

HACSA
W. 3. b.

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, 2007

AGENDA DATE: July 11, 2007

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, 2007.

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.

In July of 2005, the Agency submitted its new 5-Year Plan covering the period October 1, 2005 through September 30, 2009. The Agency is not required to update its 5-Year Plan again until July of 2009 (for the period beginning October 1, 2009). However, the Agency is required to update its Annual Plan every year. Because of the Agency's high performer status, we are able to submit the streamlined version of the Annual Plan. This year's Annual Plan covers the fiscal year beginning October 1, 2007.

The template for the streamlined version of the Annual is more condensed than the standard version; however, 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.

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.

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, 2007. Along with the electronic submission, the Agency is required to submit to HUD the Board certification, and other required certifications (Certification of Payments to Influence Federal Transactions).

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.

(This attachment is being held in the office of the Management Services Supervisor)

Standard PHA Plan PHA Certifications of Compliance

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

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 standard Annual, standard 5-Year/Annual or X streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 10/1/07, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed 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 Plan and invited public comment.
5. The PHA will carry out the 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.
6. 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.
7. For PHA Plan that includes a 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(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the 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.

13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. 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.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the 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 PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing And Community
Services Agency of Lane Co.

OR006
PHA Number/HA Code

PHA Name

- ☐ Standard PHA Plan for Fiscal Year: 20__
- ☐ Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
- ☒ Streamlined Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2008

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

Faye Stewart

Chairperson HACSA Board of Commissioners

Signature

Date

X

APPROVED AS TO FORM
Date 7/2/07
[Signature]
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 2007
Annual Plan for Agency Fiscal Year 2008**

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

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

**Written comments due June 26, 2007
Public Hearing June 26, 2007 at 9:30 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 10, 2007

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 streamlined Annual Plan for the fiscal year beginning October 1, 2007.

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 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 2007)
Section 3	Capital Fund Five-Year Action Plan (Grant Years 07-11)
Section 4	Capital Fund Annual Statement FY 2005 Grant
Section 5	Capital Fund Annual Statement FY 2006 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 –

- Added new federal requirements regarding Admission, Tenancy, and Termination of Assistance for victims of Domestic Violence in accordance with the Violence Against Women Act (VAWA).
- Families living in Agency owned housing who come to the top of the waiting list will be notified in writing that they have 90 days from the date

- of the pre top of the waiting list letter to utilize their Section 8 application or it will be cancelled. Previous policy allowed 6 months.
- Added the newest federal guidance relating to Students of Institutions of Higher Education eligibility requirements.
- Added 10 more voucher slots for victims of domestic violence.
- Relaxed the number of persons per bedroom policy. The new policy allows for one bedroom for head of household and/or spouse or spousal equivalent, and for all other household members, the allocation will be based on two persons per bedroom, without regards to gender or age.
- Clarifying language added (Chapter 6): new job income not counted unless the person has been on the job 30 days and/or received 2 paychecks.
- Clarifying language added (Chapter 7): gifts must be recurring for at least 2 months prior to initial intake to be counted.
- Clarifying language added (Chapter 10): the water heater must also have a discharge pipe for relief valve which is the same diameter **or larger than** the water intake pipe.....
- Clarifying language added (Chapter 17): clarified that denial of assistance will not include debts where there has been more than 10 years of **inactivity** (unless the debt is owed to a HACSA owned property).
- Expanded definition of portability to Chapter 20 on Homeownership. The new section is applicable to families who want to 'port' (move) to our area and are currently participating in a Section 8 homeownership program in their community.

Statement of Policy (Public and Assisted Housing) –

- Changed 'bedroom size' to 'number of sleeping areas' in Occupancy Standards.
- Removed separate definitions for 'service/assistance animals' and 'companion animals' in Pet Policy & Rules, and Reasonable Accommodation Policy. Changed to one definition: 'assistance animals.' Updated to make it clear that HACSA's standard procedure for making a Request for Reasonable Accommodation is followed for all animal requests.
- Added language to Reasonable Accommodation Transfers to clarify that HACSA is responsible for all reasonable costs associated with transferring a resident with a disability to a mobility impaired/wheelchair accessible unit. Also clarified that the transferring resident is responsible for expenses associated with damages and/or cleaning costs assessed on the old unit and differences in utility costs or increased security deposit associated with new unit.
- Updated language in Transfer of Residents. Previous language stated that a non disabled resident being asked to move from a unit with special features for a person with disabilities was responsible for all costs associated with the move. Changed the language to reflect the practice

that has been in place since 1993; HACSA is responsible for all costs associated with the move.

