

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)

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: 2008

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) 10/2008

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: 2639

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
- 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 2008
[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	<i>Attachments A, C, D & E</i>
<input checked="" type="checkbox"/> 8. Capital Fund Program 5-Year Action Plan	<i>Attachment B</i>
<input checked="" type="checkbox"/> 9. Resident Membership of the PHA Governing Board	<i>Attachment H</i>
<input checked="" type="checkbox"/> 10. RAB Representatives	<i>Attachment I</i>

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; (*canceled*)

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

Form SF-LLL & SF-LLL_a, Disclosure of Lobbying Activities. (*not applicable*)

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): **We work with USDA, NEDCO, Siuslaw Valley Mortgage, OUR Credit Union, St Vincent DePaul, etc. Each of these agencies has many years of experience.**
- 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: (provide name here)

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 Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	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 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 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
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 type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input 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 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 Voluntary Conversion.	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 _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input 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 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> :	Joint Annual PHA Plan for

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	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 Collaterization 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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	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 CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.	Federal FY of Grant 2008
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision no:)
 Performance and Evaluation Report for Period Ending Final Performance and Evaluation Report

Line	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	40,000.00			
3	1408 Management Improvements	3,000.00			
4	1410 Administration + A/E not included in 10%	222,218.30			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	19,000.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	110,300.00			
10	1460 Dwelling Structures	820,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	5,000.00			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	-			
16	1495.1 Relocation	17,000.00			
17	1499 Development Activities	-			
18a	1501 Collateralization or Debt Services paid by PHA	-			
18b	9000 Collateralization or Dept Service paid Via System of Direct Payment	-			
19	1502 Contingency	33,664.70			
20	Amount of Annual Grant (Sum of lines 2-20)	1,272,183.00			
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs	-			
24	Amount of Line 20 Related to Security - Hard Costs	-			
25	Amount of Line 20 Related to Energy Conservation	656,000.00			

Annual Statement / Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
PART II: Supporting Pages - WORK ACTIVITIES								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number MODERNIZATION - CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.			Federal FY of Grant FY 08			
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
OR6-02 AMP 200	<i>McKenzie Village</i> Sidewalks Replaced (continuing work)	1450		60,000.00				
	Sewer Drain (continuing work)	1450	1	2,300.00				
				<i>62,300.00</i>				
OR 6-04 AMP 400	<i>Parkview Terrace-Energy Conservation & Safety Improvement</i> Upgrade exterior pole lighting	1450		25,000.00				
					<i>25,000.00</i>			
OR6-05 AMP 500	<i>Lindeborg Place Energy Conservation Improvements:</i> Replace Hot Water Boiler, Replace Central Heat Boiler	1460		186,000.00				
	Replace toilets, shower heads & faucet aerators, and weather-stripping	1460	40	28,000.00				
	Replace exterior pole lighting-energy efficiency & safety Improvement.	1450		11,000.00				
				<i>225,000.00</i>				
OR6-06 AMP 600	<i>Cresview Villa Energy Improvements:</i> Replace individual gas furnaces and Water Heaters with high efficiency units	1460	32	157,400.00				
	<i>Cresview Villa "504 Accessibility Remodel: one unit</i>	1460	1	44,000.00				
	Water & Energy Use Improvements: Replace toilets, shower heads & faucet aerators, and weather-stripping	1460	32	17,600.00				
				<i>219,000.00</i>				
OR6-07 AMP 600	<i>Riverview Terrace</i> Replace patio doors and bedroom windows, and atrium windows in central of halls; to stop heat loss and weather infiltration.	1460	60	222,000.00				
	Elevator Modernization; Upgrade to electronic system and modernize	1460	1	165,000.00				
	Upgrade Exterior Lighting & Install Site Signage: a safety and energy conservation improvement	1450		12,000.00				
				<i>399,000.00</i>				
WORK ITEMS TOTAL				930,300.00				

