

PHA/IHA Board Resolution/Approving
Operating Budget or Calculation of
Performance Funding System
Operating Subsidy

ORDER 97-1-9-3H

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

BOOK 159 PAGE 0850

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Public Reporting Burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable)

FILED

(date)

- Operating Budget Submitted on: JUL 17 1997 June 26, 1997 (attached)
- Operating Budget Revision Submitted on: COUNTY CLERK _____
- Calculation of Performance Funding System Submitted on: BY *M. Buldaway* June 26, 1997 (attached)
- Revised Calculation of Performance Funding System Submitted on: _____

I certify on behalf of the: (PHA/IHA Name) Housing Authority and Community Services Agency of Lane that:
County Oregon

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures 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 calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g); and
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315.

APPROVED AS TO FORM

Date: 7/1/97 lane county
J. Reidlaw
OFFICE OF LEGAL COUNSEL

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Board Chairman's Name (type)

Signature

Cindy Weeldreyer

Date:

July 9, 1997

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

FORM 159 PAGE 0891

Public reporting burden for this collection of information is estimated to average 116 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C.

Do not send this completed form to either of the above addressees.

a. Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		b. Fiscal Year Ending 9/30/98	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Housing Authority and Community Services Agency of Lane County Oregon				
f. Address (city, State, zip code) 177 Day Island Road Eugene, Oregon 97401				
g. ACC Number SF196		h. PAS / LOCCS Project No. OR00600197S		i. HUD Field Office Portland, OR

j. No. of Dwelling Units 704	k. No. of Unit Months Available 8,448	m. No. of Projects 15	
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Line No.	Acct. No.	Description (1)	Actual's Last Fiscal Yr. 19 96 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 19 97 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Homebuyers Monthly Payments for:								
110	7710	Operating Expense						
120	7712	Earned Home Payments						
130	7714	Nonroutine Maintenance Reserve						
140	Total Break-Even Amount (sum of lines 010, 020, and 030)							
150	7716	Excess (or deficit) in Break-Even						
160	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
170	110	Dwelling Rental	134.18	133.04	140.87	1,190,070		
180	20	Excess Utilities						
190	3190	Nondwelling Rental						
200	Total Rental Income (sum of lines 070, 080, and 090)		134.18	133.04	140.87	1,190,070		
210	3610	Interest on General Fund Investments	5.00	3.37	3.72	31,430		
220	3690	Other Income	8.64	8.28	8.61	72,750		
230	Total Operating Income (sum of lines 100, 110, and 120)		147.81	144.68	153.20	1,294,250		
Operating Expenditures - Administration:								
40	4110	Administrative Salaries	66.92	67.23	69.86	590,170		
50	4130	Legal Expense	.91	.47	.71	6,000		
60	4140	Staff Training	.09	.18	.24	2,000		
70	4150	Travel	.78	.59	.71	6,000		
80	4170	Accounting Fees						
90	4171	Auditing Fees	.61	.83	.59	5,000		
100	4190	Other Administrative Expenses	14.57	14.86	17.87	151,000		
110	Total Administrative Expense (sum of line 140 thru line 200)		83.86	84.16	89.98	760,170		
Tenant Services:								
20	4210	Salaries	.91	1.98	2.04	17,240		
30	4220	Recreation, Publications and Other Services	.19	.12	.12	1,000		
40	4230	Contract Costs, Training and Other	.01	.12	.12	1,000		
50	Total Tenant Services Expense (sum of lines 220, 230, and 240)		1.10	2.22	2.28	19,240		
Utilities:								
60	4310	Water	16.27	16.10	16.23	137,120		
70	4320	Electricity	7.21	6.86	7.01	59,180		
80	4330	Gas	1.49	1.34	1.26	10,610		
90	4340	Fuel Steam	5.06	4.27	5.67	47,930		
100	4350	Labor						
110	4390	Other utilities expense						
120	Total Utilities Expense (sum of line 260 thru line 310)		30.01	28.55	30.17	254,840		