- Updated deposit information at Firwood (an Agency owned non Public Housing property). Changed from \$200 deposit + \$75 non refundable fee to \$250 refundable deposit + \$100 non refundable cleaning fee for one bedroom units and \$300 refundable deposit + \$100 non refundable cleaning fee for two bedroom units.
- Updated Firwood income limits to require that residents moving from one unit to another (typically, from one to two bedroom) must re-qualify their income at or below the low income limit.
- Updated income limits at Abbie Lane (a Section 8 New Construction property) to allow up to low income (80% of median) families. Previously limits set at very low income.
- Updated income limits at Fourteen Pines and Village Oaks (project based Section 8/236 properties) to allow certification of existing 236 residents to project based Section 8 who meet low income limit guidelines, and are also 'rent burdened.'
- Clerical updates (page numbers, etc), minor terminology updates, and clarification of federal requirements or references (no policy changes).
- Removed the language that said HACSA 'may elect to forego' an interim rent increase. Income increase of \$200 or more must be reported and we will process an interim rent increase.
- Expanded Pet Policy to allow two Category II animals (not a dog or cat) for households who have one Category I animal (dog or cat).
- Added Appendix J: Violence Against Women Act (VAWA). Federal requirement.
- Added Appendix K: Section 8 Student Rule. Federal requirement.
- Added Appendix L: Welfare Benefit Reductions. Federal requirement. Previously mentioned in the SOP, but not sufficiently explained. Added appendix to include a more complete explanation.

Capital Fund –

- Added new year (2011) to the 5-Year Plan. Because of increased costs in construction, the 5-Year Plan has been adjusted to reflect those increases which have caused many projects to be moved to a later year than originally planned or extended over multiple years.
- Added Year End (March 31, 2007) Performance & Evaluation Reports for fiscal years 2005 and 2006.

Other Changes & Updates –

- Updated Resident Advisory Board members.
- Updated Certification of Consistency with Consolidated Plan.
- Updated Deconcentration statistics.
- Updated Public Housing Utility Allowances.
- Updated Maintenance Plan.
- Added Financial Statements for fiscal year ended September 30, 2006.

- Updated ROSS Grant reports.
- Updated Added PHAS/SEMAP information.
- Added Section 3 Report (new requirement).

Our Section 8 funding appears to be stable for this year and next year, and we are currently serving families who applied for the program in August of 2004. We anticipate reopening the Section 8 waiting list some time in 2008. Prior to opening the list, the Agency will give public notice using a multi media approach.

In Public Housing we have spent this past year gearing up and getting ready to convert public housing to a project based/asset management model of doing business as required by HUD. This change requires that the Agency look at our public housing properties as individual asset properties rather than looking at all of the properties as a whole. It requires that each property have its own budget and financial statements. It is also requires that we look at the services provided to each property and determine that the way those services are delivered are in the best interest of the property.

As part of this change, our public housing projects were regrouped into Asset Management Properties (AMPs). We have gone from 15 public housing project to 6 AMPs and a Cost Center (administration). HUD has not yet finalized all of the requirements for the asset management model, but we anticipate that in the near future all of our reporting will be by AMP instead of Public Housing as a whole. Our Capital Fund reports, PHAS scoring, REAC scoring, and financial reporting will all be broken down by AMPs. This year's Agency Plan still shows Public Housing as a whole, but in the coming years we anticipate that all of the information contained in the Plan will be broken down by AMP.

Our successful conversion to asset management will have a direct financial impact on our public housing subsidy. Under the new rules, our Agency, along with most PHA's in Oregon, are considered 'decliners' meaning that under the new formula we will receive a deduction in subsidy. Our Agency stands to lose approximately \$400,000 in subsidy over the next five years. However, if we can meet the conversion requirements this first year, we can stop our loss at 5% which is \$20,000. If not, the loss will continue to increase each year up to the full reduction of \$400,000 at the fifth year.