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages - WORK ACTIVITIES							
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number MODERNIZATION - CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.			Federal FY of Grant FY 08		
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 - Maintenance Dept.	1406		40,000.00			
	Grant Administration (10%)	1410		127,218.30			
	Architect Services	1410		95,000.00			
	Grant Audit Fees	1411		2,000.00			
	Elevator Contract Consultant	1430		10,000.00			
	Energy Audit Fees (5 YR)	1430		4,000.00			
	Sundries for support of work	1430		5,000.00			
	Cap Fund Staff Training	1408		3,000.00			
	Computers for office work stations	1475		5,000.00			
	Relocation	1495		17,000.00			
	Contingency (1.8%)	1502		33,664.70			
	TOTAL OTHER			341,883.00			
	TOTAL GRANT VALUE			1,272,183.00			

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 of Lane Co.		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.				
Development No /Name / HA Wide Activities	All Funds Obligated			All Fund Expended		
	Original	Revised	Actual	Original	Revised	Actual
6-02/300 McKenzie Village, Springfield	6/12/2010			6/12/2012		
6-04/400 Parkview Terrace, Eugene	6/12/2010			6/12/2012		
6-05/500 Lindeborg Place, Junction City	6/12/2010			6/12/2012		
6-06/600 Cresview Villa, Creswell	6/12/2010			6/12/2012		
6-07/600 Riverview Terrace, Cottage Grove	6/12/2010			6/12/2012		
Non-dwelling Equipment	6/12/2010			6/12/2012		

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.				
A.	Development Number/Name	Year 1 FFY2008	Work Statement for Year 2 FFY GRANT: 2009	Work Statement for Year 3 FFY GRANT: 2010	Work Statement for Year 4 FFY GRANT:2011	Work Statement for Year 5 FFY GRANT: 2012
	OR6-01-100 Laurelwood Homes, Florence		<i>(See Demolition)</i>	0.00	880,000.00	
	OR6-02-200 McKenzie Village, Springfield		118,800.00	218,000.00	0.00	0.00
	OR6-04-400 Parkview Terrace, Eugene		335,000.00	28,800.00	0.00	0.00
	OR6-05-500 Lindeborg Place, Junction City		148,000.00	242,000.00	0.00	0.00
	OR6-06-600 Cresview Villa, Creswell		0.00	0.00	0.00	0.00
	OR6-07 600 Riverview Terrace, Cottage Grove		46,000.00	0.00	0.00	0.00
	OR6-16to23-AMP300 Eugene Scattered Sites		101,000.00	165,000.00	0.00	615,000.00
	OR6-24-500 Maple Wood Meadows, Eugene		0.00	70,000.00	0.00	190,000.00
B.	Physical Improvements Subtotal		748,800.00	723,800.00	880,000.00	805,000.00
C.	Management Improvements		2,000.00	11,750.00	500.00	4,500.00
D.	PHA Wide Non-Dwelling Structures and Equipment		17,500.00	27,500.00	0.00	30,000.00
E.	Administration 10% + A/E		227,218.30	227,218.30	227,218.30	227,218.30
F.	Other items		76,664.70	140,914.70	54,464.70	65,464.70
G.	Operations		60,000.00	141,000.00	110,000.00	140,000.00
H.	Demolition		140,000.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing		0.00	0.00	0.00	0.00
K.	TOTAL CFP FUNDS		\$ 1,272,183.00	\$ 1,272,183.00	\$ 1,272,183.00	\$ 1,272,183.00
L.	Total Non-CFP Funds					
M.	Grant Total		\$ 1,272,183.00	\$ 1,272,183.00	\$ 1,272,183.00	\$ 1,272,183.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - WORK ACTIVITIES						
Activities	Activities for Year: 2nd Year FFY Grant: 2009			Activities for Year: 3rd Year FFY Grant:2010		
Year 1						
	Development Name/Number General Description of Major Work Categories	Quantity	Estimated Cost	Development Name/Number General Description of Major Work Categories	Quantity	Estimated Cost
	OR6-01-100 Laurelwood Homes, Florence Demo 4 - 4bedroom Units	4	140,000.00			
	OR6-02-200 McKenzie Village, Springfield Sidewalks, Sewer Drain, '504 handicap remodel (2 bedroom)	sq.ft 1 1	27,500 2,300 89,000	OR6-02-200 McKenzie Village, Springfield Energy & Comfort improvement: Replace all electric heaters; Improve Office parking lot	172	195,000.00 23,000.00
	OR6-04-400 Parkview Terrace, Eugene Modernize 2 Elevators Water use energy improvements-toilet, showers, faucets	2 150	225,000.00 110,000.00	OR6-04-400 Parkview Terrace, Eugene Improve Parking Areas, Repair & Seal	2	28,800.00
	OR6-05-500 Lindeborg Place, Junction City Modernize single 2 story elevator	1	148,000.00	OR6-05-500 Lindeborg Place, Junction City Abate asbestos tile and replace all units' flooring; Install new energy efficient apartment lighting	40	218,000.00 24,000.00
	OR6-07 AMP 600 Riverview Terrace, Cottage Grove Water Energy Improvements, toilets, showers & faucets	60	46,000.00	OR6-24-500 Maple Wood Meadows, Eugene Replace Appliances - upgrade to energy efficiency standards	60	70,000.00
	OR6-17 & 20 -AMP300 Eugene Scattered Sites Comp Mod: Interior & Exterior: Repairs & Improvements to 870 E 36th	1	101,000.00	OR6-17, 20,23-AMP 300 Eugene Scattered Sites Deferred Maint: Exterior Paint, Roofs & Gutters	20	165,000.00
	WORK TOTAL		868,800.00	WORK TOTAL		723,800.00
	Equipment - Production copier: printing bid packages & procurement and other documents as related to Modernization Grant work		17,500.00	Equipment -Network Terminal Server for communication between building (shared cost with non-PH part of Agency) Computer Network Service Improvements & related communication between site offices and central office Upgrades to computer software and hardware		37,500.00
	Administration		127,218.30	Administration		127,218.30
	Architect		100,000.00	Architect		100,000.00
	Fees & Sundries		31,000.00	Fees &Sundries		10,000.00
	<i>Consultant (Elevator Improvements)</i>		20,000.00			
	Training- Mod. Staff		2,000.00	Mod Staff Training		1,750.00
	Transfer funds		60,000.00	Transfer funds		141,000.00
	Relocaton		7,000.00	Relocaton		65,000.00
	Contingency		38,664.70	Contingency		65,914.70
	OTHER TOTAL		403,383.00	OTHER TOTAL		548,383.00
	TOTAL CFP Estimated Cost		1,272,183.00	TOTAL CFP Estimated Cost		1,272,183.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - WORK ACTIVITIES

