

FILED

MAR 4 1991

BOOK 146 PAGE 0871

COUNTY CLERK
LANE COUNTY HOUSING AUTHORITY AND COMMUNITY SERVICES AGENCY
OF LANE COUNTY, OREGON

BY *Frank Dubois*

RESOLUTION/ORDER NO.

91-2-26-3H

) IN THE MATTER OF APPROVING AND
) DIRECTING SUBMISSION OF REVISION NO.
) 1 TO THE OPERATING BUDGET, ANNUAL
) CONTRIBUTIONS CONTRACT NO. SF-196
) FOR FY91

WHEREAS, the Board of Commissioners of the Housing Authority and Community Services Agency of Lane County, Oregon, have reviewed and determined the need for submission of Revision No. 1 to the operating budget for Projects ORE 6-1, 2/3, 4, 5, 6, 7, and 9, and ON 6-15, 16, 17, 18, 20, 23, and 24 for the fiscal year ending September 30, 1991, and have found:

1. That the proposed expenditures are necessary in the efficient and economical operation of housing for the purpose of serving low-income families.
2. That the financial plan is reasonable in that:
 - a. It indicates a source of funding adequate to cover all proposed expenditures.
 - b. It does not provide for Federal funding in excess of that payable under Part 990, Chapter 8 of the Housing and Community Development Act of 1974.
3. That all proposed rental charges and expenditures will be consistent with the provision of the law and the Annual Contributions Contract.
4. That the Housing Authority and Community Services Agency of Lane County, Oregon is in compliance with the annual income re-examination requirements as stated in 24 CFR, Parts 904, 905, 913 and 960, and that rents have been or will be adjusted in accordance with 24 CFR, Part 913.

THEREFORE, BE IT RESOLVED AND ORDERED, by the Housing Authority and Community Services Agency of Lane County, Oregon, that Revision No. 1 (attached) to the operating budget for the fiscal year ending September 30, 1991, be adopted and submitted to the Department of Housing and Urban Development office in Portland, Oregon.

Dated this 26th day of February, 1991 .

Jack R. ...
Chairperson, HACSA Board of Commissioners

In the Matter of Approving and Directing Submission of Revision No. 1 to the Operating Budget, Annual Contributions Contract No. SF-196 for FY91

FILED TO FORM
2-15-91
Teresa ...

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 LOW-RENT HOUSING PROGRAM
 OPERATING BUDGET

BOOK 146 PAGE 0872

For Fiscal Year Ending September 30 1991

ORIGINAL REVISION NO. 1

TYPE OF HUD-ASSISTED PROJECT(S):

- LHA-Owned Rental Housing.
- LHA-Leased Housing-Section 23 or 10(c).
- LHA-Owned-Homeownership
- LHA-Leased-Homeownership.
- LHA-Conveyed Project-Administration Contract.

NAME OF LOCAL AUTHORITY:
 Housing Authority and Community Services Agency of Lane County Oregon
 177 Day Island Road
 Eugene, OR 97401
 LOCALITY:
 Eugene, Oregon

CONTRACT NO. (S):
 SF196
 PROJECT NO. (S): ORE 6-1,2,3,4,5,6,7,9
 ON 6-15,16,17,18,20,23 and 24
 NO. OF P.U.: 708
 NO. OF UNIT MONTHS OF AVAILABILITY: 8268

HUD AREA OFFICE: Portland, Oregon	HUD REGIONAL OFFICE: Seattle, Washington	ACTUALS LAST FISCAL YEAR 19 90 PUM	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 91 PUM	REQUESTED BUDGET ESTIMATES			
				LHA ESTIMATES		HUD MODIFICATIONS	
				PUM	AMOUNT (To Nearest \$0)	PUM	AMOUNT (To Nearest \$10)

