

HACSA S.O.

**HACSA MEMORANDUM**

**TO:** HACSA Board of Commissioners  
**FROM:** Dorothy Cummings, Administrative Services Director  
**AGENDA ITEM TITLE:** ORDER/Resolution/In the Matter of Approving the Submission of the Annual Agency Plan for the Fiscal Year Beginning October 1, 2006  
**AGENDA DATE:** July 12, 2006

**I. MOTION**

It is moved that the Order/Resolution be adopted approving the submission of the Annual Agency Plan for the fiscal year beginning October 1, 2006.

**II. ISSUE**

The Annual Agency Plan requires Board approval and certification that the Agency has complied with the applicable requirements listed on the certification form.

**III. DISCUSSION**

**A. Background/Analysis**

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit a 5-Year and Annual Plan to HUD.

Last year the Agency submitted its new 5-Year Plan covering the period October 1, 2005 through September 30, 2009. This year, because of the Agency's high performer status, we are only required to submit a new Annual Plan for the fiscal year beginning October 1, 2006.

As in previous years, the focus of the Plan is to identify the programs and services provided under the Public Housing and Section 8 Tenant Based Assistance Programs and to allow public access and comment on those programs and services. The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the development of the Plan. In order to meet this requirement, the Agency began meeting with the RAB at the beginning of the year to present various components of the Plan.

This year the Agency is using HUD's Streamlined Annual PHA Plan template. While the template, and the resulting Annual Plan, is much more condensed than in the past, the Agency is still required to update and make available all supporting documents. Those documents have been updated and have been available, to the RAB, to the Resident Commissioners, and are available in the lobby of both HACSA administration offices.

HUD requires that housing authorities provide public notice of a 45-day comment period and a public hearing on the proposed plan. The Agency has met this requirement through public advertisement, resident meetings, and a public hearing.

The Agency is required to submit the Plan electronically to HUD no later than July 18, 2006. Along with the electronic submission, the Agency is required to submit to HUD the Board certification, and other required certifications (Drug Free Workplace, Lobbying Transactions Disclosure, and Consistency with the Consolidated Plan Certification).

C. Alternatives/Options

In order to receive subsequent HUD funding, Annual Agency Plan and the related certification must be submitted to HUD.

D. Recommendation

Approval of the proposed motion is recommended.

**IV. IMPLEMENTATION/FOLLOW-UP**

Upon approval by the Board, the Executive Director will submit the ORDER/Resolution and Annual Plan to HUD.

**V. ATTACHMENT**

The Annual Agency Plan.

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 10/01/2006, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:*

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:  
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

- 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
- 19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
- 20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
- 21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
  - A. Progress in meeting 5-year mission and goals
  - B. Criteria for substantial deviation and significant amendments
  - C. Other information requested by HUD
    - 1. Resident Advisory Board consultation process
    - 2. Membership of Resident Advisory Board
    - 3. Resident membership on PHA governing board

- 22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Housing and Community Services

Agency of Lane County

OR-006

PHA Name

PHA Number

Streamlined Annual PHA Plan for Fiscal Year: October 1, 2006

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

Name of Authorized Official	Title
Signature	Date
X	

In the Matter of Approving the Submission of the Annual Agency Plan for the Fiscal Year Beginning October 1, 2006

APPROVED AS TO FORM

Date

7/5/06

Lane County

Page 2 of 2

form HUD-50076 (4/30/2003)

OFFICE OF LEGAL COUNSEL

# **Housing And Community Services Agency (HACSA) of Lane County**

**5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Federal Fiscal Year 2006  
Annual Plan for Agency Fiscal Year 2007**

**177 Day Island Road  
Eugene, OR 97401**

**Contact: Dorothy Cummings  
(541) 682-2514  
email: [dcummings@hacsa.us](mailto:dcummings@hacsa.us)**

**Written comments due June 27, 2006  
Public Hearing June 27, 2006 at 10:15 A.M.  
In The Conference Room @ HACSA  
300 West Fairview Drive  
Springfield, OR 97477**

**If you are in need of a reasonable accommodation, in regard to this meeting, please contact Jerri Hopewell at (541) 682-2523 at least 24 hours prior to the meeting time.**

## **EXECUTIVE SUMMARY**

May 11, 2006

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit a 5-Year and Annual Plan to HUD. Last year the Agency submitted its new 5-Year Plan covering the period October of 2005 through September of 2009. This year, because of the Agency's high performer status, the Agency is only required to submit a new Annual Plan for the fiscal year beginning October 1, 2006.

As in previous years, the focus of the Plan is to identify the programs and services provided under the Public Housing and Section 8 Tenant Based Assistance Programs and to allow public access and comment on those programs and services. The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plan. In order to meet this requirement, the Agency began meeting with the RAB at the beginning of the year.

This year the Agency is submitting a Streamlined Annual PHA Plan. This booklet contains the following components, which are all part of the streamlined submission.

Section 1	Streamlined Template
Section 2	Capital Fund New Annual Statement (Grant Year 2006)
Section 3	Capital Fund Five-Year Action Plan (Grant Years 07-10)
Section 4	Capital Fund Annual Statement FY 2004 Grant
Section 5	Capital Fund Annual Statement FY 2005 Grant
Section 6	Resident Board Members
Section 7	RAB Representatives

While the Agency is using HUD's Streamlined Annual PHA Plan template, we are still required to update the Supporting Documentation as needed. The Supporting Documentation is available for inspection at both the Day Island and Fairview administration offices, through the RAB, and by contacting the resident commissioners who each have a notebook containing all supporting documents.

