

EXECUTIVE SUMMARY

May 8, 2008

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, 2008.

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 2008)
- Section 3 Capital Fund Five-Year Action Plan
- Section 4 Capital Fund Annual Statement FY 2005 Grant
- Section 5 Capital Fund Annual Statement FY 2006 Grant
- Section 6 Capital Fund Annual Statement FY 2007 Grant
- Section 7 Resident Board Members
- Section 8 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 Chapter 14: Program Integrity. This chapter covers HUD & PHA policy designed to prevent, detect, investigate, and resolve instances of program abuse and fraud. Also includes policy concerning unintentional errors and omissions.

- Added Chapter 17: Project-Based Vouchers. This chapter describes the HUD regulation on allocating tenant based vouchers to project-based vouchers.
- Chapter 4: Application, Waiting List, and Tenant Selection. Added local preference to 4-IIIC for New Winds Apartments, Florence Oregon. Twelve (12) vouchers available for unaccompanied individuals who are homeless living in Florence and who are disabled. They must agree to receive case management through either Peace Health Counseling Services or Options Counseling and reside in the unit for at least a two (2) year period.
- Chapter 15: Special Housing Types, Homeownership. Changed approval on exceptions from Executive Director to Section 8 Program Director for easier program flow.
- Chapter 15: Special Housing Types, Homeownership. Updated chapter to include new HUD eligibility requirements for units not yet under construction. Regulation requires environmental review by the responsible entity which will be Lane County.
- Chapter 16: Program Administration. This chapter combines several chapters from the previous Policy – Chapter 15 Denial or Termination of Assistance, Chapter 17 Owner or Family Debts to PHA, and Chapter 18 complaints and Appeals.
- Policy newly reformatted and minor changes made to correct grammar and sentence structure.

Statement of Policy (Public and Assisted Housing) –

- Update Appendix I, Medical Expense Policy. Updated to reflect changes in regulations.
- Updated Appendix C, Pet Policy & Rules. Removed definitions of companion and service animals to be clear that companion and service animals are not pets. Other minor clarifying changes made to the Policy.
- Added Appendix D: Assistance/Companion/Service Animal Guidelines. Added new appendix to clarify that these types of animals are not pets. The guidelines outline the definitions of assistance, companion, and service animals and provide guidance on qualifying the animal (by making a Request for Reasonable Accommodation). The guidelines also include information on typically approved species, licensing, spaying/neutering, behavior expectations, lease violations, and exceptions to the guidelines.
- Table of Contents and Appendix lettering adjusting to allow for new Appendix D.

Capital Fund –

- Added new fifth year (2012) with major focus toward 504 remodeling (3 units) and comprehensive modernization (11 units) to the 5-Year Plan. Added energy conservation improvements to all 5 years of the Plan.
- Annual Statement for FY 08 changed to include energy conservation at Parkview Terrace, Lindeborg Place, and Cresview Villa. Added the

- remodel of one unit at Cresview Villa to make unit fully accessible. Demo of 4 bedroom Florence units moved to FY 09.
- In the FY 07 grant, based on need, we moved forward (from FY 10) roofs and gutters at Cresview Villa, and painting and roofs at 7 scattered site units in Eugene.
 - Added Year End (March 31, 2008) Performance & Evaluation Reports for fiscal years 2005, 2006, and 2007.

Other Changes & Updates –

- Updated Resident Advisory Board members.
- Updated Public Housing Utility Allowances which are effective July 1, 2008.
- Updated Public Housing Flat Rents
- Updated Maintenance Plan.
- Developed an Energy Plan for Public and Assisted Housing (added to Maintenance Plan as an attachment).
- Updated ROSS grant report.
- Added Financial Statements for fiscal year ended September 30, 2007.
- Updated PHAS/SEMAP information.
- Updated Section 3 Report.

Development News –

The Agency has entered into a partnership with Sponsor's Inc., an Oregon nonprofit corporation, to construct and lease 44 affordable transitional housing units targeted to low income ex-offenders in the development known as 'Roosevelt Crossing' in Eugene Oregon. The Agency is currently in the process of soliciting proposals for construction manager/general contractor (CM/CG) services for this project.

HACSA will in 2008 carry out the acquisition and begin the rehabilitation of the Hawthorn Apartments, located in south Eugene. Hawthorn Apartments was constructed in 1982. It contains 35 units targeted for adults with severe and persistent mental illness. The intent of the acquisition is to maintain its rental affordable for this target population. ShelterCare, another Oregon nonprofit corporation, has provided case management services for over 25 years and will continue to do so after the acquisition.

Budget News –

HUD has yet to finalize (calendar year) 2008 funding for either the Section 8 or Public Housing program. However, based on the information that we have received, it appears that we will be able to fully fund our Section 8 housing assistance allocation for 2639 families. However, we have been notified that the funding for Section 8 administrative expenses will be pro-rated at 86% of the program's need.