Housing authorities of our size are finding HUD's requirements to be a major challenge to successfully converting to an asset management model. HUD has outlined a very prescribed way of making this conversion. Industry advocates, such as, National Association of Housing and Redevelopment Officials (NAHRO) and Public Housing Authorities Directors Association (PHADA) have been working with HUD and Congress seeking compromise and clarification on many of these new requirements. There has been so much confusion and lack of clear direction that the original submission date of our 'stop-loss' package which was

October 1, 2006 was moved to April 15, 2007, and on April 12th that date was again changed to October 15, 2007.

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, 2007.

**STREAMLINED
ANNUAL PLAN
FY 2007**

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: 2007

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) 10/2007

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**

Number of public housing units:

Number of S8 units:

Number of public housing units:

Number of S8 units:

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

Form HUD-50070, Certification for a Drug-Free Workplace: (canceled)

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

Form SF-LLL & SF-LLLa, 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):
- ☒ 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	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 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
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 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 Only: 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 2007

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 checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report									
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost					
		Original	Revised	Obligated	Expended				
1	Total Non-CFP Funds								
2	1406 Operations	226,462.10							
3	1408 Management Improvements	500.00							
4	1410 Administration & Staff A/E	204,374.80							
5	1411 Audit	2,000.00							
6	1415 Liquidated Damages								
7	1430 Fees and Costs	4,000.00							
8	1440 Site Acquisition	-							
9	1450 Site Improvement	291,000.00							
10	1460 Dwelling Structures								
11	1465.1 Dwelling Equipment - Nonexpendable								
12	1470 Nondwelling Structures	350,000.00							
13	1475 Nondwelling Equipment	37,500.00							
14	1485 Demolition								
15	1490 Replacement Reserve								
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation	500.00							
18	1499 Development Activities								
19	1501 Collateralization or Debt Services								
20	1502 Contingency	27,411.10							
21	Amount of Annual Grant (Sum of lines 2-20)	1,143,748.00							
22	Amount of line 21 Related to LBP Activities	0							
23	Amount of line 21 Related to Section 504 compliance	5,000.00							
24	Amount of line 21 Related to Security - Soft Costs	0							
25	Amount of Line 21 Related to Security - Hard Costs	0							
26	Amount of Line 21 Related to Energy Conservation	5,000.00							

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
OR6-01 Laurelwood Homes Florence, OR (AMP 100)	Build New Maint. Shop Building; Improvements to Community Center Building (windows, siding, flooring, kitchen) and related asbestos abatement	1470		350,000		
	Shops equipment such as work bench & tool racks; Community Center equipment for kitchen	1475		10,000		
	Create Playground near Community Ctr.	1450		50,000		
	Improve sidewalks, driveway and parking area for Shop building and Community Center; install basic landscape for these buildings	1450		90,000		
	TOTAL LAURELWOOD WORK			500,000.00		
OR6-02 McKenzie Village Springfield, OR (AMP 200)	(Continued work from FY05 & 06 Cap Fund Grants) Replace Sewer Drain Lines from Duplex to City connections Replace Sidewalks (approx 10,000 sq ft.concrete) where sidewalks disturbed by Drain work and uplifted trees. Plant Grass where trees were removed (See FY05 Grant)	1450	15 drains;	145,000		
		1450	all units	6,000		
	TOTAL MCKENZIE VILLAGE WORK			151,000.00		
Equipment Improvements	Modernization Vehicle (replace high mileage pick-up truck used for Mod. Contracts Administration) Purchase Bar Code readers and writer for use in Maintenance Dept. Material & Supplies Inventory Management Upgrade computers	1475	1	18,000		
		1475	5	3,000		
		1475	5	6,500		
	TOTAL 1475 PURCHASES			27,500.00		

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
Operations Transfer	Funds transferred to Public Housing Operating Budget (19.8%)	1406		226,462.10		
	Training of Modernization/Grant Staff	1408		500.00		
Administration of	Grant Administration	1410		114,374.80		
Grant and Work	Staff Architect (not part of 10%)	1410		90,000.00		
	TOTAL 1410 EXPENSES			204,374.80		
Audit Fees	Expenses for auditing Capital Fund grant records by outside accounting firm.	1411		2,000.00		
Sundries	Misc. costs for support of grant work	1430		4,000.00		
Relocation	Relocation Expenses related to the work	1495		500.00		
Contingency	Contingency Fund (2.4%)	1502		27,411.10		
	TOTAL OTHER EXPENSES			465,248.00		
	TOTAL GRANT			1,143,748		

