

PHA Plans

Streamlined Annual Version

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

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

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2006

PHA Name: Housing And Community Services Agency of Lane County

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing And Community Services Agency of Lane County

PHA Number: OR006

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:708
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:2671

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

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

PHA Plan Contact Information:

Name: Dorothy Cummings Phone: 541-682-2514
 TDD: 541-682-3412 Email (if available): dcummings@hacsa.us

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

- Main administrative office of the PHA (Day Island Office – Eugene & Fairview Office – Springfield)
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

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

- Main business office of the PHA (Day Island Office – Eugene & Fairview Office – Springfield)
 PHA development management offices
 Other (list below)

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

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS	Page #
<input type="checkbox"/> 1. Site-Based Waiting List Policies	(N/A)
903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/> 2. Capital Improvement Needs	Page 5
903.7(g) Statement of Capital Improvements Needed	
<input checked="" type="checkbox"/> 3. Section 8(y) Homeownership	Page 6
903.7(k)(1)(i) Statement of Homeownership Programs	
<input type="checkbox"/> 4. Project-Based Voucher Programs	(N/A)
<input type="checkbox"/> 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	(N/A)
<input checked="" type="checkbox"/> 6. Supporting Documents Available for Review	Page 9
<input checked="" type="checkbox"/> 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	Attachments A, C & D
<input checked="" type="checkbox"/> 8. Capital Fund Program 5-Year Action Plan	Attachment B
<input checked="" type="checkbox"/> 9. Resident Membership of the PHA Governing Board	Attachment E
<input checked="" type="checkbox"/> 10. RAB Representatives	Attachment F

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

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

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

B. Site-Based Waiting Lists – Coming Year

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

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria:

-The family must have completed a one year initial lease term in the Section 8 Housing Choice Voucher program.

-The family must be a participant in, or graduate of, the Family Self-Sufficiency program, the Threshold program offered by NEDCO or St Vincent de Paul, other homeownership preparatory program, or demonstrate that the family is 'mortgage ready.'

-The family has not committed any violation of Family Obligations in the Section 8 Housing Choice Voucher program in the past year.

-The family must have had no family-caused violations of HUD's Housing Quality Standards within the last year.

-The family has not committed any serious or repeated violations of a HA assisted lease in the past year.

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas

other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Eugene / Springfield

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

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

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

- Both plans include objectives and goals that address needs for housing among low-income individuals and families.
- The groups maintain good on-going relationships through participation on the Housing Policy Board, which sets housing policy for the local area and allocates funds from a variety of sources.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and <u>Over-Income Tenants in Public Housing</u> . <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. (Page 37 SOP)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I : Summary					
PHA Name: Housing and Community Services Agency of Lane Co.		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant 2006
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	226,462.10			
3	1408 Management Improvements	3,000.00			
4	1410 Administration (and A/E Staff)	196,374.80			
5	1411 Audit	1,600.00			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	16,000.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	190,500.00			
10	1460 Dwelling Structures	472,710.00			
11	1465.1 Dwelling Equipment - Nonexpendable	7,000.00			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	9,100.00			
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation	5,800.00			
18	1499 Development Activities	-			
19	1501 Collaterization or Debt Services	-			
20	1502 Contingency	15,211.10			
21	Amount of Annual Grant (Sum of lines 2-20)	1,143,758.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	52,000.00			

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006			
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
OR6-01 Laurelwood Homes Florence, OR	Reconstruction of buildings: (work continues) 3 bedroom duplex units; total remodel of interior and exterior.	1460	3	417,700.00				
	Sidewalks and driveways	1450	3	30,000.00				
	New appliances	1465	3	7,000.00				
	New underground electrical service to community room and duplexes (as required by City Electrical Code)	1450		25,000.00				
<i>Total Laurelwood Homes</i>				<i>479,700.00</i>				
OR6-02 McKenzie Village, Springfield, OR	Stage 2 of Site Improvements: Sewer Line Replacements: Replace existing sewer drains from duplex buildings to street connection; original concrete pipe systems clogging and raised by tree roots.	1450	12	20,000.00				
	Sidewalk Improvements: Replace walks along streets and entries to units, replacing raised areas due to tree roots causing tripping hazards.	1450	6500 sq. ft.	65,500.00				
<i>Total McKenzie Village</i>				<i>85,500.00</i>				
OR6-05 Lindeborg Place, Junction City, OR	Deferred Maintenance: Repair Exterior Dry Rot in railings and rafter ends, install new gutters, clean and seal vinyl siding and brick face, and paint remaining portion of building.	1460	40 unit bldg	55,000.00				
<i>Total Lindeborg Place</i>				<i>55,000.00</i>				
OR6-06 Cresview Villa, Creswell, OR	Site Improvements: Remove large trees causing damage and large sidewalk tripping hazards; replant as required; Replace damaged sidewalks	1450		50,000.00				
<i>Total Cresview Villa</i>				<i>50,000.00</i>				
TOTAL DEVELOPMENT IMPROVEMENTS				670,200.00				