Section 8 News –

We are now serving families who applied for the program in December of 2004. The waiting list is currently closed, and with approximately 1500 families still on the list, we do not anticipate taking any new applications until some time in 2009. Prior to reopening the waiting list, we will give public notice using a multi media approach.

Public Housing News –

In Public Housing we are continuing our conversion to a project based/asset management model, as required by HUD. As reported last year, we have converted our 15 public housing projects into 6 Asset Management Projects (AMPs).

This year the Agency assigned maintenance staff directly to individual properties and established regular on-site office hours for property managers at most complexes. All budgets and monthly financials are being produced at the AMP level, and are being reviewed by staff responsible for the physical and financial health of the property. Already we are seeing positive results from these changes. Among other things, we are seeing greater focus on property performance, better customer service to our residents, more immediate response time to lease violations, and enhanced property appeal.

In April the Agency received both a preliminary evaluation and an on site review of our conversion to the asset management model, and we are hopeful that we will soon receive approval from HUD on our efforts. As previously reported, 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.

Public Notice –

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, 2008.

**STREAMLINED
ANNUAL PLAN
FY 2008**

PHA Plans

Streamlined Annual Version

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

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

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2008

PHA Name: Housing And Community Services Agency of Lane County

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing And Community Services Agency of Lane County

PHA Number: OR006

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units:

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@hacsus.us

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

- Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library PHA website Other (list below)

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

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

**Streamlined Annual PHA Plan
Fiscal Year 2008**
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

Form SF-LLL &SF-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:

- 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: (provide name here)

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

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

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

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

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

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

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

Program Overview

“New” Annual Statement for FY 2008

CAPITAL FUND GRANT

PROGRAM OVERVIEW

Funding for Modernization of Public Housing

BACKGROUND INFO:

HUD allocates a modernization grant each year to Housing Authorities for physical and management improvements. The modernization grant is known as the Capital Fund Program (Cap Fund). The Comprehensive Grant program was the first name of Modernization funding. Comp Grant initiated in 1992, then in 2000 the grant became known as the Capital Fund Grant. Same rules, different name!

PURPOSE: To fund major improvements which could not be afforded through the Maintenance Department budget, and to improve and maintain the quality of public housing units. All units within a development must receive the same improvement.

The value of the each grant changes every year. The amount HACSA receives is based on two factors: (1) the total funds allocated to HUD by Congress and (2) the performance rating of HACSA.

Since the Capital Fund dollar total varies each year, HACSA prepares a preliminary budget in the Spring based upon the total funds awarded the previous year. This is printed for review by the Tenant Advisory Committee and local government entities.

There are specific rules on contract management and procurement, the allocation of funds within the awarded grant, and expenditure time lines. Funds can only be used for Public Housing units

HACSA has three staff people involved in the work for the Capital Plan. They are known around HACSA as the 'Mod-Squad' (short for Modernization), with Dorothy Cummings as the Supervisor. Mod-Squad staff are Kathy Jensen, Brian Shafer, Jody Heady. All three have many years of experience at HACSA.

SUBMISSION TO HUD: Each new year's grant submission is due no later than July 18th as well as the Annual Reports of the "open grants". An Open grant is one where the work has not been completed and a final report has not been submitted to the HUD office. Annual Reports are prepared as of March 31st of each year, and are submitted to HUD in July with the "new" Cap Fund Grant.

The NEW submission for 2008 includes

- A budget plan for one year,
- A work plan for another 4 years – so a total “FIVE YEAR PLAN
- Work Time for Capital Fund Grants:
- “Obligation” indicates that procurement processes are complete and there is a signed contract or purchase agreement covering the value. Obligation of the work must occur within 2 years.
- Expenditure of the funds must occur within 4 years (all work complete and bills are paid

Each Annual Report lists the funded work items and the cost of completed work, or, if not complete, then what the Agency estimated the price will be to do the work.

CURRENT CAP FUND GRANTS:

YEAR	AWARDED	AMOUNT	OBLIGATIONS DUE / Actual	COMPLETION DUE / Actual
2008 New submittal	<i>Summer 2008</i>	1,272,183.00	up to 2 years	June 2012
2007	9/12/07	\$1,205,335.00	9/12/09	9/12/2011
2006	7/17/06	\$1,204,517.00 includes performance bonus \$96,900.00	7/17/08	7/17/2010
2005	8/18/05	\$1,292,222.00	8/18/07	8/18/2009

Standard Obligation period for HACSA is usually within 18 months, and completion within 30-36 months. HACSA *excels* in management of the Capital Fund work and budgets, and our scores to HUD each year are as a “High Performer”.