This year's changes to the Plan include the following:

### **Section 8 Administrative Policy –**

- Remove Hurricane Katrina designation from the local preference.
- The 2005 Administrative Plan included language allowing the Agency to implement a change in bedroom assignments. This year the Agency is implementing this change assigning one bedroom to two persons. The

Agency is currently in the process of giving the 1 year notice to families of the change in subsidy standards.

- Modify fire displaced preference to state that the displaced renter must be a resident of Lane County, have written verification of the fire displacement by the displacing unit or agency of government or service agency (such as the Red Cross), and the referral must be within 45 days of the displacement. Added language clarifying that trailers are considered a permanent structure.
- Added clarifying language to Family Obligations.
- Added new language allowing owners/managers to self certify repair of minor HQS deficiencies.
- Added new clarifying language to Homeownership stating that the Family's portion of the PITI-MI (property insurance, taxes, interest & mortgage insurance) cannot exceed 45% of their monthly adjusted income or the Family's portion of the Homeownership Expenses cannot exceed 50% of the monthly adjusted income.
- Added new federal regulations regarding student eligibility.
- Added language stating that Section 8 applicants who are living in Agency owned housing, and who have attended intake and a briefing, must vacate Agency owned housing within 60 days with no money owing, to receive their voucher.

**Statement of Policy (Public and Assisted Housing) –**

- No changes.

**Capital Fund –**

- Added new year (2010) to the 5-Year Plan.
- Added Year End (March 31, 2006) Performance & Evaluation Reports for fiscal years 2004 and 2005.
- Updated Annual Statement for 2006 to include the increased cost of construction in Florence. This work has been ongoing and continues in the 2006 Grant with reconstruction of three 3-bedroom duplexes.

**Other Changes & Updates –**

- Updated Resident Advisory Board members.
- Updated Resident Commissioner information.
- Updated Certification of Consistency with Consolidated Plan.
- Updated Deconcentration statistics.
- Updated Public Housing Utility Allowances.
- Updated Maintenance Plan.
- Added Financial Statements for fiscal year ending September 30, 2005.
- Updated ROSS Grant reports.
- Added 504/ADA information (new requirement).
- Added PHAS/SEMAP information (new requirement).
- Added Section 3 Report (new requirement).

The Agency has made every effort to provide as much information as possible regarding the budgets and activities of the Agency in the upcoming fiscal year; however, the Agency has not included information that is still being settled on and published by HUD. Although our Section 8 funding appears to be stable for this year and next year, some of the changes in the Section 8 Administrative Plan reflect changes needed to continue serving the maximum number of families with already reduced funding. Public Housing is more problematical.

HUD has yet to finalize funding for 2006, but based on available information, we anticipate a reduction of about 5.3% (\$92,000) in the Public Housing operating subsidy. In 2007, HUD will convert from a combined to a project-based formula for funding the operating subsidy. This could result in a further \$400,000 decrease in HACSA's operating subsidy (all Oregon PHAs face double-digit percentage reductions) over the next five years. In order to 'stop the loss' at 5% (\$20,000), PHAs must successfully demonstrate to HUD, by October 1, 2006, that they have converted to project-based budgeting and accounting in conjunction with an asset management model, consistent with practices in private industry. The Agency is working hard to meet this deadline and is in the process of preparing these budgets.

The publication of this booklet begins the 45 day comment period required by the regulations. At the end of this comment period, the Agency will hold a public hearing to accept final questions and comments on the Plan. Following the public hearing, the Agency will submit the Plan to the HACSA Board of Commissioners for approval followed by electronic submission to HUD no later than July 18, 2006.



**STREAMLINED  
ANNUAL PLAN  
FY 2006**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing And Community Services Agency of Lane County

**PHA Number:** OR006

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

**PHA Programs Administered:**

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

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

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

**PHA Plan Contact Information:**

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

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**B. Site-Based Waiting Lists – Coming Year**

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

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

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

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

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

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

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

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

**HOPE VI Revitalization Grant Status**

a. Development Name:

b. Development Number:

c. Status of Grant:

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria:

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

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

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

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

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

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

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

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

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

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

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

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

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

### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Eugene / Springfield

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

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

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

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



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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for <u>Voluntary Conversion</u> .	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 21 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

# CAPITAL FUND PROGRAM

“New” Annual Statement for FY 2006



# HACSA

Housing And Community Services Agency of Lane County  
300 West Fairview Drive, Springfield, OR 97477



(541) 682-4090 • Fax (541) 682-3875 • TTY (541) 682-2565

March 9, 2006

## CAPITAL FUND REPORT

### New Plan for Grant Years 2006-2010

A new first year modernization Capital Fund plan, with the additional four years, is prepared by HACSA each year for Submission to HUD in July. The Grant Years are identified ( titled) by the calendar year in which submitted to HUD.

Each year the original preparation of the budget plans are based upon the previous year's granted funding level. HACSA received a grant in the amount of \$1,292,999.00 in August 2005, so the new Plan is based upon this total value.

HACSA does not expect to receive this amount again, in fact, we expect 5 to 10% less. So, this budget being presented today will need to be adjusted to accomplish less work items. How will we choose what to do?