Activities Year 1	Activities for Year: 4th Year FFY Grant: 2011			Activities for Year: 5th Year FFY Grant: 2012		
See Annual Statement	Development Name/Number	Quantity	Estimated Cost	Development Name/Number	Quantity	Estimated Cost
	OR6-01-100 Laurelwood Homes, Florence Rebuild 4 units	4	880,000.00	OR6-10-300 Eugene Scattered Sites Interior & Exterior minor Modernization to 5 Units; Remodel for '504 to 3 units on Marcum Street; Replace windows, doors, siding to 6 units & improve energy use systems	5 3 6	120,000.00 275,000.00 220,000.00
				OR6-24-500 Maple Wood Meadows, Eugene Replace all Windows	38	190,000.00
	TOTAL WORK		880,000.00	TOTAL WORK		805,000.00
				Equipment & Software: Improvements to computer software systems, word processing; server connections, and Network T-1 line between administration buildings		34,000.00
	Administration		127,218.30	Administration		127,218.30
	Architect		100,000.00	Architect		100,000.00
	Fees & Sundries (1430)		10,000.00	Fees & Sundries		11,000.00
	Training - MOD Staff		500.00	Training - MOD Staff		500.00
	Transfer funds		110,000.00	Transfer funds		140,000.00
Relocaton		6,000.00	Relocaton		4,000.00	
Contingency		38,464.70	Contingency		50,464.70	
		392,183.00			467,183.00	
TOTAL CFP Estimated Cost		1,272,183.00	TOTAL CFP Estimated Cost		1,272,183.00	