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF)			Part I : Summary		
PHA Name: Housing and Community Services Agency of Lane Co.		Grant Type and Number CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.	Federal FY of Grant 2008		
<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	50,000.00			
3	1408 Management Improvements	3,000.00			
4	1410 Administration + A/E not included in 10%	222,218.30			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	19,000.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	107,300.00			
10	1460 Dwelling Structures	810,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	5,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	17,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,272,183.00			
22	Amount of line 21 Related to LBP Activities	-			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs	-			
25	Amount of Line 21 Related to Security - Hard Costs	-			
26	Amount of Line 21 Related to Energy Conservation	656,000.00			

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

PART II: Supporting Pages

PHASE NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY		Grant Type and Number MODERNIZATION - CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.			Federal FY of Grant FY 08	
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work
OR6-02 AMP 200	McKenzie Village Sidewalks Replaced (continuing work) Sewer Drain (continuing work)	1450 1450	1 1	60,000.00 2,300.00		
OR 6-04 AMP 400	Parkview Terrace-Energy Conservation & Safety Improvement Upgrade exterior pole lighting	1450		25,000.00		
OR6-05 AMP 500	Lindborg Place Energy Conservation Improvements : Replace Hot Water Boiler, Replace Central Heat Boiler Replace toilets, shower heads & faucet aerators, and weather-stripping Replace exterior pole lighting-energy efficiency & safety improvement.	1460 1460 1460 1450		186,000.00 40 28,000.00 11,000.00		
OR6-06 AMP 600	Cresview Villa Energy Improvements : Replace individual gas furnaces and Water Heaters with high efficiency units Cresview Villa "504 Accessibility Remodel: one unit Water & Energy Use Improvements. Replace toilets, shower heads & faucet aerators, and weather-stripping	1460 1460 1460	32 1 32	157,400.00 44,000.00 17,600.00		
OR6-07 AMP 600	Riverview Terrace Replace patio doors and bedroom windows, and atrium windows in central of halls; to stop heat loss and weather infiltration Elevator Modernization; Upgrade to electronic system and modernize	1460	60	222,000.00 155,000.00		

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 MODERNIZATION - CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.			Federal FY of Grant FY 08	
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work
	Upgrade Exterior Lighting - safety and energy conservation improvement	1450		9,000.00		
	WORK ITEMS TOTAL			917,300.00		

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 MODERNIZATION - CAP FUND Capital Fund Program Grant No. OR16P006 501 08 Replacement Housing Factor Grant No.		Federal FY of Grant FY 08		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work
OTHER	Transfer - Maintenance Dept.	1406		50,000.00		
	Grant Administration ('10%)	1410		127,218.30		
	Architect Services	1410		95,000.00		
	Grant Audit Fees	1411		2,000.00		
	Elevator Contract Consultant	1430		10,000.00		
	Energy Audit Fees (5 YR)	1430		4,000.00		
	Sundries for support of work	1430		5,000.00		
	Cap Fund Staff Training	1408		3,000.00		
	Computers for office work stations	1475		5,000.00		
	Relocation	1495		17,000.00		
	Contingency (1.8%)	1502		36,664.70		
	TOTAL OTHER			354,883.00		
	TOTAL GRANT VALUE (estimated)			1,272,183.00		

Annual Statement / Performance and Evaluation Report

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

PART III: Implementation Schedule

PHA NAME: Housing & Community Services Agency of Lane Co.			Grant Type and Number Capital Fund Program Grant No. OR16P006 501 Replacement Housing Factor Grant No.		Federal FY of Grant: 2008		
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	Original	Revised
6-02/300 McKenzie Village, Springfield	9/30/2010		9/30/2012				
6-04/400 Parkview Terrace, Eugene	9/30/2010		9/30/2012				
6-05/500 Lindeborg Place, Junction City	9/30/2010		9/30/2012				
6-06/600 Cresview Villa, Creswell	9/30/2010		9/30/2012				
6-07/600 Riverview Terrace, Cottage Grove	9/30/2010		9/30/2012				
Computers	9/30/2010		9/30/2012				