Finishing the construction work at Laurelwood Homes, Florence is a priority. All the one and two bedroom units have been rebuilt, and currently the first of three, three bedroom duplexes is in construction now. The cost to build has increased immensely at the Coast since starting the rebuilding project. In FY 05 Capital Fund, the budget was supposed to cover two buildings, however, after the bid arrived for the first building, it became apparent that the budget was inadequate. So in the FY06 budget, Laurelwood funding includes part of the second and all of the third buildings – at the higher cost!

**PRIORITIES SET BY HUD:** Previously HUD has established “have to do’s” under the Capital Fund Grant. First there was Lead Based Paint removal, then Accessibility Remodels, adapting units for use by handicap or disabled residents, the minimum of five percent of units in each development, and *now it is Energy Audits and Energy Conservation.*

HUD says that the Energy Audits are now to be a reference base for planning the Capital Fund work. Since HACSA did not have current audits on all if it's Public Housing units, these reviews were funded in the FY05 Capital Plan, and will be

completed with funds of the FY06 Capital Plan. Brian Shafer, a Contract Administrator for the Housing Division is overseeing the process.

HACSA has a good Energy/Weatherization Department operating at the Eugene office, supervised by Craig Satien. The Capital Fund is paying for the time one staff person actually spends reviewing the units. In the FY06 grant plan, additional funds are also specified for a professional to review high-rise buildings such as Parkview Terrace. This work is beyond the scope of the Agency's expertise.

#### **TREE RESULTS:**

As years have passed, tree roots are creating damage at several of HACSA's complexes. With funding in the FY05 Capital Fund, a number of McKenzie Village trees will be cut down and new small trees planted. The large old trees have spread their roots seeking water and nutrients from the original concrete pipe sewer drains, infiltrating and disrupting drains, and also running under sidewalks. Many of the sidewalks have lifted several inches creating tripping hazards. Since McKenzie Village covers a number of acres and streets, with 86 buildings, it is too expensive to replace all of drains and sidewalks with funds from one grant year. So, in the FY2006 through 20010, you will note there are funds allocated for sewer line and sidewalk replacement work each year. The work will be accomplished in stages.

Also note in the FY 06 Grant, tree and sidewalk work at Cresview Villa, Creswell. About a dozen very large trees along the west sidewalk have pushed up soil and sidewalks. Removal of the trees and replacement of the sidewalks is planned, and will probably happen in the early Spring of 2007.

#### **MANAGEMENT IMPROVEMENTS:**

The Capital Plan may also be used to improve the Operation of the Housing Division. On page 2 of the Annual Statement, we have listed several needs. HACSA's operation budgets can not always cover some of these Management needs, so the Capital Plan is used to purchase specific improvements, such as office computers, computer network servers, and office equipment. On-going supplies or equipment maintenance can not be funded in the Capital Plan, only outright purchases. HACSA's phone system is linked to Lane County's central system. Lane County ( LCOG) is upgrading their system, which requires response from us to do the same. You will note these costs listed in the Grant.

#### **RESIDENT REVIEW AND COMMENT:**

This Draft of the Capital Fund Plan for 2006 through 2010 is now published for comment with the Agency Plan. All residents of Public Housing may review this year's Plan. Please feel free to supply comments, ask questions, or request more information. To do this, please contact Kathy Jensen, Contract Administrator, at 682-2579.

**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: <b>2006</b>		
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	410,000.00			
	Sidewalks and driveways	1450	3	30,000.00			
	New appliances	1465	3	8,000.00			
	New underground electrical service to community room and duplexes ( as required by code)	1450		25,000.00			
<i>Total Laurelwood Homes</i>				<i>473,000.00</i>			
OR6-02 McKenzie Village, Springfield, OR	Stage 2 of Site Improvements: Sewer Line Replacements: Replace existing sewer drains from duplex buildings to street connection; original concrete pipe systems clogging and raised by tree roots.	1450	25	60,000.00			
	Sidewalk Improvements: Replace walks along streets and entries to units, replacing raised area tripping hazards caused by tree roots.	1450	8500 sq. ft.	85,000.00			
<i>Total McKenzie Village</i>				<i>145,000.00</i>			
OR6-05 Lindeborg Place, Junction City, OR	Deferred Maintenance: Repair Exterior Dry Rot in railings and rafter ends, install new gutters, clean and seal vinyl siding and brick face, and paint remaining portion of building.	1460	40 unit bldg	55,000.00			
<i>Total Lindeborg Place</i>				<i>55,000.00</i>			
OR6-06 Cresview Villa, Creswell, OR	Site Improvements: Remove large trees causing damage and large sidewalk tripping hazards; replant as required; Replace damaged sidewalks	1450		50,000.00			
<i>Total Cresview Villa</i>				<i>50,000.00</i>			
<b>TOTAL DEVELOPMENT IMPROVEMENTS</b>				<b>723,000.00</b>			