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 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: THREE			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/08		<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	19,760.66	19,760.66	19,760.66	19,760.66
4	1410 Administration+ Staff A/E Fees	214,842.19	216,259.01	216,259.01	216,259.01
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,260.05	4,214.47	4,164.47	4,164.47
8	1440 Site Acquisition				
9	1450 Site Improvement	172,949.12	173,451.15	173,501.15	157,163.78
10	1460 Dwelling Structures	594,107.77	592,565.50	592,565.50	592,565.50
11	1465.1 Dwelling Equipment - Nonexpendable	6,340.12	6,009.12	6,009.12	6,009.12
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,709.04	17,709.04	17,709.04	17,709.04
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	6,016.25	6,016.25	6,016.25	6,016.25
18	1499 Development Activities				
19	1501 Collaterization or Debt Services				
20	1502 Contingency	-			
21	Amount of Annual Grant (Sum of lines 2-20)	1,292,999.00	1,292,999.00	1,292,999.00	1,276,661.63
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				

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: FY 05	
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 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	40,456.82	39,611.18	39,611.18	39,611.18	Work complete
	Building: Total Reconstruction of 2 duplex buildings, interior and exterior with energy use improvements	1460		474,278.41	474,278.41	474,278.41	474,278.41	
	Appliances (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		4,340.12	4,340.12	4,340.12	4,340.12	
TOTAL 6-01 WORK				<i>519,075.35</i>	<i>518,229.71</i>	<i>518,229.71</i>	<i>518,229.71</i>	
OR6-02 McKenzie Village Springfield, OR	KITCHEN AND BATH REMODELS: 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	1460	1 unit	0.00	0.00	-	-	Post-poned- other work items taking precedence and funds
<i>Continues next page:</i>	Appliances for Kitchen remodel (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		0.00	0.00	-	-	

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 McKenzie Village - 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	85,220.44	85,255.29	85,255.29	85,255.29	123 trees removed
	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	2,100.00	2,100.00	2,100.00	2,100.00	Balance of work funded in FY06 Cap Fund
	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		0.00	0.00	-	-	Moved to FY06 Cap Fund
TOTAL 6-02 WORK				<i>87,320.44</i>	<i>87,355.29</i>	<i>87,355.29</i>	<i>87,355.29</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: FY 05		
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	60,978.46	60,978.46	60,978.46	60,978.46	Completed
	Appliances suited best for accessibility needs (based on Energy Star ratings) Stove, Refrigerator and Range Hood with remote switches	1465						Appliances purchased in FY04 Cap Fund with Kitchen Upgrade
TOTAL 6-05 WORK				<i>60,978.46</i>	<i>60,978.46</i>	<i>60,978.46</i>	<i>60,978.46</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	55,872.76	57,308.63	57,308.63	57,308.63	Complete
	Redesign of immediate front and rear entry walks and porches for accessibility	1450		6,000.00	4,798.50	4,798.50	4,798.50	
	Appliances suited best for accessibility needs (and based on Energy Star ratings): Stove, Refrigerator and Range Hood with remote switches.	1465		2,000.00	1,669.00	1,669.00	1,669.00	
TOTAL 6-06 WORK				<i>63,872.76</i>	<i>63,776.13</i>	<i>63,776.13</i>	<i>63,776.13</i>	
OR6-07 Riverview Terrace	FUNGIBILITY - Shared Costs with FY04							Punch List issue waiting for good weather-planned summer of '08
	New Parking lot installation	1450		42,150.00	41,686.18	41,686.18	25,398.82	
Cottage Grove	TOTAL 6-07 WORK			<i>42,150.00</i>	<i>41,686.18</i>	<i>41,686.18</i>	<i>25,398.82</i>	
TOTAL PHYSICAL IMPROVEMENTS				<i>773,397.01</i>	<i>772,025.77</i>	<i>772,025.77</i>	<i>755,738.41</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: FY 05		
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		106.82	106.82	106.82	106.82	Expended
	Software: Computer Software for new Computer purchase (see 1475)	1408		0.00	0.00	-	-	Not needed
	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		19,653.84	19,653.84	19,653.84	19,653.84	Complete
TOTAL 1408				<i>19,760.66</i>	<i>19,760.66</i>	<i>19,760.66</i>	<i>19,760.66</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		17,709.04	17,709.04	17,709.04	17,709.04	Complete
TOTAL 1475				<i>17,709.04</i>	<i>17,709.04</i>	<i>17,709.04</i>	<i>17,709.04</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
OPERATIONS TRANSFER	Transfer of Capital Funds to Operations (19.5%)	1406		256,013.80	256,013.80	256,013.80	256,013.80	Complete
ADMINISTRATION OF GRANT	Staff salary and benefits for management of Capital Fund work (10%)	1410		129,299.90	129,299.90	129,299.90	129,299.90	Expended
	Staff Architect salary and benefits for work related to Capital Fund work (exempt from 10%)	1410		85,542.29	86,959.11	86,959.11	86,959.11	Expended
AUDIT FEES	Audit Fee directly related to Capital Fund work, as included in Agency annual audit.	1411		1,000.00	1,000.00	1,000.00	1,000.00	Expended
FEES	Costs of non-Agency services directly related to work of this grant	1430		4,260.05	4,214.47	4,214.47	4,164.47	Expended
	TOTAL 1406, 1410, 1411, 1430			<i>476,116.04</i>	<i>477,487.28</i>	<i>477,487.28</i>	<i>477,437.28</i>	
RELOCATION	Relocation Services and expenses of residents as required to accomplish Capital Fund work.	1495		6,016.25	6,016.25	6,016.25	6,016.25	Complete
CONTINGENCY	Allowance for Cost adjustments for this Capital Fund.(3.9%)	1502		0.00	0.00	-	-	
				<i>6,016.25</i>	<i>6,016.25</i>	<i>6,016.25</i>	<i>6,016.25</i>	
	TOTAL GRANT			1,292,999.00	1,292,999.00	1,292,999.00	1,276,661.64	