CAPITAL FUND PROGRAM

Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA NAME: HOUSING & COMMUNITY SERVICES AGENCY OF LANE COUNTY			<input checked="" type="checkbox"/> Original 5-Year Plan Revision No.
Development Number/Name	Year 1	Work Statement for Year 2 FFY GRANT: 2009 PHA FY: 2010	Work Statement for Year 3 FFY GRANT: 2010 PHA FY: 2011
OR6-01-100 Laurelwood Homes, Florence		140,000.00	0.00
OR6-02-200 McKenzie Village, Springfield		118,800.00	218,000.00
OR6-04-400 Parkview Terrace, Eugene		325,000.00	49,800.00
OR6-05-500 Lindeborg Place, Junction City		138,000.00	242,000.00
OR6-06-600 Cresview Villa, Creswell		0.00	0.00
OR6-07-600 Riverview Terrace, Cottage Grove		46,000.00	0.00
OR6-10-300 Eugene Scattered Sites		101,000.00	165,000.00
OR6-24-500 Maple Wood Meadows, Eugene		0.00	70,000.00
Relocations		7,000.00	65,000.00
Admin-10% + A/E		227,218.30	227,218.30
Transfer		80,000.00	120,000.00
Other items		89,164.70	115,164.70
CFP Funds Listed for 5 year Planning	\$ 0	1,272,183.00	\$ 1,272,183.00
Replacement Housing Factor Funds		0	0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities	Activities for Year: 2nd Year			Activities for Year: 3rd Year		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Year 1						
OR6-01-100 Laurelwood Homes, Florence	Demo 4 - 4bedroom Units		140,000.00			
OR6-02-200 McKenzie Village, Springfield	Sidewalks, Sewer Drain, '50d handicap remodel (2 bedroom)		27,500 2,300 89,000	OR6-02-200 McKenzie Village, Springfield	Energy & Comfort improvement: Replace all electric heaters; Improve Office parking lot	195,000.00 23,000.00
OR6-04-400 Parkview Terrace, Eugene	Modernize 2 Elevators Water use energy improvements- toilet, showers, faucets		215,000.00	OR6-04-400 Parkview Terrace, Eugene	Improve Parking Areas, Repair & Seal	28,800.00 21,000.00
OR6-05-500 Lindeborg Place, Junction City	Modernize single 2 story elevator		138,000.00	OR6-05-500 Lindeborg Place, Junction City	Abate asbestos tile and replace all units' flooring; Install new energy efficient apartment lighting	218,000.00 24,000.00
OR6-07 600 Riverview Terrace, Cottage Grove	Water Energy Improvements, toilets, showers & faucets		46,000.00	OR6-24-500 Maple Wood Meadows, Eugene	Replace Appliances - upgrade to energy efficiency standards	70,000.00
OR6-10-300 Eugene Scattered Sites	Comp Mod: Interior & Exterior: Repairs & Improvements to 870 E 36th		101,000.00	OR6-10-300 Eugene Scattered Sites	Deferred Maint: Exterior Paint, Roofs & Gutters	165,000.00
WORK TOTAL			868,890.00	WORK TOTAL		744,800.00
OTHER	Production Copier		17,500.00	OTHER	New computers, network server, and word processing software improvements	37,500.00
	Administration		127,218.30	Administration		127,218.30
	Architect		100,000.00	Architect		100,000.00
Fees			31,000.00	Fees		10,000.00
Mod Staff Training			2,000.00	Mod Staff Training		1,750.00
Transfer funds			80,000.00	Transfer funds		120,000.00
Relocation			7,000.00	Relocation		65,000.00
Contingency			38,664.70	Contingency		65,914.70
OTHER TOTAL			403,383.00	OTHER TOTAL		527,383.00
	TOTAL CFP Estimated Cost		1,272,183.00		TOTAL CFP Estimated Cost	1,272,183.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities Year 1		Activities for Year: 4th Year FFY Grant: 2011 PHA FY: 2011		Activities for Year: 5th Year FFY Grant: 2012 PHA FY: 2012	
Activities Name/Number	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
OR6-01-100 Laurelwood Homes, Florence	Rebuild 4 units		880,000.00	OR6-10-300 Eugene Scattered Sites	Interior & Exterior minor Modernization to 5 Units; Remodel for '504 to 3 units on Marcum Street; Replace windows, doors, siding to 6 units & improve energy use systems.
TOTAL WORK			880,000.00	OR6-24-500 Maple Wood Meadows, Eugene	Replace all Windows
OTHER				TOTAL WORK	805,000.00
OTHER				OTHER	Modernize Computer communication line between two administration buildings and purchase work stations; software updates
					34,000.00
				Administration	127,218.30
				Architect	100,000.00
				Fees	10,000.00
				Mod Staff Training	500.00
				Transfer funds	140,000.00
				Relocation	4,000.00
				Contingency	50,464.70
					467,183.00
					TOTAL CFP Estimated Cost
			1,272,183.00		1,272,183.00
					TOTAL CFP Estimated Cost
					1,272,183.00

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					
Line No	Summary of Development Account	Total Estimated Cost	Obligated	Total Actual Cost	Expended
1	Total Non-CFP Funds				
2	1406 Operations	256,013.80	256,013.80	256,013.80	256,013.80
3	1408 Management Improvements	19,760.66	19,760.66	19,760.66	19,760.66
4	1410 Administration+ Staff A/E Fees	214,842.19	216,259.01	216,259.01	216,259.01
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,260.05	4,214.47	4,164.47	4,164.47
8	1440 Site Acquisition				
9	1450 Site Improvement	172,949.12	173,451.15	173,501.15	157,163.78
10	1460 Dwelling Structures	594,107.77	592,565.50	592,565.50	592,565.50
11	1465.1 Dwelling Equipment - Nonexpendable	6,340.12	6,009.12	6,009.12	6,009.12
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	17,709.04	17,709.04	17,709.04	17,709.04
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	6,016.25	6,016.25	6,016.25	6,016.25
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency	-			
21	Amount of Annual Grant (Sum of lines 2-20)	1,292,999.00	1,292,999.00	1,276,661.63	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation				

