with other housing authorities to accept the portability of HCV assistance for victims who need to relocate to other jurisdictions.

PHA works diligently to reduce and prevent acts of domestic violence. When such acts occur, PHA reacts quickly and proactively to insure the safety and well-being of their housing residents and clients.

PORTLAND HOUSING AUTHORITY
14 BAXTER BOULEVARD, PORTLAND, ME 04101-1822

www.porthouse.org
Administrative Office (207) 773-4753 TDD (207) 774-2570
Fax (207) 774-6471
Maintenance (207) 774-2815

Mark B. Adelson
Executive Director
And Secretary

Deputy Executive
Director

April 02, 2010

Eileen Morgan
Public Housing Revitalization Specialist
U. S. Department of Housing and Urban Development
Thomas P. O'Neill Federal Building
10 Causeway Street - Room 553
Boston, MA 02222

Re: ME003
5-Year and Agency
Plan Certifications

Dear Ms. Morgan:

Enclosed please find the following documents in support of Portland Housing Authority's 2010 5-Year and Annual Plan:

- **Form HUD-50077: Streamlined PHA Plan Certifications of Compliance**
- **Form HUD-50077er: Civil Rights Certification**
- **Form HUD-50077sl: Certification by State or Local Official of PHA**
 - **Plans Consistency with the Consolidated Plan**
- **Form HUD-50070: Certification for a Drug-Free Workplace**
- **Form HUD-50071: Certification of Payments to Influence Federal Transactions**
- **Form SF-LLL: Disclosure of Lobbying Activities**
- **Form SF-LLL-A: Disclosure of Lobbying Activities Continuation Sheet**

The Plan itself (50075, 50075.1, 50075.2, RAB Comments, Challenge Elements and VAWA statement) will be submitted electronically in the next few days.

Please contact me if you have any questions on this matter.

Sincerely,



Mark B. Adelson
Executive Director

COMMISSIONERS:
MARYANN CARROLL, Chairperson
FAITH MCLEAN, Vice Chairperson

CLIFFORD GINN, Commissioner
TOM VALLEAU, Commissioner
KATHERINE DURGERIAN, Commissioner

SHIRLEY PETERSON, Commissioner
ROBYN TUCKER, Commissioner

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


Portland Housing Authority
PHA Name

ME003
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010- 2011

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

Name of Authorized Official	Title
MARYANN CARROLL	CHAIRPERSON 
Signature /s/ Mark B. Adelson	Date
	01/11/2010

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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

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

PORTLAND HOUSING AUTHORITY

ME003

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Maryann Carroll
Title	<i>Maryann Carroll</i> Chairperson
Signature	Date 01/11/2010

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

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

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

I, T. J. Martzial the Dir., Housing/Neigh. Services certify that the Five Year and
Annual PHA Plan of the Portland Housing Authority is consistent with the Consolidated Plan of
Portland, Maine prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Portland Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)


All of the below are within the City of Portland, County of Cumberland, State of Maine

Sagamore Village, 04102	Kennedy Park, 04101
Bayside Terrace, 04101	Franklin Towers, 04101
Bayside East, 04101	Harbor Terrace, 04102
Riverton Park, 04102	Washington Gardens, 04103
Dermot Court, 04101	Peninsula Housing, 04101
Front Street, 04103	

Check here if there are workplaces on file that are not identified on the attached sheets.

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Mark B. Adelson	Title Executive Director
Signature 	Date 04/02/2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Portland Housing Authority - ME003

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

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

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

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

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Mark B. Adelson

Title

Executive Director

Signature



Date (mm/dd/yyyy)


04/02/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee if known: Portland Housing Authority 14 Baxter Boulevard Portland, ME 04101 Congressional District, if known: 1st	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Portland Housing Authority	7. Federal Program Name/Description: ME36-P003-501-10 CFDA Number, if applicable: 14.850, 14.871	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Mark B. Adelson Title: Executive Director Telephone No.: 207-773-4753 Date: 04/02/2010	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Portland Housing Authority Page 1 of 1

N/A

Expires 04/30/2011

Part I: Summary		Grant Type and Number	ME36 P003 501-08	FFY of Grant	
PHA Name:		Portland Housing Authority	501-08	2008	
		Capital Fund Program Grant No:	501-08	FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2008	
		Date of CFFP			
[] Original Annual Statement Reserve for Disasters/Emergencies [X] Revised Annual Statement #3					
[X] Performance and Evaluation Report for Period Ending: 12/31/2009 [X] Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost			Total Actual Cost ¹
		Revision #2	Revision #3	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	150,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	311,470.00	212,652.91	212,652.91	212,652.91
4	1410 Administration (May not exceed 10% of line 21)	55,000.00	61,165.61	61,165.61	61,165.61
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	174,496.00	192,930.30	192,930.30	192,930.30
8	1440 Site Acquisition				
9	1450 Site Improvement	180,460.00	151,445.23	151,445.23	151,445.23
10	1460 Dwelling Structures	856,105.00	897,153.71	897,153.71	897,153.71
11	1465.1 Dwelling Equipement-Nonexpendable	9,261.00	7,027.00	7,027.00	7,027.00
12	1470 Nondwelling Structures	6,105.00	63,485.50	63,485.50	63,485.50
13	1475 Nondwelling Equipment	31,096.00	38,132.74	38,132.74	38,132.74
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-19)	1,773,993.00	1,773,993.00	1,773,993.00	1,773,993.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	199,579.48	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary			
PHA Name: Portland Housing Authority	Grant Type and Number Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No: Date of CFFP:	ME36 P003 501-08	FFY of Grant 2008 FFY of Grant Approval: 2008
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies [X] Revised Annual Statement #3 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 [X] Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
	Revision #2	Revision #3	Obligated
Signature of Executive Director <i>Mark S. Galloway</i>	Date 4/7/10	Signature of Public Housing Director	Date
			Expended