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006			
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
MANAGEMENT IMPROVEMENTS	Equipment Purchases: Network File Server upgrade, for capacity to maintain scanned records (Improved Document Management) (scanner/copier purchased with FY05 Cap Funds)	1475		<i>To be funded in award balance</i>				
	Telephone System switching hardware Upgrade at Springfield office; upgrade required by LCOG to be compatible with reconfigured system.	1475		6,800.00				
	Quality digital cameras for Housing and Maintenance staff use, recording damage to units and other documentation.	1475		1,000.00				
	Fax Machine; to replace existing aged machine, for quality communication.	1475		1,300.00				
	<i>Total Equipment Purchases</i>			<i>9,100.00</i>				
	Energy Audits: Professional energy efficiency review of high-rise residential buildings (work not within scope of Agency Energy Department)	1430		12,000.00				
	Software: Telephone System upgrade (see equipment purchase requirement which requires improved software also)	1408		2,500.00				
	Training: as required by Modernization Staff	1408		500.00				
	<i>Total Management Improvement soft costs</i>			<i>15,000.00</i>				

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	
ADMINISTRATION	Contract Administration for Capital Plan related work; Salary and Benefits (10%)	1410		114,374.80			
	Staff Architect for Capital Plan related work: Salary & Benefits	1410		81,000.00			
	Energy Audits: Computations and Completion Reports from staff audit work through Agency Energy Management Department for energy efficiency evaluation of Public Housing units. (initiated in FY05 Cap Fund)	1410		1,000.00			
	Audit Fees for Capital Plans (as pro-rated from Agency Audit)	1411		1,600.00			
	Fees/Sundries/ fees for Environmental Reviews	1430		4,000.00			
	<i>Total Administration related costs</i>				<i>201,974.80</i>		
OTHER:	<i>TOTAL NON-DEVELOPMENT COSTS</i>			<i>226,074.80</i>			
	TRANSFER TO OPERATIONS	1406		226,462.10			
	RELOCATION: For residents in units related to work in the Grant	1495		5,800.00			
	CONTINGENCY	1502		15,211.10			
	<i>TOTAL OTHER COSTS</i>				<i>247,473.20</i>		
	TOTAL CAPITAL FUND GRANT BUDGET:				1,143,748.00		

Annual Statement / Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
PART III: Implementation Schedule							
PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No.OR16P 006 501 06 Replacement Housing Factor Grant No.				Federal FY of Grant: 2006	
Development No /Name / HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	ORIGINAL	REVISED	ACTUAL	ORIGINAL	REVISED	ACTUAL	
<i>Improvements:</i>							
OR6-01 Laurelwood Homes	7/18/2008			6/30/2010			
OR6-02 McKenzie Village	7/18/2008			6/30/2010			
OR6-05 Lindeborg Place	7/18/2008			6/30/2010			
OR6-06 Cresview Villa	7/18/2008			6/30/2010			
<i>Management Improve:</i>							
Energy Audits	12/30/2006			6/30/2007			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA NAME: Housing & Community Services Agency of Lane County				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.	
Development Number/Name	Year 1 2006	Work Statement for Year 2 FFY GRANT: 2007 PHA FY:2007	Work Statement for Year3 FFY GRANT: 2008 PHA FY: 2008	Work Statement for Year 4 FFY GRANT:2009 PHA FY: 2009	Work Statement for Year 5 FFY GRANT:2010 PHA FY: 2010
OR6-01Laurelwood		407,000.00	354,000.00	354,400.00	
OR6-02 McKenzie Vil		125,000.00	20,000.00	-	195,000.00
OR6-03 McKenzie Vil					
OR6-04 Parkview Terr		169,000.00	-	100,000.00	119,000.00
OR6-05 Lindeborg Pl				45,000.00	44,000.00
OR6-06 Cresview Vill			9,000.00	47,500.00	32,000.00
OR6-07 Riverview Terr			129,000.00	-	50,000.00
OR6-15 Scatt Sites				80,000.00	
OR6-17 Scatt Sites				80,000.00	45,000.00
OR6-20 Scatt Sites					113,000.00
OR6-23 Scatt Sites			191,500.00		
OR6-24 MapleWood					66,000.00
Management Improve		10,000.00	5,300.00	500.00	41,250.00
Operations Transfer		226,462.10	226,462.10	226,462.10	226,462.10
Admin & A/E		195,374.80	195,374.80	195,374.80	195,374.80
Fees/Sundries/Audit		5,600.00	5,600.00	5,600.00	6,000.00
Relocation		2,500.00	4,000.00	4,500.00	4,000.00
Contingency		2,811.10	3,511.10	4,411.10	6,661.10
CFP Funds Listed for 5 year Planning		1,143,748.00	1,143,748.00	1,143,748.00	1,143,748.00
Replacement Housing Factor Funds		0	0	0	0

