

**FILED**

BOOK **154** PAGE **1184**

JUN 09 1994

IN THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY AND COMMUNITY SERVICES AGENCY  
OF LANE COUNTY, OREGON

COUNTY CLERK  
BY *Sheri Dubois*

RESOLUTION/ORDER NO. 94-6-7-1H

) IN THE MATTER OF APPROVING AND  
) DIRECTING SUBMISSION OF  
) REVISION NO. 1 TO THE OPERATING  
) BUDGET, ANNUAL CONTRIBUTIONS  
) CONTRACT NO. SF-196 FOR FY94

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, 1994, 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, 1994, be adopted and submitted to the Department of Housing and Urban Development office in Portland, Oregon.

Dated this 7th day of June, 1994.

APPROVED AS TO FORM

Date 5/31/94 by Sheri Dubois County Clerk

*Sheri Dubois*  
OFFICE OF LEGAL COUNSEL

*Jerry Rust*  
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 FY94

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

OPERATING BUDGET BOOK 154 PAGE 1185

For Fiscal Year Ending September 30 19 94

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

CONTRACT NO.(S):  
SF-196

LOCALITY:  
Eugene, Oregon 97401

PROJECT NO.(S): ORE 6-1,2,3,4,5,6,7,9  
ON 6-15,16,17,18,20,23,24  
NO. OF D.U. 702  
NO. OF UNIT MONTHS OF AVAILABILITY: 8,424

HUD AREA OFFICE:  
Portland, OR

HUD REGIONAL OFFICE:  
Seattle, WA

ACTUALS LAST FISCAL YEAR	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR	REQUESTED BUDGET ESTIMATES			
		LHA ESTIMATES		HUD MODIFICATIONS	
19 93 PUM	19 94 PUM	PUM	AMOUNT (To Nearest \$10)	PUM	AMOUNT (To Nearest \$10)

LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)
001	Homebuyers Monthly Payments For:						
002	Operating Expenses						
003	Earned Home Payments Account						
004	Nonroutine Maintenance Reserve						
005	Total Break-Even Amount (Sum of Lines 001, 002, & 003)						
006	Excess (or Deficit) in Break-Even Amount						
006	Homebuyers Monthly Payments (Contra)						
010	OPERATING RECEIPTS:						
020	Dwelling Rentals	125.51	130.92	130.92	1,102,870		
030	Excess Utilities						
040	Nondwelling Rentals						
040	Total Rental Income	125.51	130.92	130.92	1,102,870		
050	Interest on General Fund Investments	1.99	1.48	1.48	12,490		
060	Other Operating Receipts	7.55	6.93	6.93	58,390		
090	TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	135.05	139.33	139.33	1,173,750		
110	OPERATING EXPENDITURES:						
110	ADMINISTRATION:						
120	Salaries	49.70	54.67	56.39	475,000		
190	Administration Expenses Other Than Salaries	12.48	14.48	14.48	122,000		
190	Total Administration Expenses	62.18	69.15	70.87	597,000		
210	TENANT SERVICES:						
220	Salaries	2.12	2.60	2.60	21,930		
230	Recreation, Publications and Other Services	.26	.24	.24	2,000		
290	Contract Costs - Training and Other		.06	.06	500		
290	Total Tenant Services Expenses	2.38	2.90	2.90	24,430		
310	UTILITIES:						
320	Labor						
390	Utilities	26.01	27.31	27.31	230,090		
390	Total Utilities Expenses	26.01	27.31	27.31	230,090		
410	ORDINARY MAINTENANCE AND OPERATION:						
420	Labor	35.23	34.90	35.97	303,000		
430	Materials	15.23	14.25	15.43	130,000		
450	Contract Costs	20.88	22.55	22.55	190,000		
450	Total Ordinary Maintenance and Operation Expenses	71.34	71.70	73.96	623,000		
470	PROTECTIVE SERVICES:						
480	Labor	1.75	1.25	1.25	10,490		
490	Materials						
490	Contract Costs						
490	Total Protective Services Expenses	1.75	1.25	1.25	10,490		
510	GENERAL EXPENSES:						
520	Insurance	9.43	9.26	9.26	78,000		
530	Payments in Lieu of Taxes	9.56	10.36	10.36	87,280		
530	Terminal Leave Payments						