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PART III: Implementation Schedule

[illegible]

CAPITAL FUND PROGRAM

**Five-Year Action Plan
FY 2007 - 2011**

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA NAME: HACSA of Lane County Housing & Community Services Agency of Lane County					
Development Name	Year 1	Work Statement for Year 2 FFY GRANT: 2008 PHA FY:	Work Statement for Year 3 FFY GRANT: 2009 PHA FY:	Original 5-Year Plan Revision No.	
				<input checked="" type="checkbox"/> Work Statement for Year 4 FFY GRANT: 2010 PHA FY:	Work Statement for Year 5 FFY GRANT: 2011 PHA FY:
OR6-01 Laurelwood Homes		\$136,500.00			\$609,500.00
OR6-02 McKenzie Village		\$145,500.00	\$19,300.00	\$37,000.00	\$65,000.00
OR6-04 Parkview Terrace			\$101,700.00	\$138,000.00	\$0.00
OR6-05 Lindeborg Place			\$90,000.00	\$100,000.00	
OR6-06 Cresview Villa			\$123,500.00	\$107,000.00	
OR6-07 Riverview Terrace		\$379,500.00			
Various Scattered Sites			\$332,000.00	\$188,000.00	\$0.00
OR6-24 Maple Wood Meadows				\$66,000.00	
Relocation		\$13,000.00	\$12,000.00	\$15,000.00	\$6,000.00
Contingency		\$30,611.10	\$10,411.10	\$28,661.10	\$25,911.10
Transfer		\$226,462.10	\$226,462.10	\$226,462.10	\$226,462.10
Admin/AE		\$204,374.80	\$204,374.80	\$204,374.80	\$204,374.80
Audit Fees		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Other Expenses		\$5,800.00	\$22,000.00	\$31,250.00	\$4,500.00
CFP Funds Listed for 5 year Planning		\$1,143,748.00	\$1,143,748.00	\$1,143,748.00	\$1,143,748.00
Replacement Housing Factor Funds					

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 FY 05					
<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 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report									
Line No	Summary of Development Account	Total Estimated Cost		Revised	Obligated	Total Actual Cost			
		Original							
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		19,760.66		19,760.66		19,760.66	
4	1410 Administration+ Staff A/E Fees	210,299.90		214,842.19		214,842.19		211,568.80	
5	1411 Audit	2,000.00		1,000.00		1,000.00		1,000.00	
6	1415 Liquidated Damages								
7	1430 Fees and Costs	4,250.00		4,260.05		3,877.10		3,836.45	
8	1440 Site Acquisition								
9	1450 Site Improvement	128,500.00		172,949.12		166,760.10		149,352.30	
10	1460 Dwelling Structures	616,500.00		594,107.77		544,583.17		538,907.77	
11	1465.1 Dwelling Equipment - Nonexpendable	11,800.00		6,340.12		4,340.12		4,340.12	
12	1470 Nondwelling Structures								
13	1475 Nondwelling Equipment	17,400.00		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	8,500.00		6,016.25		6,016.25		6,016.25	
18	1499 Development Activities								
19	1501 Collateralization or Debt Services								
20	1502 Contingency	4,485.30		-					
21	Amount of Annual Grant (Sum of lines 2-20)	1,292,999.00		1,292,999.00		1,234,902.43		1,208,505.19	
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	40,000.00 40,456.82	39,611.18	Work complete - final payment due.
	Building: Total Reconstruction of 2 duplex buildings, interior and exterior with energy use improvements	1460		472,000.00 474,278.41	474,278.41	
	Appliances (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		8,000.00 4,340.12	4,340.12	
		TOTAL 6-01 WORK			520,000.00 519,075.35	518,228.71
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	35,000.00 0.00	-	DELAYED
Continues next page: Appliances for Kitchen remodel (based on Energy Star ratings) Stove, Refrigerator and Range Hood		1465		2,000.00 0.00	-	DELAYED

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
OR6-02 McKenzie Village - 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	70,000.00 85,220.44	85,220.44	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		10,000.00 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		5,000.00 0.00	-	Moved to FY06 Cap Fund
TOTAL 6.02 WORK				122,000.00 87,320.44	87,320.44	