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 04/30/2011

Part III Implementation Schedule for Capital Fund Financing Program

PHA Name: Portland Housing Authority		Federal FFY of Grant: 2008			
Development Number Name/Pha-Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
3-1 Sagamore Village	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-2 Kennedy Park	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-3 Bayside Terrace	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-4 Franklin Towers	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-5 Bayside East	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-6 Harbor Terrace	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-8 Riverton Park	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-9 Washington Gardens	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-10 Fron Street	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-11 Dermott Court	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
3-16 Peninsula Housing	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
Administrative Offices	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC
PHA Wide	6/30/2010	12/31/2009	6/30/2010	12/31/2009	2 years from date of signed ACC

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary		Grant Type and Number	ME36 P003 501-09	FFY of Grant	
PHA Name:		Portland Housing Authority		2009	
Capital Fund Program Grant No:		501-09		FFY of Grant Approval:	
Replacement Housing Factor Grant No:				2009	
Date of CFFP					
[] Original Annual Statement Reserve for Disasters/Emergencies [X] Budget Revision #3					
[X] Performance and Evaluation Report for Period Ending: 12-31-09 [] Final Performance and Evaluation Report					
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost ¹	
		Revised 2	Revised 3	Obligated	
				Expended	
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	200,000.00	200,000.00	200,000.00	200,000.00
3	1408 Management Improvements	50,000.00	50,000.00	4,926.24	4,926.24
4	1410 Administration (May not exceed 10% of line 21)	177,000.00	177,000.00	41,121.68	41,121.68
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	280,000.00	280,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	106,800.00	165,612.62	36,703.08	36,703.08
10	1460 Dwelling Structures	740,149.00	570,893.38	147,802.55	147,802.55
11	1465.1 Dwelling Equipment-Nonexpendable	47,844.00	2,000.00	0.00	0.00
12	1470 Nondwelling Structures	98,500.00	142,921.55	16,421.55	16,421.55
13	1475 Nondwelling Equipment	70,427.00	182,292.45	141,419.00	141,419.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-19)	1,770,720.00	1,770,720.00	588,394.10	588,394.10
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Activities	150,000.00	12,846.25	0.00	0.00
24	Amount of line 20 Related to Security-Soft Costs				
25	Amount of line 20 Related to Security-Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary	
PHA Name: Portland Housing Authority	Grant Type and Number ME36 P003 501-09 Capital Fund Program Grant No: 501-09 Replacement Housing Factor Grant No: Date of CFFP
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies [X] Budget Revision #3 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09 [] Final Performance and Evaluation Report	
Line	Summary by Development Account
	Total Estimated Cost Revised 2 Revised 3 Total Actual Cost 1
Signature of Executive Director <i>Mark G. Wilson</i>	Date 4/7/10 Signature of Public Housing Director Obligated Expended Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant		
PHA Name:		ME36 P003 501-09		2009		
Portland Housing Authority		Capital fund Program No: 501-09		CFFP (Yes/No)		
Development Number		Replacement Housing Factor Grant No.		Total Actual Cost		
Name/PHA-Wide Activities		Quantity		Funds Obligated ²		
General Description of Major Work Categories		Total Estimated Cost		Funds Expended ²		
Account No.		Revised 2		Revised 3		
Status of Work		Revised 2		Revised 3		
AMP 1	-Operations	1406	39,250.00	39,250.00	39,250.00	Completed
	-Elderly Services	1408	20,000.00	20,000.00	0.00	Pending
	-Unit Inspections	1408	3,209.00	3,209.00	1,576.40	Ongoing
	-Administration	1410	16,686.00	16,686.00	63.28	Ongoing
	-Management Services	1410	40,000.00	40,000.00	10,178.31	Ongoing
	-A&E Fees	1430	52,946.00	52,946.00	0.00	Pending
	-Construction Oversight	1430	36,903.00	36,903.00	0.00	Pending
	-Construction Crew	1460	97,536.00	97,536.00	397.10	Ongoing
	-Lawn and Tree Work	1450	2,000.00	3,000.00	2,258.45	Ongoing
	-Roof	1460	2,500.00	1,000.00	0.00	Pending
	-Lobbies	1460	6,000.00	1,000.00	0.00	Pending
Franklin Towers	-Interior Unit Renovations	1460	5,000.00	3,477.88	0.00	Pending
	-Elevator Upgrade	1460	2,000.00	2,500.00	2,120.00	Ongoing
	-Boiler Upkeep	1460	4,000.00	5,522.12	5,522.12	Completed
	-New Piping	1460	5,000.00	0.00	0.00	Deferred
	-Hallway Flooring	1460	20,000.00	0.00	0.00	Deferred
	-Appliances	1465	2,000.00	0.00	0.00	Deferred
	-Lawn and Tree Work	1450	2,000.00	0.00	0.00	Deferred
	-Roof	1460	2,500.00	125,040.48	0.00	Pending
	-Window Replacement	1460	23,000.00	845.00	845.00	Completed
	-Interior Unit Renovations	1460	5,000.00	0.00	0.00	Deferred
	-Heat Computer/Lan	1460	10,000.00	0.00	0.00	Deferred
Harbor Terrace	-Fire Alarms	1460	0.00	6,700.00	0.00	Pending
	-Appliances	1465	2,000.00	0.00	0.00	Deferred

form HUD-50075.1 (04/2008)