Line	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 19 96 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget Yr. 19 97 PUM (3)	Requested Budget Estimates			
					PHA/HA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	33.78	38.20	42.95	362,840		
340	4420	Materials	15.23	16.58	16.57	140,000		
350	4430	Contract Costs	23.16	24.86	24.86	210,000		
360	Total Ordinary Maintenance & Operation Expense (lines 330 to 350)		72.17	79.64	84.38	712,840		
Protective Services:								
370	4460	Labor	3.72	3.33	3.33	28,160		
380	4470	Materials						
390	4480	Contract costs						
400	Total Protective Services Expense (sum of lines 370 to 390)		3.72	3.33	3.33	28,160		
General Expense:								
410	4510	Insurance	3.74	4.15	4.14	35,000		
420	4520	Payments in Lieu of Taxes	10.31	10.45	10.12	85,520		
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions	46.91	50.40	52.86	446,570		
450	4570	Collection Losses	3.28	2.37	2.37	20,000		
460	4590	Other General Expense						
470	Total General Expense (sum of lines 410 to 460)		64.23	67.36	69.49	587,090		
480	Total Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		255.09	265.24	279.63	2,362,340		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total Operating Expense (sum of lines 480 and 490)		255.09	265.24	279.63	2,362,340		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	6.36	6.10	5.98	50,500		
520		Replacement of Nonexpendable Equipment						
530	7540	Property Betterments and Additions						
540	Total Nonroutine Expenditures (sum of lines 510, 520, and 530)		6.36	6.10	5.98	50,500		
550	Total Operating Expenditures (sum of lines 500 and 540)		261.42	271.34	285.61	2,412,840		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts						
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580	Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		261.42	271.34	285.61	2,412,840		
590	Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		(113.62)	(126.66)	(132.41)	(1,118,590)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects: Current Year						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total Basic Annual Contribution (line 600 plus or minus line 610)							
630	8020	Contributions Earned - Op. Sub; - Cur. Yr. (before year-end adj)	118.77	125.91	132.44	1,118,845		
640		Mandatory PFS Adjustments (net):	1.55					
650		Other (specify):						
660		Other (specify):						
670	Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)		1.55					
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	120.32	129.89	132.44	1,118,845		
690	Total HUD Contributions (sum of lines 620 and 680)		120.32	129.89	132.44	1,118,845		
700	Residual Receipts (or Deficit) (sum of line 590 plus line 690)		6.70	3.23	.03	255		
		Enter here and on line 810						

Name of PHA / IHA

Fiscal Year Ending

Housing Authority and Community Services Agency of

9/30/98

Lane County, OR Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
21	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,181,170	

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Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
80	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/96	696,964.11	
90	Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/97 <input type="checkbox"/> Actual for FYE	27,252.00	
00	Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/97 <input type="checkbox"/> Actual for FYE	724,216.11	
10	Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700	255.00	
20	Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	724,471.11	
30	Cash Reserve Requirement - <u>20</u> % of line 480	472,468.00	

PHA / IHA Approval

Name _____

Title _____

Signature _____

Date _____

Field Office Approval

Name _____

Title _____

Signature _____

Date _____

**Calculation of Performance
Funding System Operating Subsidy
PHA/IHA-Owned Rental Housing**

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

OMB Approval No. 2577-0029 (exp. 7/31/96)

Public Reporting Burden for this collection of information is estimated to average 2.5 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0029), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

Name and Address of Public Housing Agency / Indian Housing Authority: (PHA/IHA)
Housing Authority and Community Services Agency of Lane County, OR
177 Day Island Road
Eugene, OR 97401

Budget submission to HUD required

Type of Submission:
 Original
 Revision No: _____

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Number of HA Units 704	Unit Months Available: (UMAs) 8,448	Subject Fiscal Year: 9/30/98	ACC Number: SF196	PAS/LOCCS Project No: 01R010610011971S	Submission Date:
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Line No.	Description	Requested by PHA/IHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (line 07 of form HUD-52723 for previous fiscal year)	243.00	
02 a	Line 01 multiplied by .005	1.22	
02 b	Delta from form HUD-52720-B, if applicable (see instructions)		
03	"Requested" year units from latest form HUD-52720-A(see instructions)		
04	Add-ons to allowable expense level from previous fiscal year (see instructions)		
05	Total of lines 01, 02a, 02b, and 04	244.22	
06	Inflation factor	1.025	
07	Revised allowable expense level (AEL)(line 05 times line 06)	250.33	
07a	Transition Funding		
07b	Increase to AEL		
08	Allowable utilities expense level from form HUD-52722-A	30.17	
09	<input type="checkbox"/> Actual or <input type="checkbox"/> Estimated PUM cost of Independent Audit (IA) during subject fiscal year	.59	
10	Costs attributable to deprogrammed units		
	Total Allowable Expenses and Additions (sum of lines 07 thru 10)	281.09	

