

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

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

PASSED

OMB Approval No. 2577-0028 (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 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 (2577-0028), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

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):

- Operating Budget Submitted on: June 16, 1999 (attached) (date)
- Operating Budget Revision Submitted on: \_\_\_\_\_
- Calculation of Performance Funding System Submitted on: June 16, 1999 (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 6/18/99 Janae Schuler lang county  
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. 9729, 3802)

Board Chairman's Name (type) \_\_\_\_\_ Signature Bobby Green, Sr. Date June 20, 1999

# 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)

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. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	b. Fiscal Year Ending 5/30/00	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/PHA 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 Service Agency of Lane County, Oregon			L. HUD Field Office Portland, OR
f. Address (City, State, zip code) 177 Day Island Road Eugene OR 97401			

g. AOC Number SF396	h. PAS / LOOS Project No. OR0060011005	m. No. of Projects 15
j. # Dwell Units 703	k. No. of Unit Months Available 8436	

Line No.	Acct. No.	Description (1)	Actuals Last FY Yr. 1998 PUM (2)	Estimates or Actuals Current Budget Yr. 1999 PUM (3)	Requested Budget Estimate			
					PHA / IHA Estimates		HUD Modifications	
					PUM (4)	Amount Nearest \$10 (5)	PUM (6)	Amount Nearest \$10 (7)
<b>Homesteaders Monthly Payments for:</b>								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonrefundable Maintenance Reserve						
040	Total	Break-Even Amount (sum of Lines 010, 020 and 030)						
050	7716	Excess (or Deficit) in Break-Even						
060	7790	Homesteaders Monthly Payments - Credits						
<b>Operating Receipts</b>								
070	3140	Dwelling Rental	153.70	155.44	160.92	1,357,540		
080	3120	Excess Utilities						
090	3190	Non-dwelling Rental						
100	Total	Rental Income	153.70	155.44	160.92	1,357,540		
110	3690	Interest on General Fund Investments	5.39	3.75	3.89	32,620		
120	3690	Other Income	25.57	11.54	24.98	210,700		
130	Total	Operating Income (sum of lines 100, 110, and 120)	184.66	170.73	189.79	1,601,060		
<b>Operating Expenditures - Administration:</b>								
140	4110	Administrative Salaries	85.08	74.39	73.89	821,660		
150	4130	Legal Expense	0.44	0.71	0.71	6,000		
160	4140	Staff Training	0.12	0.24	0.36	3,000		
170	4150	Travel	0.80	0.71	0.71	6,000		
180	4170	Accounting Fees						
190	4171	Auditing Fees	0.80	0.59	0.77	6,500		
200	4190	Other Administrative Expenses	20.61	16.69	16.60	140,000		
210	Total	Administrative Expense (sum of line 140 thru 200)	87.85	83.33	82.84	783,160		
<b>Tenant Services:</b>								
220	4210	Salaries	0.20	2.10	2.10	17,750		
230	4220	Recreation, Publications and Other Services	0.15	0.17	0.18	1,500		
240	4230	Contract Costs, Training and Other						
250	Total	Tenant Services Expense (sum of line 220, 230 and 240)	0.34	2.28	2.28	19,250		
<b>Utilities</b>								
260	4310	Water and Sewer	16.43	17.00	19.78	166,840		
270	4320	Electricity	7.61	7.01	7.53	63,532		
280	4330	Gas	1.35	1.50	1.80	15,160		
290	4340	Steam	6.34	5.06	6.52	55,030		
300	4350	Labor						
310	4390	Other utilities expense						
320	Total	Utilities Expense (sum of line 260 thru line 310)	31.73	31.57	35.63	300,562		