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
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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	
OR6-01 Laurelwood Homes, Florence	8/17/2007		12/31/2006	8/17/2009		3/31/2007	
OR6-02 McKenzie Village, Springfield, OR	8/17/2007		3/31/2007	8/17/2009		6/30/2007	
OR6-05 Lindeborg Place, Junction City	8/17/2007		9/30/2006	8/17/2009		12/31/2006	
OR6-06 Cresview Villa, Creswell, OR	8/17/2007		6/30/2007	8/17/2009		12/31/2007	
OR6-07 Riverview Terrace, Cottage Grove	8/17/2007		9/30/2006	8/17/2009			Fungibility:Work item added as shared cost with Fy04 Cap Fund - punch list delayed due to weather; final payment held for completion of punch list
Management Improvements	8/17/2007		9/30/2006	8/17/2009		12/31/2006	

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 type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision no: TWO)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/08		<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	226,462.10	226,462.10	226,462.10
3	1408 Management Improvements	750.00	750.00	145.00	145.00
4	1410 Administration (and A/E Staff)	196,374.80	195,374.80	141,647.08	129,601.26
5	1411 Audit	1,600.00	1,600.00	-	-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,450.00	11,150.84	9,485.89	9,485.89
8	1440 Site Acquisition				
9	1450 Site Improvement	250,094.14	277,352.63	165,395.69	149,572.43
10	1460 Dwelling Structures	515,700.00	494,877.92	437,093.21	434,668.27
11	1465.1 Dwelling Equipment - Nonexpendable	7,500.00	4,858.17	4,858.17	4,858.17
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	19,100.00	17,079.44	17,079.44	17,079.44
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	5,800.00	5,800.00	3,136.70	3,136.70
18	1499 Development Activities				
19	1501 Collaterization or Debt Services				
20	1502 Contingency	7,685.96	5,211.10	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	1,240,517.00	1,240,517.00	1,005,303.28	975,009.26
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance		7,311.01	7,311.01	7,311.01
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	443,700.00	426,566.91	426,566.91	426,566.91	
	Sidewalks and driveways	1450	3	33,000.00	36,914.01	36,914.01	36,914.01	
	New appliances	1465	3	7,500.00	4,858.17	4,858.17	4,858.17	
	New underground electrical service to community room and duplexes (as required by City Electrical Code)	1450		25,000.00	22,856.00	22,856.00	22,856.00	Complete
<i>Total Laurelwood Homes</i>				<i>509,200.00</i>	<i>491,195.09</i>	<i>491,195.09</i>	<i>491,195.09</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	31,000.00	49,300.00	49,300.00	49,300.00	Completed Fall '07
	(from FY05 Grant work) Replacement of the trees removed due to damages of sidewalks and sewers. Planting new trees with root guards, throughout the project. (131 trees)	1450		28,451.29	37,250.88	37,250.88	37,231.88	Completed Fall '07
	Sidewalk Improvements: Replace walks along streets and entries to units, replacing raised areas due to tree roots causing tripping hazards.	1450	6500 sq. ft.	76,700.44	65,566.00	-	-	Planned for Summer 2008
	<i>Total McKenzie Village</i>				<i>136,151.73</i>	<i>152,116.88</i>	<i>86,550.88</i>	<i>86,531.88</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	60,000.00	61,000.00	3,215.35	790.35	Planned for Summer 08