**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: <b>2006</b>				
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
MANAGEMENT IMPROVEMENTS	Equipment Purchases: Network File Server upgrade, for capacity to maintain scanned records (Improved Document Management) ( scanner/copier purchased with FY05 Cap Funds)	1475		7,000.00					
	Telephone System switching hardware Upgrade at Springfield office; upgrade required by LCOG to be compatible with reconfigured system.	1475		7,000.00					
	Quality digital cameras for Housing and Maintenance staff use, recording damage to units and other documentation.	1475		2,000.00					
	Fax Machine; to replace existing aged machine, for quality communication.	1475		1,500.00					
	<i>Total Equipment Purchases</i>				17,500.00				
	Energy Audits: Completion of staff review work through Agency Energy Management Department for energy efficiency evaluation of Public Housing units. ( initiated in FY05 Cap Fund)	1408		10,000.00					
	Energy Audits: Professional energy efficiency review of high-rise residential buildings (work not within scope of Agency Energy Department)	1408		10,000.00					
	Software: Telephone System upgrade (see equipment purchase requirement which requires improved software also)	1408		1,000.00					
	Training: as required by Modernization Staff	1408		2,500.00					
	<i>Total Management Improvement self-costs</i>				25,000.00				

**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: <b>2006</b>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	
ADMINISTRATION	Contract Administration for Capital Plan related work; Salary and Benefits (10%)	1410		129,299.90			
	Staff Architect for Capital Plan related work: Salary & Benefits	1410		81,000.00			
	Audit Fees for Capital Plans ( as pro-rated from Agency Audit)	1411		2,000.00			
	Fees/Sundries/ fees for Environmental Reviews	1430		4,500.00			
	<i>Total Administration related costs</i>			<i>216,799.90</i>			
OTHER:	<i>TOTAL NON-DEVELOPMENT COSTS</i>			<i>257,799.90</i>			
	TRANSFER TO OPERATIONS	1406		256,013.80			
	RELOCATION: For residents in units related to work in the Grant	1495		6,800.00			
	CONTINGENCY	1502		49,385.30			
	<i>TOTAL OTHER COSTS</i>			<i>312,199.10</i>			
	<b>TOTAL CAPITAL FUND GRANT BUDGET:</b>				<b>1,292,999.00</b>		



Annual Statement / Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor ( CFP/CFPRHF)							
<b>PART III: Implementation Schedule</b>							
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: <b>2006</b>	
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	9/30/2008			12/31/2009			
OR6-02 McKenzie Village	9/30/2008			9/30/2010			
OR6-05 Lindeborg Place	9/30/2008			12/31/2009			
OR6-06 Cresview Villa	9/30/2008			9/30/2010			
<i>Management Improve:</i>							
Equipment purchases	9/30/2008			9/30/2009			
Energy Audits	9/30/2007			9/30/2008			

# **CAPITAL FUND PROGRAM**

**Five-Year Action Plan  
FY 2006 - 2010**

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA NAME:

Housing & Community Services Agency of Lane County

Original 5-Year Plan  
Revision No.

Development Number/Name	Year 1 2006	Work Statement for Year 2 FFY GRANT: 2007 PHA FY:2007	Work Statement for Year3 FFY GRANT: 2008 PHA FY: 2008	Work Statement for Year 4 FFY GRANT:2009 PHA FY: 2009	Work Statement for Year 5 FFY GRANT:2010 PHA FY: 2010
OR6-01 Laurelwood		407,000.00	354,400.00	354,400.00	
OR6-02 McKenzie Vil		104,000.00	32,000.00	-	195,000.00
OR6-03 McKenzie Vil		89,400.00			
OR6-04 Parkview Terr		169,000.00	-	100,000.00	129,000.00
OR6-05 Lindeborg PI				45,000.00	45,000.00
OR6-06 Cresview Vill			9,000.00	67,500.00	32,000.00
OR6-07 Riverview Terr			156,000.00	-	50,000.00
OR6-15 Scatt Sites				115,800.00	
OR6-17 Scatt Sites				115,800.00	85,000.00
OR6-20 Scatt Sites					115,700.00
OR6-23 Scatt Sites			220,700.00		
OR6-24 MapleWood					76,000.00
Management Improve		16,250.00	8,100.00	1,500.00	52,500.00
Operations Transfer		256,013.80	256,013.80	250,000.00	256,013.80
Admin & A/E		210,299.90	210,299.90	210,299.90	210,299.90
Fees/Sundries/Audit		6,000.00	6,500.00	6,000.00	6,500.00
Relocation		2,500.00	10,000.00	7,000.00	3,500.00
Contingency		32,535.30	29,985.30	19,699.10	36,485.30
CFP Funds Listed for 5 year Planning		1,292,999.00	1,292,999.00	1,292,999.00	1,292,999.00
Replacement Housing Factor Funds		0	0	0	0