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

PART II: Supporting Pages

PHASE NAME:	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	Federal FY of Grant:	FY 05
							Grant Type and Number Capital Fund Program Grant No. OR16P006 501 05 Replacement Housing Factor Grant No.	
ORG-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		4 units	40,456.82	39,611.18	39,611.18	39,611.18	39,611.18
	Building: Total Reconstruction of 2 duplex buildings, interior and exterior with energy use improvements	1460		474,278.41	474,278.41	474,278.41	474,278.41	474,278.41
	Appliances (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		4,340.12	4,340.12	4,340.12	4,340.12	4,340.12
	TOTAL 5401 WORK							
ORG-02 McKenzie Village Springfield, OR	KITCHEN AND BATH REMODELS: Asbestos abatement of entire units floor tile and replacement, reconfigure kitchen to create laundry area; change plumbing, upgrade electrical, installation of new cabinets, counters and sinks	1460	1 unit	0.00	0.00	-	-	DELAYED
	Appliances for Kitchen remodel (based on Energy Star ratings) Stove, Refrigerator and Range Hood	1465		0.00	0.00	-	-	DELAYED

Continues next page:

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

PART II: Supporting Pages

PHASE 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	
ORF6-02 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.	Project: 172 units	85,220.44	85,255.29	85,255.29	85,255.29	123 trees removed
	Water/Sewer Drain Line Replacements: (Phase 1) Initiation of on-going work to replace lines from building to street; original concrete pipe has been infiltrated by tree roots, opened or destroyed by trees and other forces	1450 5 units	2,100.00	2,100.00	2,100.00	2,100.00	Balance of work funded in FY06 Cap Fund
	Replacement of Sidewalks at Street and to Units: (Phase 1) Initiation of on-going funded sidewalk work: Aging 40+year old sidewalks have been cracked or raised by trees requiring replacement for safe use and to eliminate tripping hazards.	1450		0.00	0.00	-	Moved to FY06 Cap Fund
	TOTAL NEW WORK						

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	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	60,978.46	60,978.46	60,978.46	60,978.46	Completed
	TOTAL 6-05 WORK						
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. Redesign of immediate front and rear entry walks and porches for accessibility	1460 1 unit	55,872.76	57,308.63	57,308.63	57,308.63	Complete
	TOTAL 6-06 WORK						
OR6-07 Riverview Terrace Cottage Grove	FUNGIBILITY - Shared Costs with FY04 New Parking lot installation TOTAL 6-07 WORK	1450	6,000.00	4,798.50	4,798.50	4,798.50	
	TOTAL PHYSICAL IMPROVEMENTS		2,000.00	1,669.00	1,669.00	1,669.00	
							Punch List issue waiting for good weather

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	Total Actual Cost Expended	Status of Work
MANAGEMENT IMPROVEMENTS	Training: Modernization Staff, including Architect, training as required. Software: Computer Software for new Computer purchase (see 1475)	1408		106.82	106.82	106.82	Expended
	Energy Auditor: To create Public Housing Energy Audit Records, for up to one year, Agency will dedicate one half-time position of a Staff Auditor in the Weatherization Dept. to document PH unit conditions and energy source, and to recommend energy conservation measures. Records will establish reference basis for future energy related conservation improvements	1408		19,653.84	19,653.84	19,653.84	Complete
	TOTAL: 1408			19,760.66	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		17,709.04	17,709.04	17,709.04	Complete
	TOTAL: 1475			17,709.04	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

		Grant Type and Number Capital Fund Program Grant No. OR16PP006 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	
OPERATIONS TRANSFER	Transfer of Capital Funds to Operations (19.5%)	1406		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	Expended
	Staff Architect salary and benefits for work related to Capital Fund work (exempt from 10%)	1410		85,542.29	86,959.11	86,959.11	Expended
AUDIT FEES	Audit Fee directly related to Capital Fund work, as included in Agency annual audit.	1411		1,000.00	1,000.00	1,000.00	Expended
FEES	Costs of non-Agency services directly related to work of this grant	1430		4,260.05	4,214.47	4,214.47	Expended
	TOTAL 1406,1410,1411,1430			476,116.04	477,487.28	477,487.28	477,487.28
RELOCATION	Relocation Services and expenses of residents as required to accomplish Capital Fund work.	1495		6,016.25	6,016.25	6,016.25	Complete
CONTINGENCY	All allowance for Cost adjustments for this Capital Fund.(3.9%)	1502		0.00	0.00	-	-
	TOTAL GRANT			6,016.25	6,016.25	6,016.25	6,016.25
				1,292,999.00	1,292,999.00	1,276,661.64	