Part III Implementation Schedule for Capital Fund Financing Program					Federal FY of Grant: 2009
PHA Name: Portland Housing Authority					Reasons for Revised Target Dates ¹
Development Number Name/PHA- Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
3-1 Sagamore	9/30/2011				2 years from the signed ACC amount
3-2 Kennedy Park	9/30/2011				2 years from the signed ACC amount
3-3 Bayside	9/30/2011				2 years from the signed ACC amount
3-4 Franklin	9/30/2011				2 years from the signed ACC amount
3-5 Bayside East	9/30/2011				2 years from the signed ACC amount
3-6 Harbor Terrace	9/30/2011				2 years from the signed ACC amount
3-8 Riverton Park	9/30/2011				2 years from the signed ACC amount
3-9 Washington	9/30/2011				2 years from the signed ACC amount
3-10 Fron Street	9/30/2011				2 years from the signed ACC amount
3-11 Dermott Court	9/30/2011				2 years from the signed ACC amount
3-16 Peninsula	9/30/2011				2 years from the signed ACC amount
Administrative	9/30/2011				2 years from the signed ACC amount

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary		Grant Type and Number	ME36 P003 501-10	FFY of Grant
PHA Name:		Portland Housing Authority		2010
		Capital Fund Program Grant No:	501-10	FFY of Grant Approval:
		Replacement Housing Factor Grant No:		2010
		Date of CFFP		
[X] Original Annual Statement Reserve for Disasters/Emergencies [] Budget Revision				
[] Performance and Evaluation Report for Period Ending: [] Final Performance and Evaluation Report				
Line #	Summary by Development	Total Estimated Cost		Total Actual Cost ¹
		Original Budget	Revised 1	Obligated
				Expended
1	Total Non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	200,000.00	0.00	0.00
3	1408 Management Improvements	55,000.00	0.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	188,000.00	0.00	0.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	213,117.00	0.00	0.00
8	1440 Site Acquisition			
9	1450 Site Improvement	190,300.00	0.00	0.00
10	1460 Dwelling Structures	699,035.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	15,848.00	0.00	0.00
12	1470 Nondwelling Structures	135,000.00	0.00	0.00
13	1475 Nondwelling Equipment	187,700.00	0.00	0.00
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
20	1502 Contingency (may not exceed 8% of line 20)			
21	Amount of Annual Grant: (sum of lines 2-19)	1,884,000.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities			
23	Amount of line 20 Related to Section 504 Activities			
24	Amount of line 20 Related to Security-Soft Costs	64,000.00	0.00	0.00
25	Amount of line 20 Related to Security-Hard Costs			
26	Amount of line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary	
PHA Name: Portland Housing Authority	Grant Type and Number ME36 P003 501-10 Capital Fund Program Grant No: 501-10 Replacement Housing Factor Grant No: Date of CFFP
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Budget Revision <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account
	Total Estimated Cost Revised 1 Total Actual Cost 1
Signature of Executive Director <i>M. S. G. Gibson</i>	Date <i>4/7/10</i> Signature of Public Housing Director Date
	FFY of Grant 2010 FFY of Grant Approval: 2010

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant		Status of Work		
PHA Name:		ME36 P003 501-10		2010				
Portland Housing Authority		Capital fund Program No: 501-10		CFFP (Yes/No)				
Development Number/PHA-Wide Activities		Replacement Housing Factor Grant No.						
Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		
General Description of Major Work Categories		Original Budget		Revised 1		Funds Obligated 2		
						Funds Expended 2		
AMP 1	Operations	1406	64,000.00	0.00	0.00	0.00	0.00	
	Unit Inspections	1408	3,200.00	0.00	0.00	0.00	0.00	
	Resident Services	1408	14,400.00	0.00	0.00	0.00	0.00	
	Administration	1410	59,600.00	0.00	0.00	0.00	0.00	
	A&E Fees	1430	31,600.00	0.00	0.00	0.00	0.00	
	Construction Oversight	1430	37,157.00	0.00	0.00	0.00	0.00	
	Franklin Towers	Landscaping	1450	2,000.00	0.00	0.00	0.00	0.00
		Retaining Wall	1450	4,000.00	0.00	0.00	0.00	0.00
		Fencing	1450	2,000.00	0.00	0.00	0.00	0.00
		Paving	1450	8,000.00	0.00	0.00	0.00	0.00
		Doors	1460	1,000.00	0.00	0.00	0.00	0.00
		Unit renovation	1460	7,000.00	0.00	0.00	0.00	0.00
		Elevator	1460	2,000.00	0.00	0.00	0.00	0.00
		Trash Chute	1460	6,000.00	0.00	0.00	0.00	0.00
		Entry	1460	1,000.00	0.00	0.00	0.00	0.00
Hallway Floors		1460	14,000.00	0.00	0.00	0.00	0.00	
Plumbing		1460	5,000.00	0.00	0.00	0.00	0.00	
Exterior Walls		1460	4,000.00	0.00	0.00	0.00	0.00	
Heating		1460	4,000.00	0.00	0.00	0.00	0.00	
Construction Crew		1460	48,653.00	0.00	0.00	0.00	0.00	
Appliances		1465	2,000.00	0.00	0.00	0.00	0.00	
Plow truck	1475	35,000.00	0.00	0.00	0.00	0.00		
Harbor Terrace	Retaining Wall	1450	4,000.00	0.00	0.00	0.00	0.00	
	Landscaping	1450	2,000.00	0.00	0.00	0.00	0.00	
	Unit renovations	1460	5,000.00	0.00	0.00	0.00	0.00	
	Heat	1460	10,000.00	0.00	0.00	0.00	0.00	
	Fire Safety	1460	1,000.00	0.00	0.00	0.00	0.00	
	Entry	1460	1,000.00	0.00	0.00	0.00	0.00	
	Exterior Walls	1460	4,000.00	0.00	0.00	0.00	0.00	
	Roof	1460	22,500.00	0.00	0.00	0.00	0.00	
	Construction Crew	1460	48,768.00	0.00	0.00	0.00	0.00	
	Appliances	1465	2,000.00	0.00	0.00	0.00	0.00	

form HUD-50075.1 (04/2008)