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

Activities Year 1- 2006	Activities for Year: 07 FFY Grant: 2007 PHA FY: 2008			Activities for Year: 08 FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OR6-01 Laurelwood Homes	Improvements to Community Building and Shop and adjacent parking areas; related equipment and landscaping; create new playground with accessibility.	407,000.00	OR6-01 Laurelwood Homes	Reconstruction of two 4-bedroom units	354,400.00
	OR6-02 McKenzie Village	Sewer drains and sidewalk replacements	104,000.00	OR6-02 McKenzie Village	Stage 4: Sewer drains and sidewalk replacements	32,000.00
	OR6-03 McKenzie Village	Accessibility ('504) Remodel of one unit, includes new appliances and entry ramps	89,400.00	OR6-06 Cresview Villa	Replace hot water heaters	9,000.00
	OR6-04 Parkview Terrace	Modernize two elevators to current code standards	169,000.00	OR6-07 Riverview Terrace	Modernize Elevator; Replace units' sliding glass doors and bedroom windows	156,000.00
		<i>Development Improv.Total</i>	<i>769,400.00</i>	OR6-23 Scattered Sites	One '504 Accessibility Remodel (870 E 36th) and One Comp Mod upgrade (2240 VanBuren)	220,700.00
					<i>Development Improve Total</i>	<i>772,100.00</i>
	Public Housing Office	Computer Improvements: Public Housing staff individual desk computers upgraded.	6,500.00	Public Housing Office	Computer Improvements and shared cost of file server upgrade used by other programs	6,600.00
	Modernization Dept.	Architectural Plans Printer	4,000.00	Modernization Dept.	Mod. Staff Training	1,500.00
	Maintenance Dept.	Bar Coding for Inventory Control; equipment and software	5,250.00		Fees/Sundries/Audit	6,500.00
	Modernization Dept.	Mod. Staff Training	500.00		Administration of Grant	129,299.90
		Fees/Sundries/Audit	6,000.00		Architect Staff	81,000.00
		Administration of Grant	129,299.90		Transfer to Operations	256,013.80
		Architect Staff	81,000.00		Relocation Costs	10,000.00
		Transfer to Operations	256,013.80		Contingency ( 2.2%)	29,985.30
		Relocation Costs	2,500.00		<i>Other Total</i>	<i>520,899.00</i>
		Contingency ( 2.4%)	32,535.30			
		<i>Other Total</i>	<i>523,599.00</i>			
	<b>TOTAL CFP Estimated Cost</b>		<b>1,292,999.00</b>			<b>1,292,999.00</b>

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

Activities for Year: 09 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 10 FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OR6-01 Laurelwood Homes	Reconstruction of two 4-bedroom units ( final stage of work)	354,400.00	OR6-02 McKenzie Village and Springfield Office	Final Stage of Sidewalk Replacements; Remove and Replace Springfield Office Parking area	195,000.00
OR6-04 Parkview Terrace	Conversion of natural steam boilers to another source of heat ( energy conservation)	100,000.00	OR6-04 Parkview Terrace and Day Island Office	Remove and replace Eugene office parking area and one parking area at Parkview Terrace	129,000.00
OR6-05 Lindeborg Place	Elevator Reconditioning	45,000.00	OR6-05 Lindeborg Place	Replace carpet and vinyl in all units	45,000.00
OR6-06 Cresview Villa	Replace water heaters in all units and laundry ( energy conservation)	28,000.00	OR6-18 Cresview Villa	Replace all roofs and gutters	32,000.00
OR6-18 Cresview Villa	Replace water heaters in all units and Community Room ( energy conservation)	39,500.00	OR6-07 Riverview Terrace	Replace five floors' breezeway atrium windows and hallway end doors and windows ( energy conservation)	50,000.00
OR6-15 Scattered Sites	Comp Mod with Accessibility remodel (1340 Aspen) Comp Mod ( 2060 Amirante)	231,600.00	OR6-17 Scattered Sites	Replace roofs and gutters	85,000.00
	<i>Development Total</i>	<i>798,500.00</i>	OR6-20 Scattered Site	504 Accessibility Remodel of one unit within duplex, and exterior upgrade of entire building ( 2702 Tomahawk)	115,700.00
			OR6-24 Maplewood Meadows	Replace all appliances	76,000.00
				<i>Development Total</i>	<i>727,700.00</i>
Modernization Dept.	Mod. Staff Training	1,500.00	Springfield Office Equipment	Upgrade of desktop Computers computer Network file Servers Production Copier for Mod. Bid Packages	51,500.00
	Fees/Sundries/Audit	6,000.00	Modernization	Modernization Staff training	1,000.00
	Administration of Grant	129,299.90		Fees/Sundries/Audit	6,500.00
	Architect Staff	81,000.00		Administration of Grant	129,299.90
	Transfer to Operations	250,000.00		Architect Staff	81,000.00
	Relocation Costs	7,000.00		Transfer to Operations	256,013.80
	Contingency ( 1.6%)	19,699.10		Relocation Costs	5,500.00
	<i>Other Total</i>	<i>494,499.00</i>		Contingency ( 2.6%)	34,485.30
				<i>Other Total</i>	<i>565,299.00</i>
<b>TOTAL CFP Estimated Cost</b>		<b>1,292,999.00</b>			<b>1,292,999.00</b>

# **CAPITAL FUND PROGRAM**

**Annual Statement for FY 2004**

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor ( CFP/CFPHF) Part I : Summary					
PHA Name: Housing and Community Services Agency of Lane Co.		Grant Type and Number: Capital Fund Program Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.			Federal FY of Grant <b>2004</b>
<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 3/31/06		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	262,677.09	262,677.09	262,677.09	262,677.09
3	1408 Management Improvements	4,750.00	1,122.78	1,122.78	1,122.78
4	1410 Administration * Includes A/E	206,804.20	206,804.20	206,804.20	204,915.60
5	1411 Audit	1,500.00	1,500.00	1,500.00	1,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,105.00	5,000.36	5,000.36
8	1440 Site Acquisition				
9	1450 Site Improvement	189,000.00	172,842.81	52,398.81	37,212.81
10	1460 Dwelling Structures	540,400.00	616,602.49	614,587.91	482,630.55
11	1465.1 Dwelling Equipment - Nonexpendable	95,500.00	58,328.32	56,445.62	54,075.32
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	23,707.00	19,103.31	18,943.49	18,693.49
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	14,000.00	2,976.00	2,976.00	2,976.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency	3,723.71	-	-	-
21	<b>Amount of Annual Grant ( Sum of lines 2-20)</b>	<b>1,347,062.00</b>	<b>1,347,062.00</b>	<b>1,222,456.26</b>	<b>1,070,804.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	71,900.00	89,281.52	86,489.97	1,833.00
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	45,000.00	45,000.00	45,000.00	36,000.00

