

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

ATTACHMENT 1
OMB Approval No. 2577-0026 (Exp. 6/30/02)

(2002-03-04/R-7)

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. This agency may not collect or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a 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 housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain special amounts. HUD reviews the information to determine if the operating plan adopted by the 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.

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):

(date)

- Operating Budget Submitted on: _____
- Operating Budget Revision Submitted on: _____
- Calculation of Performance Funding System Submitted on: 4 - 1 - 2002
- Revised Calculation of Performance Funding System Submitted on: _____

I certify on behalf of the: (PHA/IHA Name) _____
that:

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 and 905.121;
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 968.115 and 905.315.

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).

Board Chairman's Name (type)	Signature	Date
W. CALVIN HORTON / TOWN MANAGER		

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

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

OMB Approval No. 2577-0029 (exp 10/31/20)

Section 1

a) Name and Address of Public Housing Agency Town of Chapel Hill /Housing Department 306 N. Columbia Street Chapel Hill, N C					b) Budget Submission to HUD required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
					c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.				
d) No. of HA Units 334	e) Unit Months Available (UMAs) 4,008	f) Subject FYE 06/30/03	g) ACC Number A-3963	h) Operating Fund Project Number	i) (Reserved)				

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modification (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	297.25	
02	Part A, Line 01 multiplied by .005	1.49	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	298.74	
07	Inflation factor	1.034	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	308.90	
09	Transition Funding		
10	Increase to AEL	2.12	
11	Allowable utilities expense level from form HUD-52722-A	30.51	
12	Actual PUM cost of Independent Audit (IA) (Through FYE)	1.37	
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	342.90	
Part B. Dwelling Rental Income			
01	Total rent roll (as of 1/1/2)	\$ 26,851	
02	Number of occupied units as of rent roll date	326	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 + Line 02)	82.37	
04	Average monthly dwelling rental charge per unit for prior budget year	116.47	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	105.37	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)+ 3)	101.40	
07	50/50 Income split ((Part B, Line 03 + Line 06) + 2)	91.99	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	82.37	
09	Rental income adjustment factor	1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	84.84	
11	Projected occupancy percentage from form HUD-52728	97%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	82.30	
Part C. Non-dwelling Income			
01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	82.30	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	260.60	
		Requested by PHA (Whole dollars)	HUD Modification (Whole dollar)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	1,044,485	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modification (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions	34,239	
02	Unemployment compensation		
03	Family Self Sufficiency Program	44,907	
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation:	325	
	Occupied Units (Part B, Line 02)		
10	Employee Units		
11	Police Units	1	
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	326	
13	Funding for Resident Participation (Part D, Line 12 x \$25)		8,150
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)		87,296
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)		1,131,781
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))		1,131,781
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		(5,856)
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	(45,271)	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)		1,080,654
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modification (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		
Section 3			

Remarks (provide part and line numbers)

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:	Signature of Authorized Field Office Representative & Date:
X	X



Chapel Hill / Carrboro Residents' Council

317 Caldwell Street
Chapel Hill, NC 27516
Phone (919) 932-2914 Fax (919) 942-3720

February 26, 2002

TO: Town of Chapel Hill

RE: Proposed Operation Budget 2002-2003

The Housing Department Operating Budget was presented at the February 13, Residents' Council meeting by Ms. Tina Vaughn, Director. There were no questions asked, it was specified that residents could call and ask questions about the budget at a later date if needed.

Sincere

Janette Ferguson
Janetta Ferguson
Chair, Residents' Council

**SUMMARY OF PROPOSED 2002-2003 PUBLIC HOUSING
OPERATION BUDGET**

REVENUES	2001-2002	2002-2003
Dwelling Rents	463,886	329,858
Other Income	49,829	40,529
Appropriated Fund Balance	16,808	163,031
HUD Contrib. Conv.	935,028	1,080,654
Dept. Total Revenues	1,465,551	1,614,072
EXPENDITURES		
Administration		
Personnel	192,478	185,053
Operations	145,974	157,870
Capital	29,070	35,985
Appropriation for pay increase	-	32,382
Total	367,522	411,290
Resident Services		
Personnel	123,275	130,700
Operation	11,690	14,870
Appropriation for pay increase	-	7,996
Total	134,965	153,566
Maintenance		
Personnel	522,837	522,837
Operations	366,327	336,092
Capital	73,900	139,600
Appropriation for pay increase	-	50,687
Total	963,064	1,049,216
Grand Total	1,465,551	1,614,072

FACT SHEET CHAPEL HILL PUBLIC HOUSING PROGRAM

- The Town of Chapel Hill owns and manages 336 public housing apartments located in 13 neighborhoods. 306 of the public housing apartments are located in Chapel Hill, 30 are located in Carrboro.
- The Town of Chapel Hill has been managing the public housing program since July 13, 1987. The program was previously managed by the Chapel Hill Housing Authority.
- Prior to July 13, 1987, the official governing body for the public housing program was the Chapel Hill Housing Authority Board of Commissioners. The current official governing body for the public housing program is the Chapel Hill Town Council.
- The oldest public housing apartments were built in 1967, the newest apartments were built in 1994.
- Under the Performance Funding System, HUD subsidizes most of the difference between public housing rental revenues and operating costs.
- The largest public housing neighborhood has 44 apartments, the smallest neighborhood has 9 apartments.
- The amount of assistance the public housing program receives from the U.S. Department of Housing and Urban Development (HUD) is determined through the federal Performance Funding System.
- To be eligible for public housing an applicant's household income cannot exceed 80% of the area median, 43,000 for a family of 4.
- Admission preference is given to applicants who live and work in Orange County.
- Public housing rents are based on 30% of adjusted household income or the reasonable market value of the of the apartment.
- The household income and composition of public housing families is reviewed every 12 months.