

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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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.

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# **Streamlined Annual PHA Plan for Fiscal Year: 2007**

## **PHA Name: Lebanon Housing Authority**

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

## Streamlined Annual PHA Plan Agency Identification

**PHA Name: Lebanon Housing Authority**

**PHA Number: MO079**

**PHA Fiscal Year Beginning: 01/2007(mm/yyyy)**

### PHA Programs Administered:

**Public Housing and Section 8**

Number of public housing units:

Number of S8 units:

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:162

**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: **Edwina Braboy**

TDD: **417-532-8630**

Phone: **417-532-4912**

Email **lebanonha@earthlink.net**

### Public Access to Information

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

X 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. X Yes  No.

If yes, select all that apply:

X Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library  PHA website  Other (list below)

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

X Main business office of the PHA  PHA development management offices

Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 20**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

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

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- X 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- X 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.
- x 6. Supporting Documents Available for Review
- x 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- x 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

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. x 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 x 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 x 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):

<b>HOPE VI Revitalization Grant Status</b>	
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 x  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 x  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 x  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:

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

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):

#### **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: (provide name here)**State of Missouri**
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)
  - x The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - x The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - x 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)

1. Maintain its supply of decent, safe and sanitary rental housing that is affordable for low, very-low and moderate income families.
2. The modernization of LHA housing for occupancy by low and very low-income families.

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



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
Yes	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans

<b>List of Supporting Documents Available for Review</b>		
Yes	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
N/A	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 (50075-SF plan)
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
Yes	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self- Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Yes	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
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
N/A	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

<b>List of Supporting Documents Available for Review</b>		
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
Yes	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Yes	Public Housing Community Service Policy/Programs x Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
Yes	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
Yes	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Yes	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). x Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
Yes	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	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: <b>Lebanon Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MO16P079501-07</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>
<input checked="" 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	20000			
3	1408 Management Improvements	5000			
4	1410 Administration	20000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5000			
8	1440 Site Acquisition				
9	1450 Site Improvement	80000			
10	1460 Dwelling Structures	20000			
11	1465.1 Dwelling Equipment—Nonexpendable	15000			
12	1470 Nondwelling Structures	14643			
13	1475 Nondwelling Equipment	10000			
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	5000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	194643			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <b>Lebanon Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>MO16P079501-07</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	<b>Operations</b>	1406		<b>20000</b>				
HA WIDE	<b>Mgt Improvements</b>	1408		<b>5000</b>				
HA WIDE	Upgrade Office Equipment							
HA WIDE	<b>Administration</b>	1410		<b>20000</b>				
	Mod Cordinator Salary							
HA WIDE	<b>Fees &amp; Costs</b>	1430		<b>5000</b>				
	A & E Services							
MO79-01	<b>Site Improvements</b>	1450		<b>80000</b>				
	Repair Parking Lot			20000				
MO79-03	Parking Canopy			20000				
	Repair Parking Lot			20000				
MO79-02	Repair Concrete			20000				
MO79-02	<b>Dwelling Structures</b>	1460		<b>20000</b>				
	Roof Repair							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <b>Lebanon Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>MO16P079501-07</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Dwelling Equipment</b>	1465.1		<b>15000</b>				
MO79-01-03	Replace Refrigerators			15000				
	Replace A/C units			7500				
	Replace lighting			2500				
	<b>Nondwelling Structures</b>	1470		<b>14643</b>				
MO79-01-03	Carpet hallways			10000				
MO79-02	Remodel Office			4643				
	<b>Non dwelling Equipment</b>	1475		<b>10000</b>				
HA Wide	Lawn mower			10000				
HA WIDE	Contingency	1502		<b>5000</b>				
	<b>Total CFP Grant</b>			<b>194643</b>				

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: <b>Lebanon Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>MO16P079501-07</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>HARWOOD MANOR</b>							
MO79-01	9/31/09			9/31/11			
<b>MAPLE VILLAGE</b>							
MO79-02	9/31/09			9/31/11			
<b>ADAMS PLACE</b>							
MO79-03	9/31/09			9/31/11			

