

In the Matter of Approving the Public Housing Operating Budget for the Fiscal Year Ending
September 30, 2008

Public reporting burden for this collection of information is estimated to average 10 minutes 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing And Community Services Agency of Lane County PHA Code: OR006

PHA Fiscal Year Beginning: October 1, 2007 Board Resolution Number: _____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

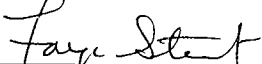
- Operating Budget for all AMPs and COCC approved by Board resolution on: _____
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
- Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

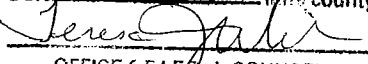
1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, 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 and 3802)

Print Board Chairperson's Name: FAYE STEWART	Signature: 	Date: 9/26/07
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In the Matter of Approving the Public Housing Operating Budget for the Fiscal Year Ending
Previous editions are obsolete September 30, 2008

APPROVED AS TO FORM
Date 9/17/07 Lane County

OFFICE OF LEGAL COUNSEL

(All amounts rounded to the nearest \$100)

AMP	AMP	AMP	AMP	AMP	AMP	TOTAL
100	200	300	400	500	600	

Mixed	Mixed	Mixed	Elderly	Mixed	Elderly	
No	Mixed	Mixed	No	No	No	
1960	1965	1986	1966	1968	1970	
Yes	No	No	No	No	No	
30	214	130	150	90	94	708
2.27	1.99	2.94	1.14	1.24	1.00	1.77
98%	99%	97%	99%	98%	99%	98%

\$ 36,000	\$ 385,000	\$ 216,000	\$ 338,000	\$ 169,000	\$ 156,000	\$ 1,300,000
2,100	14,700	9,000	6,600	3,900	20,500	31,000
87,400	512,000	367,000	10,300	6,200	6,500	48,800
700	5,000	3,000	299,300	216,900	197,400	1,680,000
\$ 126,200	\$ 916,700	\$ 595,000	\$ 657,700	\$ 398,100	\$ 382,600	\$ 3,076,900

\$ 7,900	\$ 70,200	\$ 43,700	\$ 49,700	\$ 31,900	\$ 31,800	\$ 235,200
4,800	43,100	27,500	30,200	19,300	19,400	144,300
200	1,400	800	1,000	600	500	4,500
300	1,900	1,200	1,300	800	800	6,300
500	3,300	2,100	2,300	1,400	1,400	11,000
200	1,200	700	900	500	500	4,000
14,100	107,200	63,800	75,100	44,600	47,100	351,900
2,500	19,100	11,300	13,400	7,900	8,400	62,600
400	3,000	1,900	2,100	1,300	1,300	10,000
800	6,100	3,700	4,200	2,500	2,700	20,000
100	500	400	400	300	300	2,000
100	500	400	400	300	300	2,000
900	6,100	3,700	4,400	2,600	2,800	20,500
100	900	600	600	400	400	3,000
1,000	7,300	4,400	5,100	3,100	3,200	24,100
3,400	24,400	15,100	17,200	10,500	11,000	81,600
\$ 39,900	\$ 271,800	\$ 166,200	\$ 191,100	\$ 117,500	\$ 127,900	\$ 816,000

Family/Elderly Scattered Site?	
Age	
Recently renovated?	
Units	
Average Bedroom Size	
% Occupied	

REVENUE	
Dwelling Rentals	
Investment Income	
Other Income	
Operating Subsidy	
Transfer from Capital Fund	
Total Revenue	

EXPENSES	
Administrative Salaries	
Benefits (47%)	
Staff Training	
Travel Expense	
Audit	
Legal	
Management Fee	
Bookkeeping Fee	
Sundry	
Stationary, Copier, Office Supplies	
Telephone	
Postage	
Publications, Dues Fees	
Computer Expense	
Background Checks	
Misc. Sundry	
Total Sundry	
Total Administrative	

AMP 100 AMP 200 AMP 300 AMP 400 AMP 500 AMP 600 TOTAL

Resident Services Salaries	1,300	9,000	5,500	6,300	3,800	4,000	29,900
Benefits (5%)	800	5,500	3,300	3,900	2,300	2,400	18,200
Other	800	6,100	3,700	4,200	2,500	2,700	20,000
Total Resident Services	2,900	20,600	12,500	14,400	8,600	9,100	68,100