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)
001	Homebuyers Monthly Payments For:						
	Operating Expenses						
002	Earned Home Payments Account						
003	Nonroutine Maintenance Reserve						
004	Total Break-Even Amount (Sum of Lines 001, 002, & 003)						
005	Excess (or Deficit) in Break-Even Amount						
006	Homebuyers Monthly Payments (Cont'd)						
	OPERATING RECEIPTS:						
	Dwelling Rentals	110.92	118.49	120.12	993,180		
	Excess Utilities						
030	Nondwelling Rentals						
040	Total Rental Income	110.92	118.49	120.12	993,180		
050	Interest on General Fund Investments	4.76	3.20	3.25	26,840		
060	Other Operating Receipts	8.42	5.25	5.32	44,000		
090	TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	124.10	126.94	128.69	1,064,020		
	OPERATING EXPENDITURES:						
	ADMINISTRATION:						
110	Salaries	37.92	44.53	45.14	373,200		
120	Administration Expenses Other Than Salaries	12.27	12.13	12.30	101,700		
190	Total Administration Expenses	50.19	56.66	57.44	474,900		
	TENANT SERVICES:						
210	Salaries	2.79	3.09	3.13	25,890		
220	Recreation, Publications and Other Services	.28	.24	.24	2,000		
230	Contract Costs - Training and Other	.01	.06	.06	500		
290	Total Tenant Services Expenses	3.08	3.39	3.43	28,390		
	UTILITIES:						
310	Labor						
320	Utilities	22.82	23.46	23.78	196,650		
390	Total Utilities Expenses	22.82	23.46	23.78	196,650		
	ORDINARY MAINTENANCE AND OPERATION:						
410	Labor	34.91	34.82	35.30	291,830		
420	Materials	12.49	10.74	10.89	90,000		
430	Contract Costs	17.28	14.24	14.44	119,400		
490	Total Ordinary Maintenance and Operation Expenses	64.68	59.80	60.63	501,230		
	PROTECTIVE SERVICES:						
460	Labor	1.44	1.74	1.76	14,570		
470	Materials						
480	Contract Costs						
490	Total Protective Services Expenses	1.44	1.74	1.76	14,570		
	GENERAL EXPENSES:						
510	Insurance	10.51	10.20	10.34	85,500		
520	Payments in Lieu of Taxes	8.46	9.50	9.63	79,650		
530	Terminal Leave Payments						
540	Employee Benefit Contributions	32.51	37.65	38.17	315,590		
550	Collection Losses	1.22	1.43	1.45	12,000		
560	Other General Expenses						
590	Total General Expenses	52.70	58.78	59.59	492,740		
600	TOTAL ROUTINE EXPENSES	194.91	203.83	206.63	1,708,480		
610	RENTS TO OWNERS OF LEASED DWELLINGS						
690	TOTAL OPERATING EXPENSES	194.91	203.83	206.63	1,708,480		
	NONROUTINE EXPENDITURES:						
710	Extraordinary Maintenance	11.09	11.93	12.10	100,000		
720	Replacement of Equipment	2.26					
730	Betterments and Additions	1.82	1.28	1.30	10,750		
740	Other Nonroutine Expenditures	.06					
790	TOTAL NONROUTINE EXPENDITURES	15.22	13.21	13.40	110,750		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 LOW-RENT HOUSING PROGRAM
OPERATING BUDGET

For Fiscal Year Ending September 30 19 91

ORIGINAL REVISION NO. 1

NAME OF LOCAL AUTHORITY:
 Housing Authority and Community Services Agency of
 Lane County Oregon

LOCALITY:
 Eugene, Oregon **BOOK 146 PAGE 0873**

CONTRACT NO. (311)		ACTUALS LAST FISCAL YEAR	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR	REQUESTED BUDGET ESTIMATES			
SF 196				LHA ESTIMATES		HUD MODIFICATION	
PROJECT NO. (51)	ORE 6-1,2,3,4,5,6,7,9	19 90	19 91	PUM A	AMOUNT (To Nearest \$10)	PUM	AMOUNT (To Nearest \$10)
TYPE OF HUD-ASSISTED PROJECT(S):		PUM	PUM				
LHA-Owned-Rental Housing	<input checked="" type="checkbox"/>						
LHA-Leased-Section 23 or 10(c)	<input type="checkbox"/>						
LHA-Owned-Homeownership	<input type="checkbox"/>						
LHA-Leased-Homeownership	<input type="checkbox"/>						
LHA-Conveyed Project Administration Contract	<input type="checkbox"/>						
LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)
810	OTHER EXPENDITURES:						
820	Prior Year Adjustments						
830	Other Deductions						
830	Total Other Expenditures						
890	TOTAL OPERATING EXPENDITURES	210.13	217.04	220.03	1,819,230		
900	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	(86.03)	(90.10)	(91.34)	(755,210)		
910	Basic Annual Contribution (Leased Project)						
920	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	(86.03)	(90.10)	(91.34)	(755,210)		
930	OTHER HUD CONTRIBUTIONS						
	Operating Subsidy	79.41	81.52	82.29	680,384		
	Special Family Subsidy						
	Prior Year Adjustments	3.42		5.12	42,316		
960	Total Other HUD Contributions	82.83	81.52	87.41	722,700		
970	Residual Receipts (or Deficit) before Reserve	(3.20)	(8.58)	(3.93)	(32,510)		
980	Provision for Operating Reserve	3.20	8.58	3.93	32,510		
990	Residual Receipts (or Deficit)	-0-	-0-	-0-	-0-		

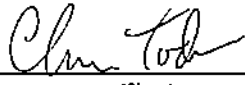
**OPERATING RESERVES
 FOR A CONTRACT OR PROJECT**

LINE NO.	Part I - Maximum Operating Reserve - End of Current Budget Year	
	SECTION A - LHA-OWNED RENTAL HOUSING	\$
01	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Contract	854,240
	SECTION B - LHA-LEASED HOUSING - SECTION 23 OR 10(C)	\$
02	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Project	
	SECTION C - LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP	
03	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Project	
04	One-third (33-1/3%) of Line 004 - Column 5 - Form HUD-52564 for a Project	
	Total (Sum of Lines 03 and 04)	

**Part II - Provision for end Estimated or Actual
 Operating Reserves at Year End**

06	Reserve at End of Previous Fiscal Year - Actual	September 30, 1989	\$ 560,157.69
07	Provision for Reserve - Current Budget Year - Estimated Actual	FY90	(25,712.98)
08	Reserve at End of Current Budget Year - Estimated Actual	September 30, 1990 62.6%	534,444.71
09	Provision for Reserve - Requested Budget Year - Estimated	FY91	(32,510.00)
10	Reserve at End of Requested Budget Year - Estimated	September 30, 1991 58.8%	501,934.71

LHA APPROVAL:

Chris Todis, Executive Director  _____
 (Name and Title) (Signature) (Date)

AREA OFFICE APPROVAL:

 (Name and Title) (Signature) (Date)