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	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost 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. Appliances suited best for accessibility needs (based on Energy Star ratings) Stove, Refrigerator and Range Hood with remote switches	1460	1 unit	64,500.00	60,978.46	60,978.46	60,978.46	Completed	
	TOTAL 6-05 WORK			64,500.00	60,978.46	60,978.46	60,978.46		Appliances purchased in FY04 Cap Fund with Kitchen Upgrade
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	55,872.76	6,348.16	672.76	Asbestos Abatement complete - Construction Bids Received April 5, 2007	
	Redesign of immediate front and rear entry walks and porches for accessibility	1450		3,500.00	6,000.00	-	-		
	Appliances suited best for accessibility needs (and based on Energy Star ratings): Stove, Refrigerator and Range Hood with remote switches.	1465		1,800.00	2,000.00	-	-		
	TOTAL 6-06 WORK			50,300.00	85,872.76	6,348.16	672.76		
OR6-07 Riverview Terrace Cottage Grove	FUNGIBILITY - Shared Costs with FY04 New Parking lot installation	1450		-	42,150.00	41,960.98	25,398.82		
	TOTAL 6-07 WORK				42,150.00	41,960.98	25,398.82		
	TOTAL PHYSICAL IMPROVEMENTS			756,800.00	773,397.01	715,683.39	692,600.19		

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		2,500.00 106.82	106.82	Expended	
	Software: Computer Software for new Computer purchase (see 1475)	1408		750.00 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		30,000.00 19,653.84	19,653.84	Complete	
	TOTAL 1408			33,250.00 19,760.66	19,760.66		
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 17,709.04	17,709.04	Complete	
	TOTAL 1475			17,400.00 17,709.04	17,709.04		

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	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost 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		81,000.00	85,542.29	85,542.29	82,268.90		
AUDIT FEES	Audit Fee directly related to Capital Fund work, as included in Agency annual audit.	1411		2,000.00	1,000.00	1,000.00	1,000.00	Expended	
FEES	Costs of non-Agency services directly related to work of this grant	1430		4,250.00	4,260.05	3,877.10	3,836.45		
	TOTAL 1406, 1410, 1411, 1430			472,563.70	476,116.04	475,733.09	472,419.05		
RELOCATION	Relocation Services and expenses of residents as required to accomplish Capital Fund work.	1495		8,500.00	6,016.25	6,016.25	6,016.25	Complete	
CONTINGENCY	Allowance for Cost adjustments for this Capital Fund.(3.9%)	1502		4,485.30	0.00	-	-		
				12,985.30	6,016.25	6,016.25	6,016.25		
	TOTAL GRANT			1,292,999.00	1,292,999.00	1,234,902.43	1,208,505.19		

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART III: Implementation Schedule									
PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 5 Replacement Housing Factor Grant No.				Federal FY of Grant: FY 05			
Development No /Name / HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates		
	ORIGINAL	REVISED	ACTUAL	ORIGINAL	REVISED	ACTUAL			
OR6-01 Laurelwood Homes, Florence	8/17/2007		12/31/2006	8/17/2009			Note: Work at Laurelwood Phase 8 & 9. complete		
OR6-02 McKenzie Village, Springfield, OR	8/17/2007		3/31/2007	8/17/2009			Note: Final Payment in April 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			8/17/2009			Note: Work to be completed by July 2007		
Management Improvements	8/17/2007		9/30/2006	8/17/2009		12/31/2006			