Dermott Court	Fences	1450	4,000.00	0.00	0.00	0.00
	Landscaping	1450	1,000.00	0.00	0.00	0.00
	Kitchen upgrades	1460	6,000.00	0.00	0.00	0.00
	Window replacement	1460	3,750.00	0.00	0.00	0.00
	Construction Crew	1460	8,200.00	0.00	0.00	0.00
Peninsula Housing	Fences	1450	4,000.00	0.00	0.00	0.00
	Retaining Wall	1450	1,000.00	0.00	0.00	0.00
	Landscaping	1450	2,500.00	0.00	0.00	0.00
	Interior Renovations	1460	5,000.00	0.00	0.00	0.00
	ADA Compliance: Interior Renovations	1460	2,000.00	0.00	0.00	0.00
	Decks	1460	4,000.00	0.00	0.00	0.00
	Construction Crew	1460	8,200.00	0.00	0.00	0.00
	Appliances	1465	1,000.00	0.00	0.00	0.00
	Monitor heater	1460	2,500.00	0.00	0.00	0.00
	Heat	1470	10,000.00	0.00	0.00	0.00
Liberty Square Maintenance Office	Truck	1475	40,000.00	0.00	0.00	0.00
	Equipment for Construction Crew	1475	1,200.00	0.00	0.00	0.00

form HUD-50075.1 (04/2008)

Part III Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2009
PHA Name: Portland Housing Authority				Reasons for Revised Target Dates
Development Number Name/PHA- Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date) Original Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date		Actual Expenditure End Date
3-1 Sagamore				
3-2 Kennedy Park				
3-3 Bayside				
3-4 Franklin				
3-5 Bayside East				
3-6 Harbor Terrace				
3-8 Riverton Park				
3-9 Washington				
3-10 Fron Street				
3-11 Dermott Court				
3-16 Peninsula				
Administrative				


Expires 04/30/2011

Part I: Summary		Grant Type and Number: CFRG 501-09		FFY of Grant: 2009	
PHA Name: Portland Housing Authority		Capital Fund Program Grant No: ME36 S003 501-09		FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:			
		Date of CFFP			
[] Original Annual Statement [] Reserve for Disasters/Emergencies [X] Budget Revision 4					
[X] Performance and Evaluation Report for Period Ending: 12-31-2009 [] 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 (may not exceed 20% of line 21) 3				
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (May not exceed 10% of line 21)	100,000.00	100,000.00	9,574.30	9,574.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	208,210.00	69,387.63	69,387.63
8	1440 Site Acquisition				
9	1450 Site Improvement	575,944.00	602,517.12	546,289.44	472,221.24
10	1460 Dwelling Structures	1,249,580.00	1,132,533.48	658,856.35	506,969.56
11	1465.1 Dwelling Equipment-Nonexpendable	133,500.00	148,376.00	148,376.00	148,376.00
12	1470 Non dwelling Structures	70,000.00	27,227.00	2,946.49	2,541.80
13	1475 Non dwelling Equipment	16,500.00	26,660.40	26,660.40	26,660.40
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	2,245,524.00	2,245,524.00	1,462,090.61	1,235,730.93
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	275,000.00	231,344.78	120,181.96	115,782.75
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 04/30/2011

Part I: Summary											
PHA Name: Portland Housing Authority	Grant Type and Number: CFRG 501-09 Capital Fund Program Grant No: ME36 S003 501-09 Replacement Housing Factor Grant No: Date of CFFP										
<input type="checkbox"/> Original Annual Statement [] Reserve for Disasters/Emergencies [X] Budget Revision 4 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009 [] Final Performance and Evaluation Report											
Line	Summary by Development Account										
	<table border="1"> <tr> <td>Total Estimated Cost</td> <td>Revision 3</td> <td>Revision 4</td> <td>Obligated</td> <td>Expended</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Signature of Public Housing Director</td> <td>Date</td> </tr> </table>	Total Estimated Cost	Revision 3	Revision 4	Obligated	Expended				Signature of Public Housing Director	Date
Total Estimated Cost	Revision 3	Revision 4	Obligated	Expended							
			Signature of Public Housing Director	Date							
Signature of Executive Director 											
<table border="1"> <tr> <td colspan="2">Date 4/7/10</td> </tr> </table>		Date 4/7/10									
Date 4/7/10											

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 04/30/2011

Part II: supporting Pages		Grant Type and Number		CFRG 501-09		Federal FFY of Grant:		
PHA Name:		Capital fund Program No:		ME36 S003 501-09		2009		
Portland Housing Authority		Replacement Housing Factor Grant No.						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost				Status of Work
				Revision 3	Revision 4	Funds Obligated 2	Funds Expended 2	
AMP 1	-Administration	1410		32,124.00	32,124.00	2,502.00	2,502.00	Ongoing
	-A&E Fees	1430		16,062.00	10,867.00	3,465.40	3,465.40	Ongoing
	-Construction Oversight	1430		31,174.00	31,174.00	7,068.82	7,068.82	Ongoing
Franklin Towers	-ADA: Paving Parking Lot (Not Included in any Prior Grants)	1450		30,000.00	33,120.00	33,120.00	33,120.00	Completed
	-ADA: Kitchen Remodel	1460		10,000.00	32,846.00	7,016.99	7,016.99	Ongoing
Harbor Terrace	-ADA: Paving Parking Lot (Not Included in any Prior Grants)	1450		30,000.00	35,450.00	35,450.00	35,450.00	Completed
	-ADA: Interior Unit Renovations	1460		20,000.00	0.00	0.00	0.00	Deferred
	-ADA: Kitchen Remodel	1460		10,000.00	11,371.00	3,994.52	0.00	Ongoing
AMP 2	-Administration	1410		18,631.00	18,631.00	2,364.15	2,364.15	Ongoing
	-A&E Fees	1430		9,315.00	18,555.00	11,303.98	11,303.98	Ongoing
	-Construction Oversight	1430		9,315.00	23,508.00	7,068.82	7,068.82	Ongoing
Kennedy Park	-Unit Interior Renovations	1460		50,000.00	61,167.00	28,894.13	28,894.13	Ongoing
Bayside East	-Painting (Doors)	1460		10,000.00	0.00	0.00	0.00	Deferred
	-Roofing	1460		125,000.00	80,200.00	60,188.40	60,188.40	Ongoing
	-Siding and Trim Work	1460		530,000.00	471,366.93	415,180.07	382,848.93	Ongoing
Maintenance Office	-Roof	1460		20,000.00	0.00	0.00	0.00	Deferred
	-Ranger	1475		16,500.00	26,660.40	26,660.40	26,660.40	Completed