<i>Total Lindeborg Place</i>				<i>60,000.00</i>	<i>61,000.00</i>	<i>3,215.35</i>	<i>790.35</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
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		55,000.00	65,465.74	19,074.74	3,270.54	
	From FY05 Cap Fund - shared cost: '504 Remodel of one unit. Additional funding required to complete the work	1460	1	12,942.41	7,311.01	7,311.01	7,311.01	<i>Completed August 07</i>
<i>Total Cresview Villa</i>				<i>67,942.41</i>	<i>72,776.75</i>	<i>26,385.75</i>	<i>10,581.55</i>	
TOTAL DEVELOPMENT IMPROVEMENTS				773,294.14	777,088.72	607,347.07	589,098.87	
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		10,000.00	9,428.08	9,428.08	9,428.08	Complete
	Telephone System switching hardware Upgrade at Springfield office; upgrade required by LCOG to be compatible with reconfigured system.	1475		6,800.00	5,024.50	5,024.50	5,024.50	Complete
	Quality digital cameras for Housing and Maintenance staff use, recording damage to units and other documentation.	1475		1,000.00	1,254.86	1,254.86	1,254.86	Purchased
	Fax Machine; to replace existing aged machine, for quality communication.	1475		1,300.00	1,372.00	1,372.00	1,372.00	Installed
	<i>Total Equipment Purchases</i>			<i>19,100.00</i>	<i>17,079.44</i>	<i>17,079.44</i>	<i>17,079.44</i>	
MANAGEMENT IMPROVEMENTS	Energy Audits: Contract with Professional company for energy efficiency review of high-rise residential buildings (work not within scope of Agency Energy Department)	1430		4,950.00	4,950.00	4,950.00	4,950.00	Complete
	Software: Telephone System upgrade (see equipment purchase requirement which requires improved software also)	1408		-	-	-	-	<i>Included with new equipment</i>
	Training: as required by Modernization Staff	1408		750.00	750.00	145.00	145.00	
	<i>Total Management Improvement soft costs</i>			<i>5,700.00</i>	<i>5,700.00</i>	<i>5,095.00</i>	<i>5,095.00</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: <p style="text-align: center;">2006</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
ADMINISTRATION	Contract Administration for Capital Plan related work; Salary and Benefits	1410		114,374.80	114,374.80	66,377.08	65,649.69	
	Staff Architect for Capital Plan related work: Salary & Benefits	1410		81,000.00	81,000.00	75,270.00	63,951.57	
	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	-	-	-	-
	<i>Subtotal 1410</i>			<i>196,374.80</i>	<i>195,374.80</i>	<i>141,647.08</i>	<i>129,601.26</i>	
	Audit Fees for Capital Plans (as pro-rated from Agency Audit)	1411		1,600.00	1,600.00	-	-	
					-	-	-	
	Fees/Sundries/ fees for Environmental Reviews; consultants(elevator)	1430		4,500.00	6,200.84	4,535.89	4,535.89	
	<i>Total Administration related costs</i>			<i>202,474.80</i>	<i>203,175.64</i>	<i>146,182.97</i>	<i>134,137.15</i>	
	<i>TOTAL NON-SITE COSTS</i>			<i>227,274.80</i>	<i>225,955.08</i>	<i>168,357.41</i>	<i>156,311.59</i>	
OTHER:	TRANSFER TO OPERATIONS	1406		226,462.10	226,462.10	226,462.10	226,462.10	
	RELOCATION: For residents in units related to work in the Grant	1495		5,800.00	5,800.00	3,136.70	3,136.70	
	CONTINGENCY	1502		7,685.96	5,211.10	-	-	
	<i>TOTAL OTHER COSTS</i>			<i>239,948.06</i>	<i>237,473.20</i>	<i>229,598.80</i>	<i>229,598.80</i>	
	TOTAL CAPITAL FUND GRANT BUDGET:			1,240,517.00	1,240,517.00	1,005,303.28	975,009.26	