**Annual Statement / Performance and Evaluation Report**

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

**PART II: Supporting Pages**

PHA NAME: Housing & Community Services Agency of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 04 Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>		
Dev.No.	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OR6-01 Laurelwood Homes Florence OR	Reconstruction of entire unit: Units interior & exterior ( on-going project) 4 units	1460	4	404,400.00	413,516.44	413,516.44	413,516.44	Completed Nov. 2005
	Site Improvements;underground utilities, shrub beds, concrete edges, walks & plantings	1450	4	48,000.00	36,742.81	36,742.81	36,742.81	
	Appliances: Stove and Vent Fan, Refrigerators	1465	4	5,600.00	4,829.32	4,829.32	4,829.32	
<i>OR6-01 Project Total</i>				<i>458,000.00</i>	<i>455,088.57</i>	<i>455,088.57</i>	<i>455,088.57</i>	
OR6-02 McKenzie Village Springfield, OR	Remodel of one unit for '504 accessibility requirements - building interior	1460	1	54,000.00	72,131.52	71,060.97	1,833.00	Contract Awarded
	New sloped sidewalks, and related site work for wheel chair access to unit	1450	1	16,000.00	15,000.00	14,932.00	0.00	Work in Progress
	Appliances specialized in accessible use	1465	1	1,900.00	2,150.00	499.00	0.00	
	Asbestos abatement with flooring replacement; kitchen and bath remodel	1460	2	54,000.00	71,378.86	70,434.83	7,705.44	Contract Awarded Work in Progress
	Replace water and sewer drain line and clean out from building to street	1450	2	5,000.00	0.00	0.00	0.00	drain work on chosen units not needed
	Appliances for kitchen remodel work	1465	2	4,000.00	2,445.00	2,213.30	342.00	
<i>OR6-02 Project Total</i>				<i>134,000.00</i>	<i>163,705.38</i>	<i>159,140.10</i>	<i>9,880.44</i>	
OR6-05 Lindeborg Place Junction City OR	Upgrade kitchen: Replace refrigerators, stove tops and wall ovens, including counters and kitchen sink	1460	40	28,000.00	59,575.67	59,575.67	59,575.67	Completed Nov 2005
	Appliances for kitchen upgrade	1465	40	84,000.00	48,904.00	48,904.00	48,904.00	
<i>OR6-05 Project Total</i>				<i>112,000.00</i>	<i>108,479.67</i>	<i>108,479.67</i>	<i>108,479.67</i>	
<b>PAGE TOTAL</b>				<b>704,900.00</b>	<b>726,678.62</b>	<b>722,708.34</b>	<b>573,448.68</b>	



**Annual Statement / Performance and Evaluation Report**

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

**PART II: Supporting Pages**

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

**Annual Statement / Performance and Evaluation Report**

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

**PART II: Supporting Pages**

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

**Annual Statement / Performance and Evaluation Report**

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

**PART III: Implementation Schedules**

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

# **CAPITAL FUND PROGRAM**

**Annual Statement for FY 2005**

**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 <b>FY 05</b>
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- Original Annual Statement Reserve for Disasters/Emergencies     
  Revised Annual Statement ( Revision no: ONE )  
 Performance and Evaluation Report for Period Ending 3/31/06     
  Final Performance and Evaluation Report

Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	256,013.80	256,013.80	256,013.80	256,013.80
3	1408 Management Improvements	33,250.00	33,250.00	30,106.82	7,803.94
4	1410 Administration+ Staff A/E Fees	210,299.90	210,299.90	174,299.90	69,374.26
5	1411 Audit	2,000.00	2,000.00		
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	4,250.00	4,250.00	1,711.68	1,395.27
8	1440 Site Acquisition	-			
9	1450 Site Improvement	118,500.00	128,500.00	28,137.00	12,420.00
10	1460 Dwelling Structures	577,000.00	616,500.00	274,064.07	74,174.04
11	1465.1 Dwelling Equipment - Nonexpendable	13,600.00	11,800.00	800.00	-
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	17,400.00	17,400.00	11,457.86	
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation	15,000.00	8,500.00	3,837.91	3,837.91
18	1499 Development Activities	-			
19	1501 Collaterization or Debt Services	-			
20	1502 Contingency	45,685.30	4,485.30	-	-
21	<b>Amount of Annual Grant ( Sum of lines 2-20)</b>	<b>1,292,999.00</b>	<b>1,292,999.00</b>	<b>780,429.04</b>	<b>425,019.22</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	79,100.00	114,800.00		
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	35,750.00	40,000.00		