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year: 09 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 10 FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OR6-01 Laurelwood Homes	Reconstruction of two 4-bedroom units (final stage of work)	354,400.00	OR6-02 McKenzie Village and Springfield Office	Final Stage of Sidewalk Replacements; Remove and Replace Springfield Office Parking area	195,000.00
OR6-04 Parkview Terrace	Conversion of natural steam boilers to another source of heat (energy conservation)	100,000.00	OR6-04 Parkview Terrace and Day Island Office	Remove and replace Eugene office parking area and one parking area at Parkview Terrace	119,000.00
OR6-05 Lindeborg Place	Elevator Reconditioning	45,000.00	OR6-05 Lindeborg Place	Replace carpet and vinyl in all units	44,000.00
OR6-06 Cresview Villa	Replace water heaters in all units and laundry (energy conservation)	19,000.00	OR6-18 Cresview Villa	Replace all roofs and gutters	32,000.00
OR6-18 Cresview Villa	Replace water heaters in all units and Community Room (energy conservation)	28,500.00	OR6-07 Riverview Terrace	Replace five floors' breezeway atrium windows and hallway end doors and windows (energy conservation)	50,000.00
OR6-15 Scattered Sites	Comp Mod with accessibility improvements (2060 Amirante)	80,000.00	OR6-17 Scattered Sites	Replace roofs and gutters (6 units)	45,000.00
OR6-17 Scattered Site	Comp Mod with accessibility remodel (1340 Aspen)	80,000.00	OR6-20 Scattered Site	504 Accessibility Remodel of one unit within duplex, and exterior upgrade of entire building (2702 Tomahawk)	113,000.00
			OR6-24 Maplewood Meadows	Replace all appliances- energy efficient upgrade	66,000.00
	<i>Development Total</i>	<i>706,900.00</i>		<i>Development Total</i>	<i>664,000.00</i>
			Springfield Office Equipment/Management Improvements	Upgrade of desktop computers; Computer Network file Server upgrade;Production Copier for Mod. Bid Packages	40,500.00
Modernization Dept.	Mod. Staff Training	500.00	Modernization	Modernization Staff training	750.00
	Fees/Sundries/Audit	5,600.00		Fees/Sundries/Audit	6,000.00
	Administration of Grant	114,374.80		Administration of Grant	114,374.80
	Architect Staff	81,000.00		Architect Staff	81,000.00
	Transfer to Operations	226,462.10		Transfer to Operations	226,462.10
	Relocation Costs	4,500.00		Relocation Costs	4,000.00
	Contingency (1.6%)	4,411.10		Contingency	6,661.10
	<i>Other Total</i>	<i>436,848.00</i>		<i>Other Total</i>	<i>479,748.00</i>
TOTAL CFP Estimated Cost		1,143,748.00			1,143,748.00

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I : Summary

PHA Name: Housing and Community Services Agency of Lane Co.	Grant Type and Number: Capital Fund Program Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.	Federal FY of Grant 2004
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Original Annual Statement Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision no: Two)
 Performance and Evaluation Report for Period Ending **3/31/06**
 Final Performance and Evaluation Report

Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	262,677.09	262,677.09	262,677.09	262,677.09
3	1408 Management Improvements	4,750.00	1,122.78	1,122.78	1,122.78
4	1410 Administration * Includes A/E	206,804.20	206,804.20	206,804.20	204,915.60
5	1411 Audit	1,500.00	1,500.00	1,500.00	1,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,105.00	5,000.36	5,000.36
8	1440 Site Acquisition				
9	1450 Site Improvement	189,000.00	172,842.81	52,398.81	37,212.81
10	1460 Dwelling Structures	540,400.00	616,602.49	614,587.91	482,630.55
11	1465.1 Dwelling Equipment - Nonexpendable	95,500.00	58,328.32	56,445.62	54,075.32
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	23,707.00	19,103.31	18,943.49	18,693.49
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	14,000.00	2,976.00	2,976.00	2,976.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Services				
20	1502 Contingency	3,723.71	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	1,347,062.00	1,347,062.00	1,222,456.26	1,070,804.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	71,900.00	89,281.52	86,489.97	1,833.00
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	45,000.00	45,000.00	45,000.00	36,000.00



Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.				Federal FY of Grant: 2004		
Dev.No.	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
OR6-01 Laurelwood Homes Florence OR	Reconstruction of entire unit: Units interior & exterior (on-going project) 4 units	1460	4	404,400.00	413,516.44	413,516.44	413,516.44	Completed Nov. 2005
	Site Improvements;underground utilities, shrub beds, concrete edges, walks & plantings	1450	4	48,000.00	36,742.81	36,742.81	36,742.81	
	Appliances: Stove and Vent Fan, Refrigerators	1465	4	5,600.00	4,829.32	4,829.32	4,829.32	
<i>OR6-01Project Total</i>				<i>458,000.00</i>	<i>455,088.57</i>	<i>455,088.57</i>	<i>455,088.57</i>	
OR6-02 McKenzie Village Springfield, OR	Remodel of one unit for '504 accessibility requirements - building interior	1460	1	54,000.00	72,131.52	71,060.97	1,833.00	Contract Awarded
	New sloped sidewalks, and related site work for wheel chair access to unit	1450	1	16,000.00	15,000.00	14,932.00	0.00	Work in Progress
	Appliances specialized in accessible use	1465	1	1,900.00	2,150.00	499.00	0.00	
	Asbestos abatement with flooring replacement; kitchen and bath remodel	1460	2	54,000.00	71,378.86	70,434.83	7,705.44	Contract Awarded Work in Progress
	Replace water and sewer drain line and clean out from building to street	1450	2	5,000.00	0.00	0.00	0.00	drain work on chosen units not needed
Appliances for kitchen remodel work	1465	2	4,000.00	2,445.00	2,213.30	342.00		
<i>OR6-02 Project Total</i>				<i>134,900.00</i>	<i>163,105.38</i>	<i>159,140.10</i>	<i>9,880.44</i>	
OR6-05 Lindborg Place Junction City OR	Upgrade kitchen: Replace refrigerators, stove tops and wall ovens, including counters and kitchen sink	1460	40	28,000.00	59,575.67	59,575.67	59,575.67	Completed Nov 2005
	Appliances for kitchen upgrade	1465	40	84,000.00	48,904.00	48,904.00	48,904.00	
<i>OR6-05 Project Total</i>				<i>112,000.00</i>	<i>108,479.67</i>	<i>108,479.67</i>	<i>108,479.67</i>	
PAGE TOTAL				704,900.00	726,673.62	722,708.34	573,448.68	