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

PART III: Implementation Schedule

PHА 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
	All Funds Obligated (Quarter Ending Date)	All Fund Expended (Quarter Ending Date)	Reason for Revised Target Dates	
Development No /Name / HA Wide Activities	ORIGINAL REVISED ACTUAL	ORIGINAL REVISED	ACTUAL	
OR6-01 Laurelwood Homes, Florence	8/17/2007	12/31/2006	8/17/2009	3/31/2007
OR6-02 McKenzie Village, Springfield, OR	8/17/2007	3/31/2007	8/17/2009	6/30/2007
OR6-05 Lindeborg Place, Junction City	8/17/2007	9/30/2006	8/17/2009	12/31/2006
OR6-06 Cresview Villa, Creswell, OR	8/17/2007	6/30/2007	8/17/2009	12/31/2007
OR6-07 Riverview Terrace, Cottage Grove				
Management Improvements	8/17/2007	9/30/2006	N/A 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 <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/08 <input type="checkbox"/>		<input checked="" type="checkbox"/> Revised Annual Statement (Revision no: TWO) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No	Summary of Development Account	Original	Revised	Total Estimated Cost	Total Actual Cost
1	Total Non-CFP Funds	226,462.10	226,462.10	226,462.10	226,462.10
2	1406 Operations	750.00	750.00	145.00	145.00
3	1408 Management Improvements	196,374.80	195,374.80	141,647.08	129,601.26
4	1410 Administration (and A/E Staff)	1,600.00	1,600.00	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,450.00	11,150.84	9,485.89	9,485.89
8	1440 Site Acquisition	250,094.14	277,352.63	165,395.69	149,572.43
9	1450 Site Improvement	515,700.00	494,877.92	437,093.21	434,668.27
10	1460 Dwelling Structures	7,500.00	4,858.17	4,858.17	4,858.17
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	19,100.00	17,079.44	17,079.44	17,079.44
16	1492 Mowing to Work Demonstration				
17	1495.1 Relocation				
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,240,517.00	1,240,517.00	1,005,303.28	975,009.26
22	Amount of line 21 Related to LBP Activities	7,685.96	5,211.10	-	-
23	Amount of line 21 Related to Section 504 Compliance		7,311.01	7,311.01	7,311.01
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	52,000.00			

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

PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	
OR6-01 Laurelwood Homes Florence, OR	Reconstruction of buildings: (work continues) 3 bedroom duplex units; total remodel of interior and exterior. Sidewalks and driveways New appliances New underground electrical service to community room and duplexes (as required by City Electrical Code)	1460 1450 1465 1450	3 3 3 1	443,700.00 33,000.00 7,500.00 25,000.00	426,566.91 47,914.01 4,858.17 22,856.00	426,566.91 36,914.01 4,858.17 22,856.00	<i>Buildings complete; Fencing to do</i>
OR6-02 McKenzie Village, Springfield, OR	Site Improvements (continuing): Sewer Line Replacements: Replace existing sewer drains from duplex buildings to street connection; original concrete pipe systems clogging and raised by tree roots. Sidewalk Improvements: Replace walks along streets and entries to units, replacing raised areas due to tree roots causing tripping hazards. (Fungibility from FY05) Plant replacement trees to replace trees removed under FY05 Cap Fund (required by City Code).	1450 1450 1450	12 31,000.00 76,700.44	49,300.00 56,400.44 -	49,300.00 -	49,300.00 -	<i>Completed Fall '07</i> <i>Planned for Summer '08</i> <i>Completed Fall '07</i>
OR6-05 Lindborg Place, Junction City, OR	Deferred Maintenance: Repair Exterior Dry Rot in railings and rafter ends, install new gutters, clean and seal vinyl siding and brick face, and paint remaining portion of building.	1460	40 unit bldg	60,000.00	61,000.00	3,215.35	790.35