CAPITAL FUND PROGRAM

Annual Statement for FY 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: ONE)							
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/07		<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	16,000.00	500.00	-	-				
4	1410 Administration (and A/E Staff)	195,374.80	196,374.80	96,243.29	24,446.67				
5	1411 Audit	1,600.00	1,600.00	-	-				
6	1415 Liquidated Damages	-	-	-	-				
7	1430 Fees and Costs	4,000.00	8,950.00	5,477.74	5,127.80				
8	1440 Site Acquisition	-	-	-	-				
9	1450 Site Improvement	190,500.00	200,050.00	71,362.23	42,524.85				
10	1460 Dwelling Structures	472,700.00	482,700.00	117,600.61	85,259.99				
11	1465.1 Dwelling Equipment - Nonexpendable	7,000.00	7,000.00	2,838.29	2,332.33				
12	1470 Nondwelling Structures	-	-	-	-				
13	1475 Nondwelling Equipment	9,100.00	9,100.00	5,024.50	5,024.50				
14	1485 Demolition	-	-	-	-				
15	1490 Replacement Reserve	-	-	-	-				
16	1492 Moving to Work Demonstration	-	-	-	-				
17	1495.1 Relocation	5,800.00	5,800.00	1,185.09	1,185.09				
18	1499 Development Activities	-	-	-	-				
19	1501 Collateralization or Debt Services	-	-	-	-				
20	1502 Contingency	15,211.10	5,211.10	-	-				
21	Amount of Annual Grant (Sum of lines 2-20)	1,143,748.00	1,143,748.00	526,193.85	392,363.33				
22	Amount of line 21 Related to LBP Activities								
23	Amount of line 21 Related to Section 504 Compliance								
24	Amount of line 21 Related to Security - Soft Costs								
25	Amount of Line 21 Related to Security - Hard Costs								
26	Amount of Line 21 Related to Energy Conservation	52,000.00							

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

PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006	
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work
OR6-01 Laurelwood Homes Florence, OR	Reconstruction of buildings: (work continues) 3 bedroom duplex units; total remodel of interior and exterior.	1460	3	417,700.00	117,600.61	85,259.99
	Sidewalks and driveways	1450	3	30,000.00	11,912.09	11,526.00
	New appliances	1465	3	7,000.00	2,838.29	2,332.33
	New underground electrical service to community room and duplexes (as required by City Electrical Code)	1450		25,000.00	22,856.00	Complete
	Total Laurelwood Homes			479,700.00	159,206.99	121,974.32
OR6-02 McKenzie Village, Springfield, OR	Stage 2 of Site Improvements: Sewer Line Replacements: Replace existing sewer drains from duplex buildings to street connection; original concrete pipe systems clogging and raised by tree roots.	1450	12	20,000.00	-	
	(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		-	35,651.73	7,200.44
	Sidewalk Improvements: Replace walks along streets and entries to units, replacing raised areas due to tree roots causing tripping hazards.	1450	6500 sq. ft.	65,500.00	39,398.27	Additional work to be funded in 5% award balance
	Total McKenzie Village			85,500.00	35,651.73	7,200.44
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	-	Planned for Summer 07
	Total Lindenberg Place			55,000.00		

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

FUND II: Supporting Budget		Grant Type and Number		Capital Fund Program Grant No. OR16P006 501 06		Replacement Housing Factor Grant No.		Federal FY of Grant:		2006	
PHA NAME: Housing & Community Services Agency (HACSA) of Lane County	Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Estimated Cost 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		50,000.00	50,000.00	942.41	942.41	Planned for Summer 07		
		From FY05 Cap Fund - shared cost: '504 Remodel of one unit. Additional funding required to complete the work	1460	1	-	10,000.00	-	-	Bids received in April 07		
		Total Cresview Villa			50,000.00	60,000.00	942.41	942.41			
MANAGEMENT IMPROVEMENTS		TOTAL DEVELOPMENT IMPROVEMENTS			670,200.00	689,750.00	191,801.13	130,117.17			
		Equipment Purchases: Network File Server upgrade, for capacity to maintain scanned records (improved Document Management) (scanner/copier purchased with FY05 Cap Funds)	1475		To be funded in 5% award balance						
		Telephone System switching hardware Upgrade at Springfield office; upgrade required by LCOG to be compatible with reconfigured system.	1475		6,800.00	6,800.00	5,024.50	5,024.50	Operational		
		Quality digital cameras for Housing and Maintenance staff use, recording damage to units and other documentation.	1475		1,000.00	1,000.00	-	-			
		Fax Machine; to replace existing aged machine, for quality communication.	1475		1,300.00	1,300.00	-	-			
		Total Equipment Purchases			9,100.00	9,100.00	5,024.50	5,024.50			
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		12,000.00	4,950.00	4,950.00	4,950.00			
		Software: Telephone System upgrade (see equipment purchase requirement which requires improved software also)	1408		2,500.00	-	-	-	Included with new equipment		
		Training: as required by Modernization Staff	1408		500.00	500.00	-	-			
		Total Management Improvement soft costs			15,000.00	5,450.00	4,950.00	4,950.00			