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	7/17/2008		6/30/2007	7/17/2010		12/31/2007	
OR6-02 McKenzie Village	7/17/2008			7/17/2010			
OR6-05 Lindeborg Place	7/18/2008			7/17/2010			
OR6-06 Cresview Villa	7/17/2008			7/17/2010			
<i>Management Improve:</i>							
Energy Audits	7/17/2007			7/17/2010			

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 07 Replacement Housing Factor Grant No.		2007
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies			<input checked="" type="checkbox"/> Revised Annual Statement (Revision no: ONE TWO)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/08			<input type="checkbox"/> 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	229,013.65	0	-	
3	1408 Management Improvements	500.00	500.00	-	
4	1410 Administration + Staff A/E (<i>exempt percentage</i>)	210,533.50	210,533.50	165,033.50	63,258.27
5	1411 Audit	2,000.00	2,000.00	-	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,000.00	4,000.00	1,681.69	1,654.69
8	1440 Site Acquisition	-			
9	1450 Site Improvement	291,000.00	291,000.00	-	
10	1460 Dwelling Structures	-	229,013.65	-	
11	1465.1 Dwelling Equipment - Nonexpendable	-			
12	1470 Nondwelling Structures	350,000.00	350,000.00	168,216.62	17,199.07
13	1475 Nondwelling Equipment	37,500.00	37,500.00	15,259.50	15,078.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation	500.00	500.00		
17	1499 Development Activities				
18.a	1501 Collaterization or Debt Services Paid by PHA				
18.b	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency	80,287.85	80,287.85		
20	Amount of Annual Grant (Sum of lines 2-20)	1,205,335.00	1,205,335.00	350,191.31	97,190.03
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs				

25	Amount of Line 21 Related to Energy Conservation	15,000.00	15,000.00	10,000.00	
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART II: Supporting Pages

PHA NAME: HACSA of Lane County Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 07 Replacement Housing Factor Grant No.				Federal FY of Grant: 2007		
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
OR6-01-100 Laurelwood Homes Florence, OR	Build New Maint. Improvements Shop Building; and modernize Community Center Building - windows, siding, flooring, kitchen- and related asbestos abatement	1470		350,000	350,000.00	168,216.62	17,199.07	Community Bldg in Progress
	Shops equipment such as work bench & tool racks; Community Center equipment and for kitchen.	1475		10,000	10,000.00	-	-	
	Create Playground near Community Ctr.	1450		50,000	50,000.00	-	-	
	Improve sidewalks, driveway and parking area for shop building and Community Center; install landscape for these buildings	1450		90,000	90,000.00	-	-	
TOTAL LAURELWOOD WORK				500,000.00	500,000.00	168,216.62	17,199.07	
OR6-02-200 McKenzie Village Springfield, OR	<i>(Continued work from FY05 & 06 Cap Fund Grants)</i> Replace Sewer Drain Lines from Duplex to City connections	1450	15 drains; and sidewalk	145,000	142,562.00	-	-	Planned for Summer '08
	Replace Sidewalks (approx 10,000 sq ft.concrete) where sidewalks disturbed by Drain work and uplifted trees.							
	Re-seed grass where trees were removed (See FY05 Grant for tree removals)	1450	all units	6,000	8,438.00	-	-	Bids due in April
TOTAL MCKENZIE VILLAGE WORK				151,000.00	151,000.00	-	-	
OR6-06-600 Cresview Villa, Creswell	Work item transferred from FY2010: Replace Roofs & Gutters	1460	32 Units	-	129,000.00	-	-	Urgent Work planned for Summer '08
TOTAL CRESVIEW VILLA WORK				-	129,000.00			