Housing Authority and Community Services Agency of Lane County			Fiscal Year Ending 9/30/08		Requested Budget Estimates			
Line No.	Acct. No.	Description (1)	Actuals	<input checked="" type="checkbox"/> Estimates	Requested Budget Estimates		Requested Budget Estimates	
			Last FY Yr. 1998	Current Budget Yr. 1999	PLM	Amount Nearest \$10	PLM	Amount Nearest \$10
			PLM (2)	PLM (3)	PLM (4)	Amount Nearest \$10 (5)	PLM (6)	Amount Nearest \$10 (7)
<b>Ordinary Maintenance and Operation:</b>								
330	4410	Labor	40.28	43.28	45.81	336,480		
340	4420	Materials	17.91	17.75	17.78	150,000		
350	4430	Contract Costs	32.00	31.22	33.78	285,000		
360	Total	Ordinary Maintenance and Operation Expense (sum of lines 330 to 350)	90.19	92.25	97.38	821,480		
<b>Protective Services:</b>								
370	4460	Labor	3.06	3.19	2.49	21,040		
380	4470	Materials						
390	4480	Contract Costs						
400	Total	Protective Services Expense (sum of lines 370 to 390)	3.06	3.19	2.49	21,040		
<b>General Expense:</b>								
410	4510	Insurance	3.30	4.73	6.82	57,500		
420	4520	Payments in Lieu of Taxes	10.63	11.84	11.62	98,000		
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions	46.19	55.92	58.59	494,300		
450	4570	Collection Losses	5.06	2.37	2.37	20,000		
460	4590	Other General Expense						
470	Total	General Expense (sum of lines 410 to 460)	65.38	74.86	79.40	669,800		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	278.54	297.45	310.02	2,615,292		
<b>Rent for Leased Dwellings:</b>								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)	278.54	297.46	310.02	2,615,292		
<b>Nonroutine Expenditures:</b>								
510	4810	Expenditures Maintenance	7.90	5.92	5.99	50,500		
520	7520	Replacement of Nonexpendable Equipment	1.94					
530	7540	Property Betterments and Additions	21.04					
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	30.88	5.92	5.99	50,500		
550	Total	Operating Expenditures (sum of lines 500 and 540)	309.43	303.38	316.00	2,665,792		
<b>Prior Year Adjustments:</b>								
560	6010	Prior year adjustments affecting Residual Receipts						
<b>Other Expenditures:</b>								
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)	309.43	303.38	316.00	2,665,792		
590		Residual receipts (or Deficit) before HUD Contributions and Provision for operating reserve (line 130 minus 580)	(124.83)	(132.65)	-126.21	(1,064,732)		
<b>HUD Contributions:</b>								
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)	137.02	134.08	126.21	1,064,733		
640		Mandatory PFS Adjustments (net)	4.17	3.09				
650		Other (specify)						
660		Other (specify)						
670	Total	Year-end Adjustments/Other (Plus or minus lines 640 thru 660)	4.17	3.09				
680	8030	Total Operating Subsidy-current year (line 630 plus or minus line 670)	141.20	137.18	126.21	1,064,733		
690	Total	HUD Contributions (sum of lines 620 and 680)	141.20	137.18	126.21	1,064,733		
700		Residual receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	16.37	-4.53	0.00			

Housing Authority and Community Services Agency of Lane County

8/30/00

Operating Reserve		PHA / IHA Estimate	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
740	2621	PHA / IHA - Leased Housing - Section 23 or 10(e) 50% of Line 480, column 5, form HUD 52554	1,307,545

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/98	1,007,930
790		Provision for Operating Reserve - Current Budget Year (Check One)	
	<input checked="" type="checkbox"/>	Estimated for FYE 9/30/99	
	<input type="checkbox"/>	Actual for FYE	(53,750)
800		Operating Reserve at End of Current Budget Year (Check One)	
	<input checked="" type="checkbox"/>	Estimated for FYE 9/30/99	
	<input type="checkbox"/>	Actual for FYE	954,170
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from Line 700	1
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of Lines 800 and 810)	954,171
830		Cash Reserve Requirement: 20% of line 480	523,058

Comments:

PHA / IHA

Approval Name Chris Todd

Title Executive Director

Signature *Chris Todd* Date 8/16/99

Field Office

Approval Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

OAH Approval No. 2577-0028 (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 Office, Office of Information Policy and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3000 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0028), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

Name and Address of Public Housing Agency / Indian Housing Authority: (PHA/PIA)		Budget submission to HUD required
Housing Authority and Community Service Agency of Lane County, Oregon		Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ( )