Part B. Dwelling Rental Income			
12	Total rent roll (as of 5 / 1 / 97)	\$ 101,658	
13	Number of occupied units as of rent roll date	700	
14	Average monthly dwelling rental charge per unit (line 12 divided by line 13)	145.23	
15	Change factor	1.	1.
16	Projected average monthly dwelling rental charge per unit (line 14 times line 15)	145.23	
17	Projected occupancy percentage (see instructions)	97 %	%
18	Projected average monthly dwelling rental income per unit (line 16 times line 17)	140.87	

Part C. Non-dwelling Income			
19	Estimated Investment Income (EII)	3.72	
20	Other Income	8.61	
21	Total non-dwelling income (line 19 plus line 20)	12.33	
22	Total operating receipts (line 18 plus line 21)	153.20	
23	PUM deficit or (Income) (line 11 minus line 22)	127.89	
24	Deficit or (Income) before add-ons (line 23 times UMAs shown in heading)	1,080,415	

		Requested by PHA/IHA (Whole dollars)	HUD Modifications (Whole dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
25	FICA contributions		
26	Unemployment compensation		
27	Flood Insurance premiums		
28	Total Other (specify in Remarks section)	51,264	
28a	Add-on for Family Self Sufficiency Program		
28b	Other Add-ons for Federal law or regulations		
	Unit reconfiguration		
	Non-dwelling units		
28c	Other approved, not Federal law or regulation		
29	Total add-ons (sum of lines 25 thru 28)	51,264	

Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments			
30	Deficit or (Income) before year-end adjustments (total of lines 24 and 29)	1,131,679	
31	<input type="checkbox"/> Actual or <input type="checkbox"/> Estimated cost of Independent Audit (IA) during subject fiscal year	5,000	
32	PFS operating subsidy eligibility before year-end adjustments (greater of line 30 or line 31) (If less than zero, enter zero (0))	1,131,679	

Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
33	Prior years' net year-end adjustments (Identify individual FYs and amounts under "Remarks")		
34	Additional subject fiscal year operating subsidy eligibility (specify)		
35	Overobligations from prior fiscal years to be recovered in subject fiscal year	()	()
36	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
37	Other (specify)		
38	Other (specify) <u>Other income incentive</u>	43,750	
39	Other (specify)		
40	Unfunded portion due to proration <u>FY98 - 5%</u>	(56,584)	
41	Operating subsidy approvable for subject fiscal year (total of lines 32 thru 40)	1,118,845	

HUD Use Only (Note: Do not revise after the end of the subject FY)			
43	Amount of operating subsidy approvable for subject fiscal year not funded		()
44	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
45	Funds obligated in subject fiscal year (total of lines 41 thru 44) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year)		

Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
46	Total amount due in previous fiscal year (line 49 of form HUD-52723 for previous fiscal year)		
47	Total amount to be collected in subject fiscal year (Identify individual amounts under "Remarks")	()	()
48	Total additional amount due HUD (include any amount entered on line 44) (Identify individual amounts under "Remarks")		
49	Total amount due HUD to be collected in future fiscal year(s) (Total of lines 46 thru 48) (Identify individual amounts under "Remarks")		

Part H. Calculation of Year-end Adjustment for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
50	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> Unit Months Available (UMAs) <input type="checkbox"/> Target Investment Income (TII) Adjustment <input type="checkbox"/> Dwelling Rental Income <input type="checkbox"/> Adjustment of Independent Audit (IA) Cost <input type="checkbox"/> Add-ons <input type="checkbox"/> Other (specify under "Remarks")		
51	Estimated Investment Income (EII)		
52	Target Investment Income (TII)		
53	TII adjustment (line 51 minus line 52)		
54	Utility adjustment (line 22, form HUD-52722-B)		
55	Combined utility and TII adjustment (total of lines 53 and 54)		
56	Deficit or (Income) after year-end adjustments (total of lines 30 and 55)		
57	PFS operating subsidy eligibility after year-end adjustments (greater of line 31 or line 56)		
58	Line 32 of latest form HUD-52723 approved during subject FY (Do not use line 32 of this revision)		
61	Net year-end adjustment for subject fiscal year (line 57 minus line 58)		
62	Unfunded portion due to proration		
63	Prorated net year-end adjustment for subject fiscal year		

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date: <i>Chris Todis</i> 6/26/97	Signature of Authorized Field Office Representative & Date: X
Remarks	