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART II: Supporting Pages

PHA NAME: HACSA of Lane County Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 07 Replacement Housing Factor Grant No.				Federal FY of Grant: 2007		
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>OR6-10-300 Scattered Sites in Eugene</i>	<i>Work item transferred from FY2010: Replace Roofs (Deferred Maintenance)</i>	<i>1460</i>	<i>9 units</i>	-	<i>60,000.00</i>	-	-	Willona Park; 2@Josh; Haig; Panda; Kodiak; E 41St; Lemming; Crocker;
	<i>Work item transferred from FY2010; Exterior Painting and related repairs (Deferred Maintenance)</i>	<i>1460</i>	<i>6 units</i>	-	<i>40,013.65</i>	-	-	2 on Pam St, Shiloh, Josh, Princeton, Laurelhurst
TOTAL SCATTERED SITE WORK				-	100,013.65	-	-	
Equipment Improvements	Modernization Vehicle (replace high mileage pick-up truck used for Mod. Contracts Administration)	1475	1	18,000	18,000.00	15,259.50	15,078.00	Small Pick-up Purchased
	Purchase Bar Code readers and writer for use in Maintenance Dept. Material & Supplies Inventory Management	1475	5	3,000	-	-	-	Not needed.
	Upgrade computers & Printers	1475	5	6,500	9,500.00	-	-	
TOTAL 1475 PURCHASES				27,500.00	27,500.00	15,259.50	15,078.00	
Operations Transfer	Funds transferred to Public Housing Operating Budget (19.%)	1406		229,013.65	-	-	-	Moved to Work items
	Training of Modernization/Grant Staff	1408		500.00	500.00	-	-	
Administration of Grant and Work	Grant Administration	1410		120,533.50	120,533.50	120,533.50	60,252.00	
	Staff Architect (not part of 10%)	1410		90,000.00	90,000.00	44,500.00	3,006.27	
TOTAL 1410 EXPENSES				210,533.50	210,533.50	165,033.50	63,258.27	
Audit Fees	Expenses for auditing Capital Fund grant records by outside accounting firm.	1411		2,000.00	2,000.00	-		
Sundries	Misc. costs for support of grant work	1430		4,000.00	4,000.00	1,681.69	1,654.69	
Relocation	Relocation Expenses related to the work	1495		500.00	500.00	-		
Contingency	Contingency Fund (2.4%)	1502		80,287.85	80,287.85	-	-	
TOTAL OTHER EXPENSES				526,835.00	297,821.35	166,715.19	64,912.96	
TOTAL GRANT				1,205,335.00	1,205,335.00	350,191.31	97,190.03	

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
PART III: Implementation Schedule					
PHA NAME: HACSA of Lane County / Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 07 Replacement Housing Factor Grant No.			Federal FY of Grant: 2007
Development No /Name / HA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Fund Expended (Quarter Ending Date)		Reason for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Equipment Purchases	9/12/2009		9/12/2011		
OR6-01 AMP 100 Laurelwood Homes	9/12/2009		9/12/2011		
OR6-02 AMP 200 McKenzie Village, Springfield	9/12/2009		9/12/2011		
<i>OR6-06-AMP 600 Cresview Villa</i>	<i>9/12/2009</i>		9/12/2011		Fungibility: added work items - work moved forward in 5 year plan- from 2010 to 2007
<i>OR6-10-AMP300 Scattered Site</i>	<i>9/12/2009</i>		9/12/2011		