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

PART II: Supporting Pages

PHA NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	
OR6-06 Cresview Villa, Creswell, OR	Site Improvements: Remove large trees causing damage and large sidewalk tripping hazards; replant as required; Replace damaged sidewalks	1450		55,000.00 65,465.74	19,074.74 3,270.54	Tree removal contract awarded	
	<i>Fungibility change - Shared (added) Cost from FY05: Accessibility Remodel of a unit at Cresview Villa</i>	1460	1	12,942.41 7,311.01	7,311.01 7,311.01	Completed Aug '07	
MANAGEMENT IMPROVEMENTS	TOTAL DEVELOPMENT IMPROVEMENTS Equipment Purchases: Network File Server upgrade, for capacity to maintain scanned records (Improved Document Management) (scanner/copier purchased with FY05 Cap Funds)	1475		10,000.00 9,428.08	9,428.08 9,428.08	Complete	
	Telephone System switching hardware Upgrade at Springfield office; upgrade required by LCOG to be compatible with reconfigured system.	1475		6,800.00 5,024.50	5,024.50 5,024.50	Complete	
	Quality digital cameras for Housing and Maintenance staff use, recording damage to units and other documentation.	1475		1,000.00 1,254.86	1,254.86 1,254.86	Purchased	
	Fax Machine, to replace existing aged machine, for quality communication.	1475		1,300.00 1,372.00	1,372.00 1,372.00	Installed	
	Total Equipment Purchases			19,100.00 17,079.44	17,079.44 17,079.44	17,079.44	
	Energy Audits: Professional energy efficiency review of high-rise residential buildings (work not within scope of Agency Energy Department)	1430		4,950.00 4,950.00	4,950.00 4,950.00	Complete	
	Software: Telephone System upgrade (see equipment purchase requirement which requires improved software also)	1408		750.00 5,700.00	750.00 5,700.00	Included as part of the equipment	
	Training: as required by Mod. Staff	1408		145.00 5,095.00	145.00 5,095.00		
	Total Management Improvement soft costs						

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

PART II: Supporting Pages

PHASE NAME: Housing & Community Services Agency (HACSA) of Lane County		Grant Type and Number Capital Fund Program Grant No. OR16P006 501 06 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work	
ADMINISTRATION	Contract Administration for Capital Plan related work; Salary and Benefits (10%)	1410		114,374.80	114,374.80	66,377.08	65,649.69
	Staff Architect for Capital Plan related work: Salary & Benefits	1410		81,000.00	81,000.00	75,270.00	63,951.57
	Energy Audits: Computations and Completion Reports from staff audit work through Agency Energy Management Department for energy efficiency evaluation of Public Housing units. (initiated in FY06 Cap Fund)	1430		1,000.00	-	-	- See FY07 & 08
	Audit Fees for Capital Plans (as pro-rated from Agency Audit)	1411		1,600.00	1,600.00	-	-
	Supplies/Fees/Sundries/ fees for grant support and Environmental Reviews, Elevator Consultant	1430		4,500.00	6,200.84	4,535.89	4,535.89
	<i>Total Administration Related Costs</i>			202,774.80	203,775.64	146,182.97	134,137.15
	<i>TOTAL NON-DEVELOPMENT COSTS</i>			227,274.80	225,955.08	168,357.41	156,311.59
OTHER:	TRANSFER TO OPERATIONS	1406		226,462.10	226,462.10	226,462.10	226,462.10 Complete
	RELOCATION: For residents in units related to work in the Grant	1495		5,800.00	5,800.00	3,136.70	3,136.70
	CONTINGENCY	1502		7,685.96	5,211.10		
	<i>TOTAL OTHER COSTS</i>			23,955.08	22,955.08	22,955.08	22,955.08
	TOTAL CAPITAL FUND GRANT BUDGET:			1,240,517.00	1,005,303.28	975,009.26	

CAPITAL FUND PROGRAM

Annual Statement for FY 2007

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

		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
OR6-10-300 Scattered Sites in Eugene	Work item transferred from FY2010: Replace Roofs & Gutters (Deferred Maintenance)	1460	7 units	-	50,000.00	-
	Work item transferred from FY2010: Exterior Painting and related repairs (Deferred Maintenance)	1460	7 units	-	50,013.65	-
	TOTAL SCATTERED SITE WORK			-	100,013.65	-
Equipment Improvements	Modernization Vehicle (replace high mileage pick-up truck used for Mod. Contracts Administration)	1475	1	18,000	18,000.00	15,259.50
	Purchase Bar Code readers and writer for use in Maintenance Dept. Material & Supplies Inventory Management	1475	5	3,000	3,000.00	-
	Upgrade computers	1475	5	6,500	6,500.00	-
	TOTAL 1475 PURCHASES			27,500.00	27,500.00	15,259.50
Operations Transfer	Funds transferred to Public Housing Operating Budget (19.%)	1406		229,013.65	-	-
	Training of Modernization/Grant Staff	1408		500.00	500.00	-
Administration of Grant and Work	Grant Administration Staff Architect (not part of 10%)	1410		120,533.50	120,533.50	60,252.00
	TOTAL 1410 EXPENSES			90,000.00	90,000.00	44,500.00
Audit Fees	Expenses for auditing Capital Fund grant records by outside accounting firm.	1411		2,000.00	2,000.00	-
Sundries	Misc. costs for support of grant work	1430		4,000.00	4,000.00	1,681.69
Relocation	Relocation Expenses related to the work	1495		500.00	500.00	-
Contingency	Contingency Fund (2.4%)	1502		80,287.85	80,287.85	-
	TOTAL OTHER EXPENSES			526,835.00	297,821.35	166,715.19
	TOTAL GRANT			1,205,335.00	1,205,335.00	97,190.03