Gas	-	-	-	91,700	22,100	1,200	115,000
Electric	2,000	2,200	3,200	50,800	7,100	12,400	77,700
Water/Sewer	21,800	82,500	15,700	26,500	46,600	37,500	230,600
Total Utilities	23,800	84,700	18,900	169,000	75,800	51,100	423,300

Maintenance Salaries	-	92,400	60,500	56,800	29,600	37,100	276,400
Benefits (65%)	-	63,900	41,300	41,300	25,200	28,400	200,100
Materials	-	67,100	36,600	16,500	21,900	22,900	165,000
Maintenance Fee for Service	-	105,000	111,000	33,000	24,000	27,000	300,000
Maintenance Contracts	10,000	-	-	-	-	-	10,000
Contract Costs	-	-	-	-	-	-	-
Cleaning & Painting Vacancies	-	14,700	12,900	8,100	4,800	4,500	45,000
Elevators	-	1,400	-	6,600	1,800	3,200	13,000
Vehicle Repairs Fleet Service	-	6,000	5,100	3,300	5,100	5,500	25,000
Grounds Maintenance	-	4,500	-	5,400	13,200	5,100	28,200
Garbage	5,600	31,300	19,600	11,400	21,900	7,400	97,200
Janitorial Service	-	-	600	9,600	600	4,700	15,500
Pest Control	600	2,400	-	-	-	-	3,000
Drain Cleaning	-	6,400	1,300	500	1,600	1,200	11,000
Carpet Supply & Installation	-	2,100	4,700	500	1,200	500	9,000
All Other	3,100	18,400	30,800	11,100	5,200	8,900	77,500
Total Maintenance	19,300	415,600	324,400	204,100	156,100	156,400	1,275,900

Security Labor	4,800	9,700	-	2,800	900	2,400	20,600
Benefits (18%)	900	1,700	-	500	200	500	3,800
Total Protective Services	5,700	11,400	-	3,300	1,100	2,900	24,400

Insurance	2,900	20,300	12,200	14,200	8,500	8,900	67,000
PILLOT	2,800	30,200	19,300	17,900	9,300	10,500	90,000
Bad Debts - Tenant Rents	1,300	9,100	5,400	6,400	3,800	4,000	30,000
Total General Expenses	7,000	59,600	36,900	38,500	21,600	23,400	187,000

Extraordinary Maintenance	2,100	15,100	9,100	10,900	6,300	6,500	50,000
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Total Expenses, excluding Asset Management	94,700	878,800	568,000	631,300	387,000	370,900	2,990,100
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Asset Management	3,600	25,700	15,600	18,000	10,800	11,300	85,000
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Total Expenses	98,300	904,500	583,600	649,300	397,800	381,600	3,015,100
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Cash Flow from Operations	27,900	12,200	11,400	8,400	300	1,000	61,200
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HACSA
BUDGET FOR CENTRAL OFFICE COST CENTER
October 1, 2007 - September 30, 2008
(All amounts rounded to the nearest \$100)

REVENUE

Public Housing Management Fees	\$ 351,900
Public Housing Bookkeeping Fees	62,600
Public Housing Asset Management Fee	85,000
Capital Fund Administrative Fee	120,500
ROSS PH Family Self-Sufficiency Grant	65,000
Housing Choice Voucher Program Administrative Fee	380,000
Section 236 and Section 8 New Construction Overhead Reimbursement	103,800
Other Programs Overhead Reimbursement	302,100
Maintenance Fee for Service	300,000
Interest Income	15,000
	15,000
TOTAL REVENUE	\$1,785,900

EXPENSES

Administrative Salaries	\$ 875,000
Administrative Employee Benefits	458,600
Audit	2,000
Legal	1,000
Staff Training	1,000
Travel	5,700
Computer Expense	11,000
Telephone	10,000
Postage	13,000
Office Expense	17,000
Other	500
	500
Total Administrative	1,394,800
Water and Sewer	5,400
Electric	17,300
	17,300
Total Utilities	22,700
Maintenance Labor	187,800
Maintenance Employee Benefits	128,800
Materials	2,500
Contracts	40,000
	40,000
Total Maintenance	359,100
Insurance	3,000
	3,000
Total General	3,000
TOTAL EXPENSES	\$1,779,600
NET CASH FLOW	\$ 6,300