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.				Federal FY of Grant: 2004		
Dev.No.	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
OR6-07 Riverview Terrace, Cottage Grove, OR	Improve existing parking area and add parking area with access from Main Street.	1450		120,000.00	121,100.00	724.00	470.00	Re-Bidding to be issued May '06
TOTAL PHYSICAL IMPROVEMENTS				824,900.00	847,773.62	723,432.34	573,918.68	
MANAGEMENT IMPROVEMENTS								
	Maintenance Department Radio Communication System Upgrade: to purchase new hand held radios so staff can communicate outside Eugene-Springfield Metro area, to Veneta, Junction City, Creswell and Cottage Grove.	1475		12,050.01	11,611.32	11,611.32	11,611.32	Purchased
	Purchase Postal processing equipment to meet new Postal Dept imprint requirements.	1475	1	4,456.99	3,916.99	3,916.99	3,916.99	Purchased
	Computers and printers; to maintain adequate condition of computers and printers for efficient use of staff. Replacement scheduled in stages. <i>(Computer purchase Fungibility to FY 03 Cap Fund)</i>	1475	3 ea	7,200.00	3,575.00	3,415.18	3,165.18	90% completed
	<i>Total 1475</i>			<i>23,707.00</i>	<i>19,103.31</i>	<i>18,943.49</i>	<i>18,693.49</i>	
	Modernization Staff Training and Architect certification requirements.	1408	4	2,500.00	1,122.78	1,122.78	1,122.78	Expended
	Software requirements for new computers purchased with this grant <i>(Computers purchase fungibility to FY03 Cap Fund)</i>	1408	3	2,250.00	0.00	0.00	0.00	
	<i>Total 1408</i>			<i>4,750.00</i>	<i>1,122.78</i>	<i>1,122.78</i>	<i>1,122.78</i>	
PAGE TOTAL				148,457.00	141,326.09	20,790.27	20,286.27	

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.			Federal FY of Grant: 2004			
Dev.No.	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
OTHER:								
	Transfer to Operations (19.5%)	1406		262,677.09	262,677.09	262,677.09	262,677.09	
	Administration of Grant	1410		134,706.20	134,706.20	134,706.20	133,217.16	
	Architect & Engineering Services	1410		72,098.00	72,098.00	72,098.00	71,698.44	
	Audit Fees	1411		1,500.00	1,500.00	1,500.00	1,500.00	
	Sundries: printing and supplies, etc.	1430		5,000.00	5,105.00	5,000.36	5,000.36	
	Expenses related to Relocation of residents when required by work.	1495		14,000.00	2,976.00	2,976.00	2,976.00	Complete
	Contingency (3%)	1502		3,723.71	0.00	0.00	0.00	
	<i>Total Other:</i>			<i>493,705.00</i>	<i>479,062.29</i>	<i>478,957.65</i>	<i>477,069.05</i>	
	TOTAL GRANT - FY04			1,347,062.00	1,347,062.00	1,222,456.26	1,070,804.00	

Annual Statement / Performance and Evaluation Report

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

PART III: Implementation Schedules

PHA NAME: HACSA of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.					Federal FY of Grant: FY 04	
	All Funds Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates	
	ORIGINAL	REVISED	ACTUAL	ORIGINAL	REVISED	ACTUAL		
OR6-01 Laurelwood Homes	9/13/2006		6/30/2005	9/13/2008		12/30/2005		
OR6-02 McKenzie Village	9/13/2006		3/31/2006	9/13/2008				
OR6-05 Lindeborg Place	9/13/2006		12/30/2005	9/13/2008		12/30/2005		
OR6-07 Riverview Terrace	9/13/2006			9/13/2008				
Equipment under 1475 Account	9/13/2006		9/30/2005	9/13/2008		9/30/2005		
Software and Training in 1408	9/13/2006		3/31/2006	9/13/2008				

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I : Summary					
PHA Name: Housing and Community Services Agency of Lane Co.		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.		Federal FY of Grant FY 05	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no: ONE) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	256,013.80	256,013.80	256,013.80	256,013.80
3	1408 Management Improvements	33,250.00	33,250.00	30,106.82	7,803.94
4	1410 Administration+ Staff A/E Fees	210,299.90	210,299.90	174,299.90	69,374.26
5	1411 Audit	2,000.00	2,000.00		
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	4,250.00	4,250.00	1,711.68	1,395.27
8	1440 Site Acquisition	-			
9	1450 Site Improvement	118,500.00	128,500.00	28,137.00	12,420.00
10	1460 Dwelling Structures	577,000.00	616,500.00	274,064.07	74,174.04
11	1465.1 Dwelling Equipment - Nonexpendable	13,600.00	11,800.00	800.00	-
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	17,400.00	17,400.00	11,457.86	
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation	15,000.00	8,500.00	3,837.91	3,837.91
18	1499 Development Activities	-			
19	1501 Collaterization or Debt Services	-			
20	1502 Contingency	45,685.30	4,485.30	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	1,292,999.00	1,292,999.00	780,429.04	425,019.22
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	79,100.00	114,800.00		
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	35,750.00	40,000.00		