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 LOW-RENT HOUSING PROGRAM  
**OPERATING BUDGET BOOK 154 PAGE 1186**

For Fiscal Year Ending September 30 1994

ORIGINAL  REVISION NO. 1

NAME OF LOCAL AUTHORITY:  
 Housing Authority and Community Services Agency of  
 Lane County, Oregon  
 LOCALITY:  
 Eugene, OR

CF ACT NO.(S):		ACTUALS LAST FISCAL YEAR	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR	REQUESTED BUDGET ESTIMATES			
SF-196				LHA ESTIMATES		HUD MODIFICATION	
PROJECT NO.(S):		19 93	19 94	PUM	AMOUNT	PUM	AMOUNT
ORE 6-1,2,3,4,5,6,7,9 ON 6-15,16,17,18,20,23,24		PUM	PUM	(To Nearest \$10)	(To Nearest \$10)		
TYPE OF HUD-ASSISTED PROJECT(S):							
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)
	<b>OTHER EXPENDITURES:</b>						
810	Prior Year Adjustments						
820	Other Deductions						
830	Total Other Expenditures						
890	<b>TOTAL OPERATING EXPENDITURES</b>	230.41	243.88	250.38	2,109,220		
900	<b>RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:</b>	(95.36)	(104.55)	(111.05)	(935,470)		
910	Basic Annual Contribution (Leased Project)						
920	<b>RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:</b>	(95.36)	(104.55)	(111.05)	(935,470)		
930	<b>OTHER HUD CONTRIBUTIONS</b>						
940	Operating Subsidy	99.08	104.60	106.52	897,355		
950	Special Family Subsidy						
960	Prior Year Adjustment	10.53		6.47	54,473		
970	<b>Total Other HUD Contributions</b>	109.61	104.60		951,828		
970	Residual Receipts (or Deficit) before Reserve	14.25	.05	1.94	16,358		
980	Provision for Operating Reserve	14.25	.05	1.94	16,358		
990	Residual Receipts (or Deficit)						

**OPERATING RESERVES  
 FOR A CONTRACT OR PROJECT**

LINE NO.	Part I - Maximum Operating Reserve - End of Current Budget Year		
	<b>SECTION A - LHA-OWNED RENTAL HOUSING</b>		\$ 999,710
01	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Contract		
	<b>SECTION B - LHA-LEASED HOUSING - SECTION 23 OR 10(C)</b>		\$
02	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Project		
	<b>SECTION C - LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP</b>		
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		
	<b>Total (Sum of Lines 03 and 04)</b>		
	<b>Part II - Provision for and Estimated or Actual Operating Reserves at Year End</b>		
06	Reserve at End of Previous Fiscal Year - Actual	September 30, 1992	\$409,925.56
07	Provision for Reserve - Current Budget Year - <del>Estimated</del>	or Actual FY93	120,206.90
08	Reserve at End of Current Budget Year - <del>Estimated</del>	Actual 53%	530,132.46

Table of Nonroutine Expenditures

Ordinary Maintenance and Betterments & Additions  
(Excluding Equipment Additions)

Equipment Requirements

Project and (separately)	Housing Project Number	Total Estimated Cost	Percent Complete Current Budget Year End	Requested Budget Year		Description of Equipment Items  (List <u>Replacements</u> and <u>Additions</u> separately)	Requested Budget		
				Estimated Expenditure In Year	Percent Complete Year End		No. Of Items	Item Cost	Estimated Expenditure In Year
	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	6-2,3,9, 15,17,20, 23	3,000			100	Maintenance Vehicle			18,500
						Computer Workstation			2,500
	6-15,17, 20,23	20,000			100				<u>21,000</u>
	All	5,000			100				
	6-7,15,17, 20,23	4,000			100				
	6-4	2,450			100				
	6-2	550			100				
	6-5	1,100			100				
	6-5	1,500			100				
	6-5	2,000			100				
	6-4	630			100				
	6-2	2,500			100				
	6-7	1,700			100				
TOTAL		44,430							