AMP 3		1410		15,105.00	15,105.00	2,363.79	2,363.79	Ongoing
	-Administration	1410		15,105.00	15,105.00	2,363.79	2,363.79	Ongoing
	-A&E Fees	1430		7,553.00	30,811.00	7,897.15	7,897.15	Ongoing
	-Construction Oversight	1430		7,553.00	18,431.00	7,068.82	7,068.82	Ongoing
Washington Gardens	-ADA: Paving Parking Lot (Not Included in any Prior Grants)	1450		35,000.00	27,925.00	27,925.00	27,925.00	Completed
	-Painting (Doors and Halls)	1460		50,000.00	0.00	0.00	0.00	Deferred
	-ADA: Community Kitchen Remodel	1470		10,000.00	20,000.00	2,946.48	2,541.80	Ongoing
Front Street	-ADA: Community Build. Bathroom Remodel	1470		15,000.00	7,227.00	0.00	0.00	Pending
	-Landscaping	1450		25,000.00	4,822.16	4,822.16	4,822.16	Completed
	-Walkway Paving (Not Included in any Prior Grants)	1450		10,000.00	0.00	0.00	0.00	Deferred
	-ADA: Interior Renovations	1460		35,000.00	4,185.78	4,185.78	4,185.78	Completed
	-Interior Renovations	1460		50,000.00	31,470.00	24,511.93	90.00	Ongoing
	-Deck Repair/Replacement	1460		74,580.00	144,795.00	0.00	0.00	Pending
	-ADA: Community Building Remodel	1470		45,000.00	0.00	0.00	0.00	Deferred
AMP 4	-Administration	1410		34,140.00	34,140.00	2,344.36	2,344.36	Ongoing
	-A&E Fees	1430		17,071.00	39,801.00	18,445.85	18,445.85	Ongoing
	-Construction Oversight	1430		17,069.00	35,053.00	7,068.79	7,068.79	Ongoing
Sagamore Village	-Paving (In Addition to Prior Grant)	1450		155,944.00	210,478.93	207,631.05	207,631.05	Ongoing
	-ADA: Interior Renovations	1460		15,000.00	43,545.00	5,543.18	5,543.18	Ongoing
	-Interior Renovations	1460		75,000.00	175,800.00	109,341.35	18,202.15	Ongoing
	-Appliances (Stoves)	1465		98,000.00	67,942.00	67,942.00	67,942.00	Completed
Riverton Park	-Fences	1450		10,000.00	36,557.00	36,557.00	36,557.00	Completed
	-Paving Walkways (Not Included in any Prior Grants)	1450		50,000.00	2,453.50	2,453.50	2,453.50	Completed
	-Landscaping	1450		90,000.00	128,712.53	124,262.53	124,262.53	Ongoing
	-Parking Lot / Lighting	1450		140,000.00	123,000.00	74,068.20	0.00	Ongoing
	-Roofs	1460		100,000.00	0.00	0.00	0.00	Deferred
	-Interior Unit Renovations	1460		55,000.00	60,121.77	0.00	0.00	Pending
	-ADA: Bathroom Remodel	1460		20,000.00	15,875.00	0.00	0.00	Pending
	-Appliances (Stoves)	1465		37,500.00	80,434.00	80,434.00	80,434.00	Completed

form HUD-50075.1 (4/2008)

Part III Implementation Schedule for Capital Fund Financing Program					
PHA Name: Portland Housing Authority					
Development Number Name/PHA-Wide Activities	All fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2009
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1:					
Franklin Towers 3-4	3/18/2009				1 year from date of signed ACC
Harbor Terrace 3-6	3/18/2009				1 year from date of signed ACC
AMP 2:					
Kennedy Park 3-2	3/18/2009				1 year from date of signed ACC
Bayside East 3-5	3/18/2009				1 year from date of signed ACC
Maintenance Office	3/18/2009				1 year from date of signed ACC
AMP 3:					
Washington Gardens 3-9	3/18/2009				1 year from date of signed ACC
Front St. 3-10	3/18/2009				1 year from date of signed ACC
AMP 4:					
Sagamore Village 3-1	3/18/2009				1 year from date of signed ACC
Riverton Park 3-8	3/18/2009				1 year from date of signed ACC
COCC:					
Admin Offices	3/18/2009				1 year from date of signed ACC

Capital Fund Program Five-Year Action Plan

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

Part I: Summary

PHA Name/Number: Portland Housing Authority	Portland, Maine		Revision No:		
	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
A. AMP 1: Franklin Towers 3-4 Harbor Terrace 3-6					
B. Physical Improvements Subtotal	Annual Statement	166,250.00	152,568.00	209,954.00	193,913.00
C. Management Improvements PHA-Wide Non-dwelling Structures and Equipment		17,600.00	17,600.00	17,600.00	17,600.00
D. Administration Other		0.00	0.00	0.00	75,000.00
E. Operations Demolition Development Capital Fund Financing - Debt Service		129,844.00	131,389.00	132,996.00	134,668.00
F. Total CFP Funds		64,000.00	64,000.00	64,000.00	64,000.00
G. Total Non-CFP Funds					
H. Grand Total		377,694.00	365,557.00	424,550.00	485,181.00

form HUD-50075.2 (4/2008)