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Lebanon Housing Authority</b>		<b>xOriginal 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 08 PHA FY: 12/31	Work Statement for Year 3 FFY Grant:09 PHA FY: 12/31	Work Statement for Year 4 FFY Grant: 10 PHA FY: 12/31	Work Statement for Year 5 FFY Grant: 11 PHA FY: 12/31
	Annual Statement				
		20000	50000	25000	39643
		30000	50000	55000	70000
		94643	24643	34643	5000
		50000	70000	80000	80000
CFP Funds Listed for 5-year planning		194643	194643	194643	194643
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : 2 FFY Grant: 08 PHA FY: 12/31			Activities for Year: 3 FFY Grant: 09 PHA FY: 12/31		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	<b>HA WIDE</b>	<b>Mgt Improvements</b>	5000	<b>HA WIDE</b>	<b>Mgt Improvements</b>	5000
		<b>Administration</b>	20000		<b>Administration</b>	20000
		<b>Fees &amp; Costs</b>	5000		<b>Fees &amp; Costs</b>	5000
		<b>Operations</b>	20000		<b>Operations</b>	20000
					<b>Replace maint truck</b>	20000
	<b>MO79-01</b>	<b>A/C Units</b>	10000	<b>MO79-01</b>	<b>Parking-Canopy</b>	50000
		<b>Paint Commons Area</b>	10000			
	<b>MO79-02</b>	<b>Concrete Repair</b>	20000	<b>MO79-02</b>	<b>Ceiling Fans</b>	5000
		<b>Parking Lot Repair</b>	10000		<b>Security Lighting</b>	5000
					<b>Playground Eqpt</b>	10000
					<b>Concrete Repair</b>	30000
	<b>MO79-03</b>	<b>Upgrade Windows</b>	89643	<b>MO79-03</b>	<b>Paint Commons Area</b>	10000
		<b>Carpet Lobby</b>	5000		<b>Lobby Furniture</b>	3000
					<b>Canopy back ent ranc</b>	11643
					<b>\$194643</b>	

**8. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year :4 FFY Grant: 10 PHA FY: 12/31			Activities for Year: 5 FFY Grant: 11 PHA FY: 12/31		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	<b>HA WIDE</b>	<b>Operations</b>	20000	<b>HA WIDE</b>	<b>Operations</b>	20000
<b>Annual</b>		<b>Administration</b>	20000		<b>Administration</b>	20000
<b>Statement</b>		<b>Fees &amp; Costs</b>	5000		<b>Fees &amp; Costs</b>	5000
		<b>Mgt.Improvements</b>	5000		<b>Mgt Improvements</b>	5000
		<b>Landscaping</b>	30000		<b>Maint. Truck</b>	30000
	<b>MO79-01</b>	<b>Repair Parking Lot</b>	20000	<b>MO79-01</b>	<b>Tuckpoint Seal</b>	34643
		<b>Commercial A/C</b>	5000		<b>Commercial A/C</b>	
	<b>MO79-02</b>	<b>Concrete Repair</b>	25000	<b>MO79-02</b>	<b>Insulation</b>	10000
		<b>Roof repair</b>	30000	<b>MO79-02</b>	<b>Roof repair</b>	25000
					<b>Concrete repair</b>	35000
	<b>MO79-03</b>	<b>Carpet Halls</b>	20000	<b>MO79-03</b>	<b>Commercial A/C</b>	5000
		<b>Lighting</b>	9643			
		<b>Commercial A/C</b>	5000			
						<b>\$194643</b>

<b>Capital Fund Program Five-Year Action Plan</b>	
<b>Part II: Supporting Pages—Work Activities</b>	
Activities for Year : ____ FFY Grant: PHA FY:	Activities for Year: ____ FFY Grant: PHA FY:



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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Lebanon Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: MO16P07950104 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2004</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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	22,000.00	22,000.00	22,000.00	22,000.00
3	1408 Management Improvements	5,000.00	0.00	0.00	0.00
4	1410 Administration	20,000.00	19,080.06	19,080.06	19080.06
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	1,509.19	1,509.19	1,509.19
8	1440 Site Acquisition				
9	1450 Site Improvement	35,921.00	17,787.84	17,787.84	17,787.84
10	1460 Dwelling Structures	132,079.00	160,627.91	160,627.91	160,627.91
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	5,000.00	13,995.00	13,995.00	13,995.00
13	1475 Nondwelling Equipment	5,000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	5,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	235,000.00	235,000.00	235,000.00	235,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lebanon Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16P07950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Operations	1406		22,000.00	22,000.00	22,000.00	22,000.00	
	<b>Subtotal</b>			<b>22,000.00</b>	<b>22,000.00</b>	<b>22,000.00</b>	<b>22,000.00</b>	
HA WIDE	Upgrade office equip.	1408		5,000.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
HA WIDE	Mod Coordinator Salary	1410		20,000.00	19,080.06	19,080.06	19,080.06	
	<b>Subtotal</b>			<b>20,000.00</b>	<b>19,080.06</b>	<b>19,080.06</b>	<b>19,080.06</b>	
HA WIDE	A/E Services	1430		5,000.00	1,509.19	1,509.19	1,509.19	
	<b>Subtotal</b>			<b>5,000.00</b>	<b>1,509.19</b>	<b>1,509.19</b>	<b>1,509.19</b>	
HA WIDE	Concrete Repair	1450		19,421.00	17,787.84	17,787.84	17,787.84	
HA WIDE	Security Lighting			10,000.00	0.00	0.00	0.00	
HA WIDE	Landscaping			500.00	0.00	0.00	0.00	
MO79-01	Storage Shed			2,000.00	0.00	0.00	0.00	
MO79-01	Privacy Fence			1,000.00	0.00	0.00	0.00	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO16P07950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Seal Parking Areas	1450		3,000.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>35,921.00</b>	<b>17,787.84</b>	<b>17,787.84</b>	<b>17,787.84</b>	
MO79-03	Replace Cabinets	1460		132,079.00	160,627.91	160,627.91	160,627.91	
	<b>Subtotal</b>			<b>132,079.00</b>	<b>160,627.91</b>	<b>160,627.91</b>	<b>160,627.91</b>	
MO79-01	Carpet Hallways	1470		1,000.00	0.00	0.00	0.00	
MO79-03	Carpet Hallways			1,000.00	0.00	0.00	0.00	
MO79-03	Lighting – Hallways			2,000.00	0.00	0.00	0.00	
MO79-02	Remodle office			1,000.00	0.00	0.00	0.00	
MO79-01	Security System			0.00	13,995.00	13,995.00	13,995.00	
	<b>Subtotal</b>			<b>5,000.00</b>	<b>13,995.00</b>	<b>13,995.00</b>	<b>13,995.00</b>	
HA WIDE	Purchase Company Van	1475		5,000.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
HA WIDE	Contingencies	1502		5,000.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total</b>			<b>235,000.00</b>	<b>235,000.00</b>	<b>235,000.00</b>	<b>235,000.00</b>	

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program No: MO16P07950104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Harwood Manor MO79-01	9/14/06		12/02/05	9/14/08		12/02/05	
Maple Village MO79-02	9/14/06		12/02/05	9/14/08		12/02/05	
Adams Place MO79-03	9/14/06		12/02/05	9/14/08		12/02/05	

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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Lebanon Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: MO16P07950105 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2005</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/06 <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	4,400.00	4,319.85	4,319.85	4,319.85
4	1410 Administration	20,000.00	19,097.96	19,097.96	9,407.93
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	2,669.31	2,041.19	1,669.31
8	1440 Site Acquisition				
9	1450 Site Improvement	53,600.00	4,580.00	4,580.00	4,580.00
10	1460 Dwelling Structures	55,870.00	100,182.49	100,182.49	32,551.20
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	4,000.00		0.00
12	1470 Nondwelling Structures	54,897.00	63,865.00	63,865.00	13,995.00
13	1475 Nondwelling Equipment	15,000.00	10,445.89	2,551.45	2,551.45
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	3,130.00	6,736.50	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	215,897.00	215,897.00	196,637.94	69,074.74
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO16P07950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Upgrade office equip.	1408		4,400.00	4,319.85	4,319.85	4,319.85	
	<b>Subtotal</b>			<b>4,400.00</b>	<b>4,319.85</b>	<b>4,319.85</b>	<b>4,319.85</b>	
HA WIDE	Mod Coordinator Salary	1410		20,000.00	19,097.96	19,097.96	9,407.93	
	<b>Subtotal</b>			<b>20,000.00</b>	<b>19,097.96</b>	<b>19,097.96</b>	<b>9,407.93</b>	
HA WIDE	A/E Services	1430		5,000.00	2333.31	1705.19	1333.31	
	Publishing			0.00	336.00	336.00	336.00	
	<b>Subtotal</b>			<b>5,000.00</b>	<b>2,669.31</b>	<b>2,041.19</b>	<b>1,669.31</b>	
HA WIDE	Repair Parking Areas	1450		39,600.00	0.00	0.00	0.00	
HA WIDE	Playground Equipment			10,000.00	0.00	0.00	0.00	
MO79-01	Security Lighting			4,000.00	0.00	0.00	0.00	
MO79-01	Harwood Fence			0.00	4,580.00	4,580.00	4580.00	
	<b>Subtotal</b>			<b>53,600.00</b>	<b>4,580.00</b>	<b>4,580.00</b>	<b>4,580.00</b>	