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

PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.				Federal FY of Grant: <b>FY 05</b>		
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	40,000.00	40,000.00	28,137.00	12,420.00	2 Units in Progress
	Building: Total Reconstruction of 2 duplex buildings, interior and exterior with energy use improvements	1460		472,000.00	472,000.00	271,309.69	73,101.66	
	Appliances ( based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		8,000.00	8,000.00	800.00		
<b>TOTAL 6-01 WORK</b>				<b>520,000.00</b>	<b>520,000.00</b>	<b>280,246.69</b>	<b>85,521.66</b>	
OR6-02 McKenzie Village Springfield, OR	Asbestos abatement of entire unit's floor tile and replacement, reconfigure kitchen to create laundry area; change plumbing, upgrade electrical, installation of new cabinets, counters and sinks (completes a total 4 units of 163 to do - performed at vacate)	1460	1 unit	33,000.00	35,000.00	-	-	Not yet scheduled
	Appliances for Kitchen remodel ( based on Energy Star ratings ) Stove, Refrigerator and Range Hood	1465		2,000.00	2,000.00	-	-	

Continues next page:

<b>Annual Statement / Performance and Evaluation Report</b> Capital Fund Program and Capital Fund Program Replacement Housing Factor ( CFP/CFPRHF) <b>PART II: Supporting Pages</b>								
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: <b>FY 05</b>			
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
OR6-02,3 continued	OTHER SITE IMPROVEMENTS: Deferred Maintenance							
	Tree Removal and Trimming: Work to trim or remove trees, replanting as required, in this densely treed development. The large and aging trees drop limbs, overhang and threaten buildings and parked cars, roots continue to infiltrate the water/sewer pipe drains, and raise sidewalks creating tripping hazards. Safety and Sanitary concerns.	1450	Project: 172 units	50,000.00	70,000.00			Scheduled for Fall 2006
	Water/Sewer Drain Line Replacements: (Phase 1) Initiation of on-going work to replace lines from building to street; original concrete pipe has been infiltrated by tree roots, opened or destroyed by trees and other forces	1450	5 units	15,000.00	10,000.00			Will follow tree removal
	Replacement of Sidewalks at Street and to Units: (Phase 1) Initiation of on-going funded sidewalk work: Aging 40+year old sidewalks have been cracked or raised by trees requiring replacement for safe use and to eliminate tripping hazards.	1450		10,000.00	5,000.00			Will follow tree removal
TOTAL 6-02 WORK				110,000.00	122,000.00			

Annual Statement / Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor ( CFP/CFPRHF)								
PART II: Supporting Pages								
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY			Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.			Federal FY of Grant: <b>FY 05</b>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OR6-05 Lindeborg Place Junction City OR	REMODEL ONE UNIT FOR '504 ACCESSIBILITY REQUIREMENTS: Interior renovation to establish disabled compliance kitchen and bath and other areas accessible for disabled residents.	1460	1 unit	27,000.00	64,500.00	2,754.38	1,072.38	Bids Received April 2006
	Appliances suited best for accessibility needs ( based on Energy Star ratings ) Stove, Refrigerator and Range Hood with remote switches	1465		1,800.00	-			Appliances purchased with FY04 funds during kitchen upgrade
<b>TOTAL 6-05 WORK</b>				<b>28,800.00</b>	<b>64,500.00</b>	<b>2,754.38</b>	<b>1,072.38</b>	
OR6-06 Cresview Villa Creswell OR	REMODEL ONE UNIT FOR '504 ACCESSIBILITY REQUIREMENTS: Interior and exterior renovation to establish disabled compliant kitchen and bath and other areas accessible for disabled residents.	1460	1 unit	45,000.00	45,000.00			Not yet scheduled
	Redesign of immediate front and rear entry walks and porches for accessibility	1450		3,500.00	3,500.00			
	Appliances suited best for accessibility needs ( and based on Energy Star ratings ): Stove, Refrigerator and Range Hood with remote switches.	1465		1,800.00	1,800.00			
<b>TOTAL 6-06 WORK</b>				<b>50,300.00</b>	<b>50,300.00</b>			
<b>TOTAL PHYSICAL IMPROVEMENTS</b>				<b>799,100.00</b>	<b>758,800.00</b>	<b>303,001.07</b>	<b>86,594.04</b>	



<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: 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: <b>FY 05</b>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
MANAGEMENT IMPROVEMENTS	Training: Modernization Staff, including Architect, training as required.	1408		2,500.00	2,500.00	106.82	106.82	
	Software: Computer Software for new Computer purchase ( see 1475)	1408		750.00	750.00	-	-	
	Energy Auditor: To create Public Housing Energy Audit Records, for up to one year, Agency will dedicate one half-time position of a Staff Auditor in the Weatherization Dept.to document PH unit conditions and energy source, and to recommend energy conservation measures. Records will establish reference basis for future energy related conservation improvements	1408		30,000.00	30,000.00	30,000.00	7,697.12	In Progress
	<b>TOTAL 1408</b>			<b>33,250.00</b>	<b>33,250.00</b>	<b>30,106.82</b>	<b>7,803.94</b>	
EQUIPMENT IMPROVEMENTS	Equipment Purchases; Production Copier: for preparing Modernization bid packages, for resident correspondence by Resident Services; and for document storage by scanning to computerized storage system. 1 Computer and 2 printers; update existing computer and printer; and add a new color printer for producing prints for documentation of inspections for the files and court proceedings.	1475		17,400.00	17,400.00	11,457.86	-	Scanner/Copier Purchased in April 2006
	<b>TOTAL 1475</b>			<b>17,400.00</b>	<b>17,400.00</b>	<b>11,457.86</b>		