AMP 2: Kennedy Park 3-2 Bayside Terrace 3-3 Bayside East 3-5 Dermott Court 3-11 Peninsula Housing 3-16 Liberty Square 3-17 Maintenance Office	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
B. Physical Improvements Subtotal	Annual Statement	294,439.00	319,002.00	282,955.00	234,982.00
C. Management Improvements PHA-Wide Non-dwelling Structures and Equipment		10,450.00	10,450.00	10,450.00	10,450.00
D. Administration		129,247.00	63,700.00	81,550.00	31,200.00
E. Other		77,094.00	78,012.00	78,966.00	79,959.00
H. Operations		38,000.00	38,000.00	38,000.00	38,000.00
I. Demolition					
J. Development Capital Fund Financing - Debt Service					
L. Total CFP Funds					
M. Total Non-CFP Funds					
N. Grand Total		549,230.00	509,164.00	491,921.00	394,591.00

form HUD-50075.2 (4/2008)

A. AMP 3: Washington Gardens 3-9 Front Street 3-10	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
B. Physical Improvements	Annual Statement				
Subtotal		186,250.00	173,023.00	195,818.00	181,138.00
C. Management Improvements		5,500.00	5,500.00	5,500.00	5,500.00
D. PHA-Wide Non-dwelling Structures and Equipment		39,000.00	4,000.00	4,000.00	14,000.00
E. Administration		40,576.00	41,060.00	41,562.00	42,084.00
F. Other					
H. Operations		20,000.00	20,000.00	20,000.00	20,000.00
I. Demolition					
J. Development					
K. Capital Fund Financing - Debt Service					
L. Total CFP Funds					
M. Total Non-CFP Funds					
N. Grand Total		291,326.00	243,583.00	266,880.00	262,722.00

form HUD-50075.2 (4/2008)

A. AMP 4: Sagamore Village 3-1 Riverton Park 3-8	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
B. Physical Improvements	Annual Statement				
Subtotal		314,053.00	352,115.00	320,108.00	373,767.00
C. Management Improvements		21,450.00	21,450.00	21,450.00	21,450.00
PHA-Wide Non-dwelling					
D. Structures and Equipment		10,000.00	95,000.00	35,000.00	20,162.00
E. Administration		158,247.00	160,131.00	162,091.00	164,127.00
F. Other					
H. Operations		78,000.00	78,000.00	78,000.00	78,000.00
I. Demolition					
J. Development					
K. Capital Fund Financing - Debt Service					
L. Total CFP Funds					
M. Total Non-CFP Funds					
N. Grand Total		581,750.00	706,696.00	616,649.00	657,506.00

form HUD-50075.2 (4/2008)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2011			Work Statement for Year 3 FFY: 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 1 Franklin Towers 3-4	Landscaping Retaining Wall Fencing Paving Doors Unit Renovation Elevator Trash Chute Entry Fire Safety Hallway Floors Plumbing Exterior Walls Heating Construction Crew Appliances Plow truck Generator	3,000.00 4,000.00 0.00 0.00 1,000.00 7,000.00 2,000.00 6,000.00 1,000.00 5,000.00 0.00 5,000.00 0.00 6,000.00 38,625.00 2,000.00 0.00 0.00	AMP 1 Franklin Towers 3-4	Landscaping Retaining Wall Fencing Paving Doors Unit Renovation Elevator Trash Chute Entry Fire Safety Hallway Floors Plumbing Exterior Walls Heating Construction Crew Appliances Plow truck Generator	2,000.00 0.00 0.00 0.00 1,000.00 7,000.00 2,000.00 6,000.00 0.00 5,000.00 0.00 5,000.00 0.00 4,000.00 39,784.00 18,000.00 0.00 0.00
	Harbor Terrace 3-6	Parking lot Retaining Wall Landscaping Unit Renovations Heat Fire Safety Elevator Entry Windows Exterior Walls Roof Plumbing Construction Crew Appliances Generator	8,000.00 4,000.00 2,000.00 5,000.00 16,000.00 1,000.00 5,000.00 1,000.00 0.00 0.00 0.00 5,000.00 38,625.00 0.00 0.00	Harbor Terrace 3-6	Parking lot Retaining Wall Landscaping Unit Renovations Heat Fire Safety Elevator Entry Windows Exterior Walls Roof Plumbing Construction Crew Appliances Generator	0.00 0.00 2,000.00 5,000.00 0.00 0.00 5,000.00 0.00 6,000.00 0.00 0.00 5,000.00 39,784.00 0.00 0.00