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

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO16P07950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Dwelling Structures</b>	1460						
MO79-01	Master Key Sustum			14,500.00	14,828.57	14,828.57	7,812.29	
MO79-02	Master Key Sustum			41,370.00	35,835.03	35,835.03	18,554.18	
MO79-03	Master Key Sustum			0.00	11,736.95	11,736.95	6,184.73	
	Modifications 1 & 2			0.00	7,518.44	7,518.44	0.00	
MO 79-02	Reroof Morton Street			0.00	30,263.50	30,263.50	0.00	
	<b>Subtotal</b>			<b>55,870.00</b>	<b>100,182.49</b>	<b>100,182.49</b>	<b>32,551.20</b>	
	<b>Dwelling Equipment</b>	1465.1		4,000.00	4,000.00			
MO79-03	Refrigerators					0.00	0.00	
MO79-03	Air Conditioners					0.00	0.00	
	<b>Subtotal</b>			<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Non-Dwelling Structures</b>	1470						
MO 79-01	Reroof Harwood Manor			20,000.00	49,870.00	49,870.00	0.00	
MO 79-02	Remodel Office			8,897.00	0.00	0.00	0.00	
MO79-03	Security Cameras			14,000.00	13,995.00	13,995.00	13,995.00	
MO79-03	Carpet Hallways			12,000.00	0.00	0.00	0.00	
	<b>Subtotal</b>			<b>54,897.00</b>	<b>63,865.00</b>	<b>63,865.00</b>	<b>13,995.00</b>	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO16P07950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Non-Dwelling Equipment</b>	1475						
HA WIDE	New Lawn Mower			15,000.00	0.00	0.00	0.00	
79-03	New Folding Chairs			0.00	2,551.45	2,551.45	2,551.45	
HA WIDE	New Pick-Up			0.00	7,894.44	0.00	0.00	
	<b>Subtotal</b>			<b>15,000.00</b>	<b>10,445.89</b>	<b>2,551.45</b>	<b>2,551.45</b>	
	<b>Contingencies</b>	1502		3,130.00	6,736.50	0.00	0.00	
	<b>Subtotal</b>			<b>3,130.00</b>	<b>6,736.50</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total Grant</b>			<b>215,897.00</b>	<b>215,897.00</b>	<b>196,637.94</b>	<b>69,074.74</b>	

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Lebanon Housing Authority		Grant Type and Number Capital Fund Program No: MO16P07950105 Replacement Housing Factor No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Harwood Manor							
MO79-01	9/14/06			9/14/08			
Maple Village							
MO79-02	9/14/06			9/14/08			
Adams Place							
MO79-03	9/14/06			9/14/08			

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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Lebanon Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: MO16P07950106 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2006</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: Original)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/06 <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	5,000.00	5,000.00		
4	1410 Administration	20,100.00	20,000.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	69,000.00	43,143.00		
10	1460 Dwelling Structures	0.00	5,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	10,000.00		
12	1470 Nondwelling Structures	81,000.00	86,500.00		
13	1475 Nondwelling Equipment	15,000.00	15,000.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	5,000.00	5,000.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	204,100.00	194,643.00		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures		10,000.00		