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY			Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.			Federal FY of Grant: <p style="text-align: center;">FY 05</p>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OR6-01 Laurelwood Homes Florence, OR	RECONSTRUCTION OF UNITS-ongoing work: 4 three bedroom units (Completes a total of 24 of 30 units) Site Improvements; underground utilities, shrub bed, patio & entry porch, walks, ramps & plantings	1450	4 units	40,000.00	40,000.00	28,137.00	12,420.00	2 Units in Progress
	Building: Total Reconstruction of 2 duplex buildings, interior and exterior with energy use improvements	1460		472,000.00	472,000.00	271,309.69	73,101.66	
	Appliances (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		8,000.00	8,000.00	800.00		
TOTAL 6-01 WORK				<i>520,000.00</i>	<i>520,000.00</i>	<i>300,246.69</i>	<i>85,521.66</i>	
OR6-02 McKenzie Village Springfield, OR	Asbestos abatement of entire unit's floor tile and replacement, reconfigure kitchen to create laundry area; change plumbing, upgrade electrical, installation of new cabinets, counters and sinks (completes a total 4 units of 163 to do - performed at vacate)	1460	1 unit	33,000.00	35,000.00	-	-	Not yet scheduled
<i>Continues next page:</i>	Appliances for Kitchen remodel (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		2,000.00	2,000.00	-	-	

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.			Federal FY of Grant: <p style="text-align: center;">FY 05</p>			
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
<i>OR6-02,3 continued</i>	OTHER SITE IMPROVEMENTS: Deferred Maintenance							
	Tree Removal and Trimming: Work to trim or remove trees, replanting as required, in this densely treed development. The large and aging trees drop limbs, overhang and threaten buildings and parked cars, roots continue to infiltrate the water/sewer pipe drains, and raise sidewalks creating tripping hazards. Safety and Sanitary concerns.	1450	Project: 172 units	50,000.00	70,000.00			Scheduled for Fall 2006
	Water/Sewer Drain Line Replacements: (Phase 1) Initiation of on-going work to replace lines from building to street; original concrete pipe has been infiltrated by tree roots, opened or destroyed by trees and other forces	1450	5 units	15,000.00	10,000.00			Will follow tree removal
	Replacement of Sidewalks at Street and to Units: (Phase 1) Initiation of on-going funded sidewalk work: Aging 40+year old sidewalks have been cracked or raised by trees requiring replacement for safe use and to eliminate tripping hazards.	1450		10,000.00	5,000.00			Will follow tree removal
TOTAL 6-02 WORK				<i>110,000.00</i>	<i>122,000.00</i>	-	-	

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY			Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.			Federal FY of Grant: <p style="text-align: center;">FY 05</p>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
OR6-05 Lindeborg Place Junction City OR	REMODEL ONE UNIT FOR '504 ACCESSIBILITY REQUIREMENTS: Interior renovation to establish disabled compliance kitchen and bath and other areas accessible for disabled residents.	1460	1 unit	27,000.00	64,500.00	2,754.38	1,072.38	Bids Received April 2006
	Appliances suited best for accessibility needs (based on Energy Star ratings) Stove, Refrigerator and Range Hood with remote switches	1465		1,800.00	-			Appliances purchased with FY04 funds during kitchen upgrade
	TOTAL 6-05 WORK			<i>28,800.00</i>	<i>64,500.00</i>	<i>2,754.38</i>	<i>1,072.38</i>	
OR6-06 Cresview Villa Creswell OR	REMODEL ONE UNIT FOR '504 ACCESSIBILITY REQUIREMENTS: Interior and exterior renovation to establish disabled compliant kitchen and bath and other areas accessible for disabled residents.	1460	1 unit	45,000.00	45,000.00			Not yet scheduled
	Redesign of immediate front and rear entry walks and porches for accessibility	1450		3,500.00	3,500.00			
	Appliances suited best for accessibility needs (and based on Energy Star ratings): Stove, Refrigerator and Range Hood with remote switches.	1465		1,800.00	1,800.00			
	TOTAL 6-06 WORK			<i>50,300.00</i>	<i>50,300.00</i>	<i>-</i>	<i>-</i>	
	TOTAL PHYSICAL IMPROVEMENTS			<i>709,100.00</i>	<i>756,800.00</i>	<i>303,001.07</i>	<i>86,594.04</i>	