<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: 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: <b>FY 05</b>			
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
OPERATIONS TRANSFER	Transfer of Capital Funds to Operations ( 19.5%)	1406		256,013.80	256,013.80	256,013.80	256,013.80	Completed
ADMINISTRATION OF GRANT	Staff salary and benefits for management of Capital Fund work ( 10%)	1410		129,299.90	129,299.90	129,299.90	61,685.68	
	Staff Architect salary and benefits for work related to Capital Fund work (exempt from 10%)	1410		81,000.00	81,000.00	45,000.00	7,688.58	
AUDIT FEES	Audit Fee directly related to Capital Fund work, as included in Agency annual audit.	1411		2,000.00	2,000.00	-	-	Fall 2006
FEES	Costs of non-Agency services directly related to work of this grant	1430		4,250.00	4,250.00	1,711.68	1,395.27	
	<b>TOTAL 1406, 1410, 1411, 1430</b>			<b>472,563.70</b>	<b>472,563.70</b>	<b>432,026.38</b>	<b>326,783.33</b>	
RELOCATION	Relocation Services and expenses of residents as required to accomplish Capital Fund work.	1495		15,000.00	8,500.00	3,837.91	3,837.91	
CONTINGENCY	Allowance for Cost adjustments for this Capital Fund.(3.9%)	1502		45,685.30	4,485.30	-	-	Reallocated
				<b>60,685.30</b>	<b>12,985.30</b>	<b>3,837.91</b>	<b>3,837.91</b>	
	<b>TOTAL GRANT</b>			<b>1,292,999.00</b>	<b>1,292,999.00</b>	<b>780,429.04</b>	<b>425,019.22</b>	

**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: <b>FY 05</b>	
Development No /Name / HA Wide Activities	All Funds Obligated ( Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
OR6-01 Laurelwood Homes, Florence	8/17/2007			8/17/2009			
OR6-02 McKenzie Village, Springfield, OR	8/17/2007			8/17/2009			
OR6-05 Lindeborg Place, Junction City	8/17/2007			8/17/2009			
OR6-06 Cresview Villa, Creswell, OR	8/17/2007			8/17/2009			
Management Improvements	8/17/2007			8/17/2009			

**RESIDENT BOARD  
MEMBERS**

**PASSED**

**IN THE BOARD OF COUNTY COMMISSIONERS  
OF LANE COUNTY, OREGON**

**ORDER NO.**

04-1-14-1

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

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

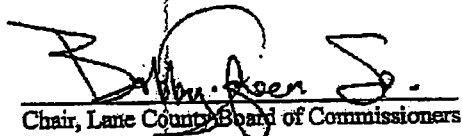
**WHEREAS, the term of one resident commissioner is expiring; and**

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

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

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

DATED this 14th day of January, 2004.

  
Chair, Lane County Board of Commissioners

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

APPROVED AS TO FORM

Date 1/8/04 Lane County

  
OFFICE OF LEGAL COUNSEL

IN THE BOARD OF COUNTY COMMISSIONERS  
OF LANE COUNTY, OREGON

ORDER NO.

06-1-11-1

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

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

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

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

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

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

DATED this 11th day of January, 2006.

  
Chair, Lane County Board of Commissioners

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

# **RAB REPRESENTATIVES**

# ~RAB ROSTER 2006~

Complex	Representative	Alternate Representative
Laurelwood Homes	<b>Frances Webster</b> 1336 11 <sup>th</sup> Street (PO Box 2545) Florence 97439 Ph: 541/997-7683	-vacant-
McKenzie Village	<b>Nan Southerland</b> 1695 Kelly St Springfield 97477 Ph: 747-1598	-vacant-
Parkview Terrace	<b>Susan Mills</b> 255 High St #404 Eugene 97401 - Ph: 683-2880	
Lindeborg Place	<b>Amy Feinberg</b> 840 Holly Street #116 Junction City 97448 Ph: 998-6857	-vacant-
Cresview Villa	-Vacant-	-vacant-
Riverview Terrace	<b>Ray Dean</b> 925 W Main St. #106 Cottage Grove 97424 Ph: 942-4683	<b>Michelle Thurston</b> 925 W Main #204 Cottage Grove 97424 Ph: 767-0496
Pengra Court	-vacant-	-vacant-
Scattered Sites	-vacant-	-vacant-
Maple Wood Meadows	-vacant-	-vacant-
Veneta Villa and Veneta Scattered Sites	<b>Cathy Ramsey</b> 24923 Dunham Avenue (PO Box 94) Veneta 97487 Ph: 935-0866 ramseycas@aol.com	-vacant-
Village Oaks	<b>Suzanne Birnkrant</b> 3608 W 18 <sup>th</sup> #8 Eugene 97402 Ph: 343-3854	-vacant-
Abbie Lane Courts	-vacant-	-vacant-
Fourteen Pines	<b>Greg Ewert</b> 2826 Willakenzie Eugene 97401 Ph: 685-9097 fourteenpines@comcast.net	-vacant-

<b>Resident Commissioners</b>	<b>Hugh Massengill</b> 255 High St #313 Eugene 97401 Ph: 682-3410 h.massengill@comcast.net	<b>Barbara Moorehouse</b> 3616 W 18 <sup>th</sup> #4c Eugene 97402 - Ph: 682-3409 Blmoorehouse06@hotmail.com
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The Tenant Advisory Group (TAG) has been designated as the HACSA Resident Advisory Board (RAB) for Agency Plan purposes.