Number of HA Units	Unit Months Available: (UMAs)	Subject Fiscal Year	ACC Number	PAS/LCCCS Project No:	Submission Date:
703	8436	9/30/00	SF-196	OR006001005	

Line No.	Description	Requested by PHA/PIA (PUM)	HUD Modifications (PUM)
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**Part A. Allowable Expenses and Additions**

01	Previous allowable expense level (line 07 of form HUD-52723 for previous fiscal year)	258.62	
02a	Line 01 multiplied by .005	1.29	
02b	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	258.91	
06	Inflation factor	1.029	
07	Revised allowable expense level (AEL) (line 05 times line 06)	267.45	
07a	Transition Funding		
07b	Increase to AEL		
08	Allowable utilities expense level from form HUD-52722-A	35.68	
09	Actual or <input checked="" type="checkbox"/> Estimated PUM Cost of Independent Audit (IA) during subject fiscal year	0.77	
10	Costs attributable to deprogrammed units		
11	Total Allowable Expenses and Additions (sum of lines 07 thru 10)	303.80	

**Part B. Dwelling Rental Income**

12	Total rent roll (as of 6/1/99)	5	112,103	
13	Number of occupied units as of rent roll date		896	
14	Average monthly dwelling rental charge per unit (line 12 divided by line 13)		161.07	
15	Change Factor		1.031	
16	Projected average monthly dwelling rental charge per unit (line 14 times line 15)		165.80	
17	Projected occupancy percentage (see instructions)		97%	%
18	Projected average monthly dwelling rental income per unit (line 16 times line 17)		160.92	

**Part C. Non-dwelling Income**

19	Estimated investment income (EII)		3.80	
20	Other income		8.00	
21	Total non-dwelling income (line 19 plus line 20)		12.80	
22	Total operating receipts (line 18 plus line 21)		173.81	
23	PUM Deficit or (Income) (line 11 minus line 22)		129.98	

	Requested by PHA/PIA (Whole Dollars)	HUD Modifications (Whole Dollars)
24	Deficit or (Income) before add-ons (line 23 times UMAs shown in heading)	1,096,552

**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)		
28a	Add-on or Family Self-Sufficiency Program	52,951	
28b	Other Add-ons for Federal law or regulations		
28c	Unit reconfiguration		
28d	Non-Dwelling units		
28e	Other approved, not Federal law or regulation	1,560	
29	Total Add-ons (sum of lines 25 thru 28)	54,511	

Previous edition is obsolete for PHA/PIA Fiscal Years beginning 1/1/95 and thereafter

Line No.	Description	Requested by PHA/HA (PUM)	HUD Modifications (PUM)
<b>Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments</b>			
30	Deficit or (income) before year-end adjustments (total of lines 24 and 25)	1,151,063	
31	Actual or <input checked="" type="checkbox"/> Estimated cost of Independent Audit (IA) during subject fiscal year	6,000	
32	PFS operating subsidy eligibility before year-end adjustments (greater of line 30 or line 31) (if less than zero, enter zero (0))	1,151,063	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
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) Funded at 92.5%	(86,330)	
38	Other (specify)		
39	Other (specify)		
40	Unfunded portion due to proration		
41	Operating subsidy approvable for subject fiscal year (total of lines 32 thru 40)	1,064,733	
<b>HUD Use Only (note: Do not revise after the end of the subject FY)</b>			
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 (Funds obligated in subject fiscal year (total of lines 43 thru 44))		
45	(Must be the same as line 890 of the Operating Budget for the subject fiscal year)		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
46	Total amount due in previous fiscal year (line 45 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")		
<b>Part H. Calculation of Year-end Adjustment for Subject Fiscal Year</b>			
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 (TI) 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 (TI)		
53	TI adjustment (line 51 minus line 52)		
54	Utility adjustment (line 22, form HUD-52722-E)		
55	Combined utility and TI 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)		
59	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 accompanying 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. 8729, 3502)

Signature of Authorized HA Representative & Date:

*Chris Todis*

04/16/99

Signature of Authorized Field Office Representative & Date:

Remarks:

\*Line 20 excludes \$29,238.36 (\$9.47 PUM) of budgeted materials and contract costs

\*Line 25a: Unit leased by police officer