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
PHA Name: Lebanon Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO16P07950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Management Improvements</b>	<b>1408</b>						
HA WIDE	Upgrade office equip.			5,000.00	5,000.00			
	<b>Subtotal</b>			<b>5,000.00</b>	<b>5,000.00</b>			
	<b>Administration</b>	<b>1410</b>						
HA WIDE	Mod Coordinator Salary			20,100.00	20,000.00			
	<b>Subtotal</b>			<b>20,100.00</b>	<b>20,000.00</b>			
	<b>Fees and Costs</b>	<b>1430</b>						
HA WIDE	A/E Services			5,000.00	5,000.00			
	<b>Subtotal</b>			<b>5,000.00</b>	<b>5,000.00</b>			
	<b>Site Improvement</b>	<b>1450</b>						
MO79-02	Concrete Replacement			49,000.00	39,143.00			
MO79-02	Playground Equipment			6,000.00	2,000.00			
MO79-02	Security Lighting			4,000.00	2,000.00			
MO79-03	Revise Back Parking			10,000.00	0.00			
	<b>Subtotal</b>			<b>69,000.00</b>	<b>43,143.00</b>			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO16P07950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Dwelling Structures</b>	1460						
MO 79-02	Replace Roofs			0	5,000.00			
	<b>Subtotal</b>			<b>0.00</b>	<b>5,000.00</b>			
	<b>Dwelling Equipment</b>	1465.1						
MO79-03/01	Refrigerators			4,000.00	10,000.00			
	<b>Subtotal</b>			<b>4,000.00</b>	<b>10,000.00</b>			
	<b>Non-Dwelling Structures</b>	1470						
MO 79-01	Commercial A/C			2,500.00	0.00			
MO79-02	Remodel Office			61,000.00	71,500.00			
MO79-01	Lobby Furniture			5,000.00	2,500.00			
MO79-01/03	Commercial A/C			2,500.00	2,500.00			
MO79-01	Carpet Hallways			10,000.00	10,000.00			
	<b>Subtotal</b>			<b>81,000.00</b>	<b>86,500.00</b>			
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO16P07950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Non-Dwelling Equipment</b>	1475						
HA WIDE	New Lawn Mower			15,000.00	15,000.00			
	<b>Subtotal</b>			<b>15,000.00</b>	<b>15,000.00</b>			
	<b>Contingencies</b>	1502		5,000.00	5,000.00			
	<b>Subtotal</b>			<b>5,000.00</b>	<b>5,000.00</b>			
	<b>Total Grant</b>			<b>204,100.00</b>	<b>194,643.00</b>			

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Lebanon Housing Authority			Grant Type and Number Capital Fund Program No: MO16P07950106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Harwood Manor							
MO79-01	09/30/10			09/30/10			
Maple Village							
MO79-02	09/30/10			09/30/10			
Adams Place							
MO79-03	09/30/10			09/30/10			

Required Attachment A: Voluntary Conversion of Public Housing

Voluntary Conversion of Public Housing Developments  
Required Initial Assessment  
Housing Authority of the City of Lebanon, Missouri

As required by 24 CFR part 972 – Conversion of Public Housing to Tenant-Based Assistance, we have:

1. Reviewed each development’s operation as public housing
2. Considered the implications of converting the public housing to Tenant-based assistance; and
3. Concluded that the conversion of the development may be:

Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

Development Number	Development Name	Development Exempted?	Exemption Reason	Conversion Appropriate?
MO079-01	Harwood Manor	Yes	Elderly/Disabled Hi-Rise	N/A
MO079-03	Adams Place	Yes	Elderly/Disabled Hi-Rise	N/A
MO079-02	Maple Village	No	N/A	No

MO079-02, Maple Village is a 62 unit family project. We have just completed \$1 Million plus, in renovation. It is the consensus of the Board that converting to tenant based assistance would not benefit the residents or the community.

Edwina Braboy  
Executive Director

### Market Analysis to establish Flat Rents

The Lebanon Housing Authority has conducted a market analysis of rental property in our area and compared it to current Fair Market Rents to establish flat rent.

The results of the Market Analysis determined the following amounts as flat rents:

1 Bedroom	\$289.00
2 Bedroom	\$378.00
3 Bedroom	\$491.00
4 Bedroom	\$580.00