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHASE NAME: HACSA of Lane County Housing & Community Services Agency of Lane County		Grant Type and Number Capita Fund Program Grant No. OR16P006 501 07 Replacement Housing Factor Grant No.		Federal FY of Grant: 2007		
Dev. No	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work
OR6-01-100 Laurelwood Homes Florence, OR	Build New Maint. Shop Building; Improvements to Community Center Building (windows, siding, flooring, kitchen) and related asbestos abatement Shops equipment such as work bench & tool racks; Community Center equipment for kitchen Create Playground near Community Ctr. Improve sidewalks, driveway and parking area for Shop building and Community Center; install basic landscape for these buildings	1470 1475 1450 1450		350,000 10,000 50,000 90,000	350,000.00 10,000.00 50,000.00 90,000.00	168,216.62 - - -
	TOTAL LAURELWOOD WORK			500,000.00	500,000.00	168,216.62
OR6-02-200 McKenzie Village Springfield, OR	(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. Re-seed grass where trees were removed (See FY05 Grant for tree removals)	1450	15 drains;	145,000	145,000.00	-
	TOTAL MCKENZIE VILLAGE WORK			151,000.00	151,000.00	-
OR6-06-600 Cresview Villa, Creswell	Work item transferred from FY2010: Replace Roofs & Gutters	1460	32 Units	-	129,000.00	-
	TOTAL CRESVIEW VILLA WORK			-	129,000.00	-

Annual Statement / Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I : Summary						
PHA Name: Housing and Community Services Agency of Lane Co.		Grant Type and Number Capital Fund Program Grant No. OR16FP006 501 07 Replacement Housing Factor Grant No.		2007		
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 3/31/08		<input type="checkbox"/> Revised Annual Statement (Revision no: TWO) Final Performance and Evaluation Report				
Line No	Summary of Development Account		Total Estimated Cost	Original	Revised	Obligated
1	Total Non-CFP Funds		229,013.65	0		
2	1406 Operations		500.00	500.00		-
3	1408 Management Improvements		210,533.50	210,533.50		165,033.50
4	1410 Administration + Staff AE(exempt percentage)		2,000.00	2,000.00		-
5	1411 Audit					63,258.27
6	1415 Liquidated Damages					
7	1430 Fees and Costs		4,000.00	4,000.00		1,681.69
8	1440 Site Acquisition		-			1,654.69
9	1450 Site Improvement		291,000.00	291,000.00		-
10	1460 Dwelling Structures		-	229,013.65		-
11	1465.1 Dwelling Equipment - Nonependable		-			
12	1470 Nondwelling Structures		350,000.00	350,000.00		168,216.62
13	1475 Nondwelling Equipment		37,500.00	37,500.00		15,259.50
14	1485 Demolition					15,078.00
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation		500.00	500.00		
18	1499 Development Activities					
19	1501 Collateralization or Debt Services					
20	1502 Contingency		80,287.85	80,287.85		
21	Amount of Annual Grant (Sum of lines 2-20)		1,205,335.00	1,205,335.00	350,191.31	97,190.03
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		15,000.00	15,000.00	10,000.00	10,000.00

RESIDENT BOARD MEMBERS

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

ORDER NO. 08-1-16-5

**)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 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 Joseph Inman be appointed to the HACSA Board for a term of four years with that term expiring in January of 2012.

DATED this 16th day of January 2008.

Faye Stewart
Faye Stewart, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM
Date: 1/15/08
Teresa Miller
TERESA MILLER
OFFICE OF LEGAL COUNSEL

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

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

ORDER NO.

**)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, one resident commissioner resigned prior to the end of the term; and

WHEREAS, a solicitation was made to all Public 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 _____*
be appointed to the HACSA Board to complete a four year term that expires in January of 2010.

DATED this _____* day of _____* 2008 .

Chair, Lane County Board of Commissioners

*Appointment expected mid May

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

RAB
REPRESENTATIVES

R.A.B.

Resident Advisory Board

Roster 2008

Complex	Representative	Alternate Representative
Laurelwood Homes	Joe Potts	-Vacant-
McKenzie Village	Nan Balich	Lynn Ramsdal
Lindeborg Place	David Gottfredson	Dorothy Plympton
Cresview Villa	Virginia L. Wilkins	Helen Webber
Riverview Terrace	Ray Dean	Michelle Thurston
Pengra Court	-Vacant-	-Vacant-
Maple Wood Meadows	-Vacant-	-Vacant-
Scattered Sites	-Vacant-	-Vacant-
Parkview Terrace	Marlene Aden	-Vacant-
Veneta and Veneta Scattered Sites	-Vacant-	-Vacant--Vacant-
Village Oaks	Suzanne Birnkrant	-Vacant-
Abbie Lane Courts	-Vacant-	
Fourteen Pines	Allison Smith	-Vacant-
TAG Treasurers	Nan Balich	Suzanne Birnkrant
Resident Commissioners	Joe Inman	

Updated Apr 2008

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