AMP 2	Kennedy Park 3-2	Parking lot Landscaping Unit Renovations Construction Crew Decks Heat Roofs Appliances Community Space	5,000.00 3,000.00 5,000.00 12,875.00 8,000.00 10,000.00 5,000.00 3,000.00 4,000.00	AMP 2	Kennedy Park 3-2	Parking lot Landscaping Unit Renovations Construction Crew Decks Heat Roofs Appliances Community Space	5,000.00 3,000.00 5,000.00 13,261.00 4,000.00 10,000.00 5,000.00 11,350.00 4,000.00
	Bayside Terrace 3-3	Fences Landscaping Paving Unit renovations Heat Plumbing Roofs Exterior Walls Construction Crew Appliances	0.00 3,000.00 0.00 3,000.00 10,000.00 3,000.00 1,500.00 1,000.00 12,875.00 1,200.00		Bayside Terrace 3-3	Fences Landscaping Paving Unit renovations Heat Plumbing Roofs Exterior Walls Construction Crew Appliances	0.00 3,000.00 0.00 3,000.00 10,000.00 3,000.00 1,500.00 1,000.00 13,261.00 1,200.00
	Bayside East 3-5	Paving Fences Landscaping Unit renovations ADA Compliance: Interior Renovations Windows Siding and Trim Work Chimneys Heat Decks Construction Crew Appliances Community Space Mower Truck Sander Portable Generators Portable Water Pumps	15,000.00 3,000.00 7,000.00 10,000.00 0.00 10,000.00 1,000.00 1,000.00 10,000.00 5,000.00 25,750.00 4,000.00 2,000.00 0.00 15,000.00 0.00 0.00 0.00 0.00		Bayside East 3-5	Paving Fences Landscaping Unit renovations ADA Compliance: Interior Renovations Windows Siding and Trim Work Chimneys Heat Decks Construction Crew Appliances Community Space Mower Truck Sander Portable Generators Portable Water Pumps	15,000.00 0.00 10,000.00 5,000.00 0.00 10,000.00 1,000.00 1,000.00 5,000.00 5,000.00 26,522.00 19,000.00 2,000.00 0.00 30,000.00 6,500.00 0.00 0.00

AMP 3	Washington Gardens 3-9	Paving Landscaping Fencing Unit renovations Chimney repair Deck Walls Roof Construction Crew Heat Appliances ADA: Community Room Bathroom Remodel	3,000.00 2,500.00 3,000.00 5,000.00 0.00 5,000.00 5,000.00 30,000.00 12,875.00 20,000.00 1,000.00 0.00	AMP 3	Washington Gardens 3-9	Paving Landscaping Fencing Unit renovations Chimney repair Deck Walls Roof Construction Crew Heat Appliances ADA: Community Room Bathroom Remodel	4,000.00 2,500.00 0.00 5,000.00 2,000.00 1,000.00 5,000.00 30,000.00 13,261.00 20,000.00 1,000.00 0.00
	Front Street 3-10	Landscaping Paving Retaining Wall Fencing Water mains Playground Heat Basement Windows Roof Walls Decks Interior renovations Construction Crew ADA: Community Room Bathroom Remodel Community Building 4/4 Utility Vehicle Truck	3,000.00 2,500.00 5,000.00 0.00 4,000.00 10,000.00 5,000.00 2,500.00 4,000.00 30,000.00 5,000.00 10,000.00 5,000.00 12,875.00 0.00 4,000.00 0.00 35,000.00		Front Street 3-10	Landscaping Paving Retaining Wall Fencing Water mains Playground Heat Basement Windows Roof Walls Decks Interior renovations Construction Crew ADA: Community Room Bathroom Remodel Community Building 4/4 Utility Vehicle Truck	3,000.00 2,500.00 0.00 4,000.00 10,000.00 5,000.00 2,500.00 4,000.00 30,000.00 5,000.00 10,000.00 5,000.00 13,262.00 0.00 4,000.00 0.00 0.00

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY: 2013			Work Statement for Year 5 FFY: 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 1 Franklin Towers 3-4	Landscaping Retaining Wall Fencing Paving Doors Unit Renovation Elevator Trash Chute Entry Fire Safety Hallway Floors Plumbing Exterior Walls Heating Construction Crew Appliances Plow truck Generator	2,000.00 0.00 0.00 0.00 1,000.00 7,000.00 2,000.00 6,000.00 0.00 0.00 0.00 5,000.00 0.00 4,000.00 40,977.00 18,000.00 0.00 0.00	AMP 1 Franklin Towers 3-4	Landscaping Retaining Wall Fencing Paving Doors Unit Renovation Elevator Trash Chute Entry Fire Safety Hallway Floors Plumbing Exterior Walls Heating Construction Crew Appliances Plow truck Generator	3,000.00 0.00 0.00 0.00 1,000.00 7,000.00 2,000.00 6,000.00 0.00 0.00 0.00 25,000.00 0.00 4,000.00 42,207.00 27,000.00 0.00 75,000.00
	Harbor Terrace 3-6	Parking lot Retaining Wall Landscaping Unit Renovations Heat Fire Safety Elevator Entry Windows Exterior Walls Roof Plumbing Construction Crew Appliances Generator	0.00 0.00 2,000.00 5,000.00 0.00 0.00 0.00 0.00 6,000.00 0.00 0.00 5,000.00 40,977.00 65,000.00 0.00	Harbor Terrace 3-6	Parking lot Retaining Wall Landscaping Unit Renovations Heat Fire Safety Elevator Entry Windows Exterior Walls Roof Plumbing Construction Crew Appliances Generator	0.00 0.00 2,000.00 5,000.00 0.00 0.00 0.00 0.00 22,500.00 0.00 0.00 5,000.00 42,206.00 0.00 0.00