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY			Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.			Federal FY of Grant: <p style="text-align: center;">FY 05</p>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
MANAGEMENT IMPROVEMENTS	Training: Modernization Staff, including Architect, training as required.	1408		2,500.00	2,500.00	106.82	106.82	
	Software: Computer Software for new Computer purchase (see 1475)	1408		750.00	750.00	-	-	
	Energy Auditor: To create Public Housing Energy Audit Records, for up to one year, Agency will dedicate one half-time position of a Staff Auditor in the Weatherization Dept.to document PH unit conditions and energy source, and to recommend energy conservation measures. Records will establish reference basis for future energy related conservation improvements	1408		30,000.00	30,000.00	30,000.00	7,697.12	In Progress
TOTAL 1408				<i>33,250.00</i>	<i>33,250.00</i>	<i>30,106.82</i>	<i>7,803.94</i>	
EQUIPMENT IMPROVEMENTS	Equipment Purchases; Production Copier: for preparing Modernization bid packages, for resident correspondence by Resident Services; and for document storage by scanning to computerized storage system. 1 Computer and 2 printers; update existing computer and printer; and add a new color printer for producing prints for documentation of inspections for the files and court proceedings.	1475		17,400.00	17,400.00	11,457.86	-	Scanner/Copier Purchased in April 2006
TOTAL 1475				<i>17,400.00</i>	<i>17,400.00</i>	<i>11,457.86</i>	<i>-</i>	

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY			Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.			Federal FY of Grant: <p style="text-align: center;">FY 05</p>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
OPERATIONS TRANSFER	Transfer of Capital Funds to Operations (19.5%)	1406		256,013.80	256,013.80	256,013.80	256,013.80	Completed
ADMINISTRATION OF GRANT	Staff salary and benefits for management of Capital Fund work (10%)	1410		129,299.90	129,299.90	129,299.90	61,685.68	
	Staff Architect salary and benefits for work related to Capital Fund work (exempt from 10%)	1410		81,000.00	81,000.00	45,000.00	7,688.58	
AUDIT FEES	Audit Fee directly related to Capital Fund work, as included in Agency annual audit.	1411		2,000.00	2,000.00	-	-	Fall 2006
FEES	Costs of non-Agency services directly related to work of this grant	1430		4,250.00	4,250.00	1,711.68	1,395.27	
	TOTAL 1406, 1410, 1411, 1430			<i>472,563.70</i>	<i>472,563.70</i>	<i>432,025.38</i>	<i>326,783.33</i>	
RELOCATION	Relocation Services and expenses of residents as required to accomplish Capital Fund work.	1495		15,000.00	8,500.00	3,837.91	3,837.91	
CONTINGENCY	Allowance for Cost adjustments for this Capital Fund.(3.9%)	1502		45,685.30	4,485.30	-	-	Reallocated
				<i>60,685.30</i>	<i>12,985.30</i>	<i>3,837.91</i>	<i>3,837.91</i>	
	TOTAL GRANT			1,292,999.00	1,292,999.00	780,429.04	425,019.22	

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART III: Implementation Schedule						
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 5 Replacement Housing Factor Grant No.			Federal FY of Grant: FY 05	
Development No /Name / HA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Fund Expended (Quarter Ending Date)		Reason for Revised Target Dates	
OR6-01 Laurelwood Homes, Florence	8/17/2007		8/17/2009			
OR6-02 McKenzie Village, Springfield, OR	8/17/2007		8/17/2009			
OR6-05 Lindeborg Place, Junction City	8/17/2007		8/17/2009			
OR6-06 Cresview Villa, Creswell, OR	8/17/2007		8/17/2009			
Management Improvements	8/17/2007		8/17/2009			

PASSED

IN THE BOARD OF COUNTY COMMISSIONERS
OF LANE COUNTY, OREGON

ORDER NO.

