



Portland Housing Bureau

Eligible Uses of Capital Replacement Reserve Account Funds General Guidance for Borrowers/Sponsors and Property Managers

CAPITAL IMPROVEMENTS, EXTRAORDINARY REPAIRS & MAINTENANCE

1. Envelope repairs or replacements that extend the life of the project for at least 5 years (gutters, roofs, siding, stairs, windows, decks, fences, patios, irrigation systems, etc.)
2. Rehabilitation of or improvements to units at turnover, or as needed, which increase livability and/or marketability (flooring, water heaters, carpet, appliances, doors, etc.)
3. ADA accessibility improvements (doorways, walkways, ramps, showers/bathtubs, handrails, etc.)
4. Installation of or improvements to security systems (camera/monitoring equipment, controlled doors, etc.)
5. Items that *significantly* improve the property's energy efficiency

EMERGENCY REPAIRS

1. Requires immediate action to remedy
2. Threatens the health, safety, or well-being of the tenant(s) or the property
3. The cause of the emergency could not have been foreseen by a reasonable and prudent business person in the same or similar situation (a tree falls on the roof during a storm, a pipe bursts, a heating system fails, etc.)