AMP 2	Kennedy Park 3-2	AMP 2	Kennedy Park 3-2	AMP 2	Kennedy Park 3-2	AMP 2
	Parking lot Landscaping Unit Renovations Construction Crew Decks Heat Roofs Community Space Appliances	5,000.00 3,000.00 5,000.00 13,659.00 4,000.00 10,000.00 5,000.00 4,000.00 11,350.00	Parking lot Landscaping Unit Renovations Construction Crew Decks Heat Roofs Community Space Appliances	5,000.00 3,000.00 5,000.00 13,659.00 4,000.00 10,000.00 5,000.00 4,000.00 11,350.00		5,000.00 3,000.00 5,000.00 14,070.00 4,000.00 10,000.00 5,000.00 4,000.00 2,000.00
	Bayside Terrace 3-3	0.00 3,000.00 0.00 3,000.00 10,000.00 25,000.00 1,500.00 1,000.00 13,659.00 1,200.00	Bayside Terrace 3-3	0.00 3,000.00 0.00 3,000.00 10,000.00 25,000.00 1,500.00 1,000.00 13,659.00 1,200.00		0.00 3,000.00 0.00 3,000.00 10,000.00 10,000.00 1,500.00 1,000.00 14,069.00 1,200.00
	Bayside East 3-5	7,500.00 0.00 10,000.00 5,000.00 0.00 10,000.00 1,000.00 5,000.00 3,000.00 27,319.00 46,400.00 2,000.00 0.00 0.00 5,000.00 0.00 5,000.00 2,000.00	Bayside East 3-5	7,500.00 0.00 10,000.00 5,000.00 0.00 10,000.00 1,000.00 5,000.00 3,000.00 27,319.00 46,400.00 2,000.00 0.00 0.00 5,000.00 0.00 5,000.00 2,000.00		7,500.00 0.00 10,000.00 5,000.00 0.00 1,000.00 0.00 1,000.00 0.00 5,000.00 4,000.00 26,705.00 48,300.00 0.00 8,000.00 0.00 0.00 0.00 0.00

AMP 3	Washington Gardens 3-9	Paving Landscaping Fencing Unit renovations Chimney repair Deck Walls Roof Construction Crew Heat Appliances ADA: Community Room Bathroom Remodel	4,000.00 2,500.00 0.00 5,000.00 2,000.00 5,000.00 5,000.00 30,000.00 13,659.00 20,000.00 1,000.00 0.00	AMP 3	Washington Gardens 3-9	Paving Landscaping Fencing Unit renovations Chimney repair Deck Walls Roof Construction Crew Heat Appliances ADA: Community Room Bathroom Remodel	4,000.00 2,500.00 0.00 5,000.00 2,000.00 5,000.00 5,000.00 30,000.00 14,069.00 20,000.00 1,000.00 0.00
	Front Street 3-10	Landscaping Paving Retaining Wall Fencing Water mains Playground Heat Basement Windows Roof Walls Decks Interior renovations Construction Crew ADA: Community Room Bathroom Remodel Community Building 4/4 Utility Vehicle Truck	3,000.00 2,500.00 0.00 0.00 4,000.00 0.00 5,500.00 2,500.00 4,000.00 30,000.00 22,500.00 15,000.00 5,000.00 13,659.00 4,000.00 0.00 0.00 0.00		Front Street 3-10	Landscaping Paving Retaining Wall Fencing Water mains Playground Heat Basement Windows Roof Walls Decks Interior renovations Construction Crew ADA: Community Room Bathroom Remodel Community Building 4/4 Utility Vehicle Truck	0.00 2,500.00 0.00 0.00 4,000.00 0.00 5,500.00 2,500.00 4,000.00 30,000.00 22,500.00 15,000.00 5,000.00 14,069.00 4,000.00 0.00 10,000.00 0.00

Capital Fund Program Five-Year Action Plan

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

Work Statement for Year 1 FFY 2010	Part II: Supporting Pages-Physical Needs Work Statement(s)		Work Statement for Year 3 FFY: 2012		
	Work Statement for Year 2 FFY: 2011	Estimated Cost	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories Estimated Cost	
See Annual Statement	AMP 1	64,000.00	Operations Inspections Resident Services Administration A&E Fees Construction Oversight	AMP 1 64,000.00 3,200.00 14,400.00 57,600.00 33,600.00 38,644.00	
	AMP 2	38,000.00	Operations Inspections Resident Services Administration A&E Fees Construction Oversight	AMP 2 38,000.00 1,900.00 8,550.00 34,200.00 19,950.00 22,944.00	
	AMP 3	20,000.00	Operations Inspections Resident Services Administration A&E Fees Construction Oversight	AMP 3 20,000.00 1,000.00 4,500.00 18,000.00 10,500.00 12,076.00	
	AMP 4	78,000.00	Operations Inspections Resident Services Administration A&E Fees Construction Oversight	AMP 4 78,000.00 3,900.00 17,550.00 70,200.00 40,950.00 47,097.00	
	Subtotal of Estimated Cost		660,761.00	Subtotal of Estimated Cost	665,592.00

Capital Fund Program Five-Year Action Plan

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY: 2013		Work Statement for Year 5 FFY: 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
AMP 1	Operations	64,000.00	AMP 1	64,000.00
	Inspections	3,200.00	Inspections	3,200.00
	Resident Services	14,400.00	Resident Services	14,400.00
	Administration	57,600.00	Administration	57,600.00
	A&E Fees	33,600.00	A&E Fees	33,600.00
	Construction Oversight	41,796.00	Construction Oversight	43,468.00
	Operations	38,000.00	AMP 2	38,000.00
	Inspections	1,900.00	Inspections	1,900.00
	Resident Services	8,550.00	Resident Services	8,550.00
	Administration	34,200.00	Administration	34,200.00
	A&E Fees	19,950.00	A&E Fees	19,950.00
	Construction Oversight	24,816.00	Construction Oversight	25,809.00
AMP 3	Operations	20,000.00	AMP 3	20,000.00
	Inspections	1,000.00	Inspections	1,000.00
	Resident Services	4,500.00	Resident Services	4,500.00
	Administration	18,000.00	Administration	18,000.00
	A&E Fees	10,500.00	A&E Fees	10,500.00
Construction Oversight	13,062.00	Construction Oversight	13,584.00	
AMP 4	Operations	78,000.00	AMP 4	78,000.00
	Inspections	3,900.00	Inspections	3,900.00
	Resident Services	17,550.00	Resident Services	17,550.00
	Administration	70,200.00	Administration	70,200.00
	A&E Fees	40,950.00	A&E Fees	40,950.00
Construction Oversight	50,941.00	Construction Oversight	52,977.00	
Total CFP Estimated Cost		670,615.00	Total CFP Estimated Cost	
			675,838.00	