04-1-14-1

(In the Matter of Appointing a
Resident Commissioner to the
HACSA Board of Commissioners

WHEREAS, the HACSA By-Laws require the appointment of two resident commissioners;
and

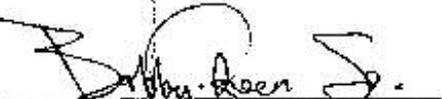
WHEREAS, the term of one resident commissioner is expiring; and

WHEREAS, a direct solicitation was made to all public housing residents, and applications

WHEREAS, the Board recommends that the following resident commissioner be appointed
to the HACSA Board of Commissioners

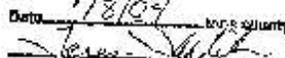
NOW THEREFORE, IT IS HEREBY ORDERED that HUGL MASSENGILL
be appointed to the HACSA Board for a term of four years with that term expiring in January of
2008.

DATED this 14th day of January, 2004.


Chair, Lane County Board of Commissioners

In the Matter of Appointing a Resident Commissioner to the HACSA Board of Commissioners

APPROVED AS TO FORM

Date: 1/8/04

OFFICE OF LEGAL COUNSEL

IN THE BOARD OF COUNTY COMMISSIONERS
OF LANE COUNTY, OREGON

ORDER NO.

06-1-11-1

)In the Matter of Appointing a
)Resident Commissioner to the
)HACSA Board of Commissioners

WHEREAS, the HACSA By-Laws require the appointment of two resident commissioners;
and

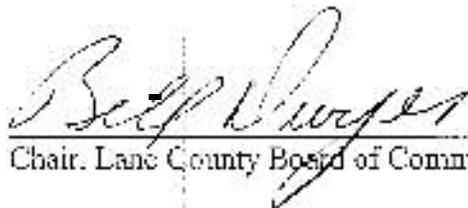
WHEREAS, the term of one resident commissioner is expiring; and

WHEREAS, a direct solicitation was made to all public housing and assisted housing
residents, and applications were reviewed; and

WHEREAS, the Board recommends that the following resident commissioner be appointed
to the HACSA Board of Commissioners

NOW THEREFORE, IT IS HEREBY ORDERED that Barbara Moorehouse
be appointed to the HACSA Board for a term of four years with that term expiring in January of
2010.

DATED this 11th day of January, 2006.


Chair, Lane County Board of Commissioners

In the Matter of Appointing a Resident Commissioner to the HACSA Board of Commissioners

~RAB ROSTER 2006~

Complex	Representative	Alternate Representative
Laurelwood Homes	Frances Webster 1336 11 th Street (PO Box 2545) Florence 97439 Ph: 541/997 7683	-vacant-
McKenzie Village	Nan Southerland 1695 Kelly St Springfield 97477 Ph: 747-1598	-vacant-
Parkview Terrace	Susan Mills 255 High St #404 Eugene 97401 - Ph: 683-2880	-vacant-
Lindeborg Place	Amy Feinberg 840 Holly Street #116 Junction City 97448 Ph: 998-6857	Betty Sue Curtis 840 Holly St., #105 Junction City 97448 bs_curtis@yahoo.com
Cresview Villa	-Vacant-	-vacant
Riverview Terrace	Ray Dean 925 W Main St. #106 Cottage Grove 97424 Ph: 942-4683	Michelle Thurston 925 W Main #204 Cottage Grove 97424 Ph: 767-9770 michellethurston2003@yahoo.com
Pengra Court	-vacant-	-vacant
Scattered Sites	-vacant-	-vacant
Maple Wood Meadows	-vacant-	-vacant-
Veneta Villa and Veneta Scattered Sites	Cathy Ramsey 24923 Dunham Avenue (PO Box 94) Veneta 97487 Ph: 935-0866 ramseycas@aol.com	-vacant-
Village Oaks	Suzanne Birnkrant 3608 W 18 th #8 Eugene 97402 Ph: 343-3854 sbirnkrant@yahoo.com	-vacant
Abbie Lane Courts	-vacant-	-vacant
Fourteen Pines	Greg Ewert 2826 Willakenzie Eugene 97401 Ph: 685-9097 fourteenpines@comcast.net	-vacant

Resident Commissioners	Hugh Massengill 255 High St #313 Eugene 97401 Ph: 682-3410 h.massengill@comcast.net	Barbara Moorehouse 3616 W 18 th #4 Eugene 97402 - Ph: 682-3409 blmoorehouse06@hotmail.com
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The Tenant Advisory Group (TAG) has been designated as the HACSA Resident Advisory Board (RAB) for Agency Plan purposes.