Annual Statement / Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
PART II: Supporting Pages									
PHA NAME:		Grant Type and Number		Federal FY of Grant:		2006			
Housing & Community Services Agency (HACSA)		Capital Fund Program Grant No. OR16P006 501 06		Replacement Housing Factor Grant No.					
of Lane County									
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
ADMINISTRATION	Contract Administration for Capital Plan related work; Salary and Benefits (10%)	1410		114,374.80	114,374.80	50,235.88	21,319.85		
	Staff Architect for Capital Plan related work: Salary & Benefits	1410		81,000.00	81,000.00	46,007.41	3,126.82		
	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	1,000.00	-	-	Per Jackson Chan - original code changed from 1408 to 1410	
	Subtotal 1410			196,374.80	196,374.80	96,243.29	24,446.67		
	Audit Fees for Capital Plans (as pro-rated from Agency Audit)	1411		1,600.00	1,600.00	-	-		
	Fees/Sundries/ fees for Environmental Reviews	1430		4,000.00	4,000.00	527.74	177.80		
	Total Administration related costs			207,974.80	207,974.80	527.74	177.80		
	TOTAL NON-DEVELOPMENT COSTS			226,074.80	216,524.80	106,745.53	34,598.97		
	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	1,185.09	1,185.09		
OTHER:	CONTINGENCY	1502		15,211.10	5,211.10	-	-		
	TOTAL OTHER COSTS			241,673.20	237,673.20	227,647.19	227,647.19		
	TOTAL CAPITAL FUND GRANT BUDGET:			1,143,748.00	1,143,748.00	528,193.85	392,363.33		

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

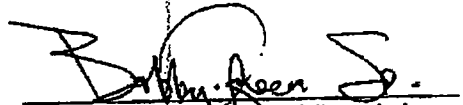
WHEREAS, the term of one resident commissioner is expiring; and

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



Resident Advisory Board

Roster 2007

Complex	Representative	Alternate Representative
Laurelwood Homes	-Vacant-	-Vacant-
McKenzie Village	Nan Balich 1695 Kelly St Springfield 97477 - Ph: 747-1598	-Vacant-
Lindeborg Place	Dorothy Plympton 840 Holly St., #202 Junction City 97448 - Ph: 998-4563	Amy Feinberg 840 Holly Street #116 Junction City 97448 Ph: 998-6857 Cell: 510-0554 amy_mf1@yahoo.com
Cresview Villa	Nikki Egan 350 S. 2nd #21 Creswell 97426 - Ph: 505-0625	Linda Jackson 350 S. 2nd #23 Creswell 97426 - Ph: 643-1497
Riverview Terrace	Ray Dean 925 W Main St. #106 Cottage Grove 97424 - Ph: 942-4683	Michelle Thurston 925 W Main #204 Cottage Grove 97424 - Ph: 767-9770 michellethurston2003@yahoo.com
Pengra Court	-Vacant-	-Vacant-
Maple Wood Meadows	-Vacant-	-Vacant-
Scattered Sites	-Vacant-	-Vacant-
Parkview Terrace	Susan Mills 255 High St #404 Eugene OR 97401 - Ph: 683-2880	-Vacant-
Veneta and Veneta Scattered Sites	-Vacant-	-Vacant--Vacant-
Village Oaks	Suzanne Birnkrant 3608 W 18 th #8 Eugene 97402 - Ph: 343-3854 sbirnkrant@yahoo.com	-Vacant-
Abbie Lane Courts	Bonnie Bennett 1011 Abbie Lane #10 Eugene 97401 - 683-2208	Charlene Seaton 1011 Abbie Lane #17 Eugene 97401 - Ph: 912-4703
Fourteen Pines	Allison Smith 2812 Willakenzie Eugene 97401 - Ph: 337-9688	-Vacant-
TAG Treasurers	Nan Balich 1695 Kelly St Springfield 97477 - Ph: 747-1598	Suzanne Birnkrant 3608 W 18 th #8 Eugene, OR 97402 - Ph: 343-3854
Resident Commissioners	Hugh Massengill 255 High St #313 Eugene 97401 - Ph: 682-3410 h.massengill@comcast.net	Barbara Moorehouse 3616 W 18 th #4 Eugene 97402 - Ph: 682-3409 blmoorehouse06@hotmail.com

Updated Jan 2007

The TAG does not meet in February, July, August, and November.