

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR

REGARDING RAD-PBRA/Multifamily Housing
Operating Cost Adjustment Factor (OCAF) and
Rent Adjustment Worksheet

DATE August 23, 2023

Staff requests Board approval to execute and submit the following documents to HUD for each of the Agency's eight RAD-PBRA Projects¹, to increase the contract rents by 7.3% effective January 1, 2024:

- Operating Cost Adjustment Factor (OCAF) Rent Adjustment Worksheet; and
- Certification as to Purchasing Practices and Reasonableness of Expenses.

Copies of the documents for all projects are attached as examples, including draft rent schedules, which serve as the basis for calculating gross potential rent. These documents must be submitted to HUD each year.

As explained below, applying the OCAF increases the eight projects' Gross Potential Rent by \$2,887,332 in 2024. The table on the following page shows the adjusted contract rents for all of the projects.

HUD issues new OCAFs annually for each state, to allow project owners to increase annual contract rents for Housing Assistance Payment (HAP) contracts for eligible Multifamily PBRA Projects. The OCAF is determined by a complex calculation based on three years of reported data from nine expense categories, including salaries and benefits and utility expenses, as reported by project owners in Annual Financial Statements (AFS) submitted to HUD. The 2023 OCAF was published on November 15, 2022, and is applicable for contracts with an anniversary

¹ The eight properties were converted from Low Income Public Housing (LIPH) to Project-Based Rental Assistance (PBRA) under HUD's Rental Assistance Demonstration (RAD) program.

date of February 11, 2023, or later. The anniversary date for the PHA’s PBRA HAP contracts is January 1, so the 2023 OCAF applies to contract rents in 2024. Minnesota’s 2023 OCAF is 7.3%, which is 5.3% higher than the 2.0% factor on which the RAD Financing Plan was based.

The table shows the changes in Gross Potential Rent for each RAD-PBRA project in 2024 due to the 2023 OCAF adjustment, based on current actual contract rents. Gross Potential Rent (GPR) is the calculated maximum amount of rental income from tenant rent and HAP payments that can be generated by a property. After adjustments for vacancy loss and collection loss, the result is the Project’s Net Rental Income.

Project Name	Current Gross Potential Rent	2024 OCAF Adjusted Gross Potential Rent	Increase in Gross Potential Rent
McDonough	\$6,833,052	\$7,333,440	\$500,388
Hamline Hi-Rise	4,506,768	4,838,064	331,296
Edgerton Hi-Rise	5,202,624	5,580,876	378,252
Roosevelt	3,386,592	3,634,776	248,184
Mount Airy	7,037,748	7,549,404	511,656
Exchange Hi-Rise	2,573,232	2,761,788	188,556
Ravoux Hi-Rise	4,216,524	4,525,824	309,300
Dunedin Terrace	5,740,896	6,160,596	419,700
TOTAL	\$39,497,436	\$42,384,768	\$2,887,332

Agency staff have been in frequent contact with the HUD Multifamily Minneapolis Field Office staff regarding the OCAF adjustment submission requirements. The OCAF adjustment should be requested 120 days prior to the HAP contract anniversary date, and supplemented by the following three documents for each Project:

- Annual Utility Allowance analysis;
- Rent Schedule; and
- Annual authorization increasing the Reserve for Replacements contribution.

The OCAF adjustment is not dependent on changes to Utility Allowances or annual contributions to the Reserve for Replacements, and PHA staff are still working with local HUD staff to determine the final adjustments needed to the utility allowance. Due to this, HUD staff recommended that we submit the OCAF Rent Adjustment Worksheet and related “Certificate of Cost Reasonableness” independent of these three items. Staff anticipate presenting these three supplemental items to the Board for consideration at the September 27, 2023, meeting.

Annual OCAF adjustments are one of the primary benefits of converting 3,836 rental subsidies from the Low Income Public Housing program to PBRA through RAD. In contrast to the annual fluctuations in appropriations for public housing, Congress has approved full funding for these rental assistance contracts (most with private property owners) every year. To date there have been no reductions (pro-rations) of the subsidies below the amounts set by the contracts and annual OCAF adjustments. Therefore the PHA, like other PBRA project owners, can carry out both short- and long-term financial planning. The RAD Financing Plan remains the guiding document for the Agency’s operations, based on an assumed 2.0% annual OCAF adjustment each year. In each year since the RAD conversion, the actual OCAF increase has exceeded 2.0% (2.5% in calendar year 2021, 2.4% in 2022, 3.2% in 2023, and 7.3% in 2024). This has led to an increase in gross potential rents of \$4.2 million in the first four years post-RAD conversion compared to the original RAD Financing Plan. The compounding effects of these increases, holding all other assumptions in the RAD Financing Plan equal, equate to a \$55.6 million increase in gross potential rent over the 20-year period of the RAD Financing Plan. However, the original RAD Financing Plan included a vacancy assumption of 5% across all properties. At higher vacancy levels, the full benefit of the annual OCAF increases will not be realized in higher net cash flow, as vacancy losses will offset higher gross potential rents.

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Attachments:

1. Notice of Certain Operating Cost Adjustment Factors for 2023
2. CY 2024 Contract Rent Changes
3. CY 2024 OCAF Adjustment Worksheets
4. CY 2024 Draft Rent Schedules
5. Certification as to Purchasing Practices and Reasonableness of Expenses
6. Gross Potential Rents Comparison

SUPPLEMENTARY INFORMATION: The information collection is required for Community Disaster Loan (CDL) Program eligibility determinations, CDL management, and compliance with other Federal laws and regulations. The CDL Program is authorized by section 417 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. 93–288, as amended, 42 U.S.C. 5184) and implementing regulations at 44 CFR, part 206, subpart K. FEMA may make a CDL to any local government which has suffered a substantial loss of tax or other revenues as a result of a major disaster or emergency and which demonstrates a need for Federal financial assistance to perform its governmental functions.

The CDL must be justified on the basis of need and be based on the actual and projected expenses, as a result of the disaster, for the fiscal year in which the disaster occurred and the three succeeding fiscal years. FEMA has the authority to cancel repayment of all or part of these CDLs to the extent that a determination is made that revenues of the local government during the three fiscal years following the disaster are insufficient to meet the operating budget of that local government because of disaster related revenue losses and additional unreimbursed disaster-related municipal operating expenses.

FEMA reviewed the forms included in this collection and found that FEMA Form 090–0–4 (Letter of Application) presented difficulties for the local governments. FEMA found a simpler way of fulfilling the regulatory requirement through a template letter which local governments can paste into their letterhead. Therefore, FEMA Form 090–0–4 (Letter of Application) will no longer be part of this collection.

Collection of Information

Title: Application for Community Disaster Loan (CDL) Program.

Type of Information Collection: Extension, with minor change, of a currently approved information collection.

OMB Number: 1660–0083.

FEMA Forms: FEMA Form FF–104–FY–22–223 (formerly 090–0–1), Certification of Eligibility for Community Disaster Loans; FF–104–FY–22–224 (formerly 116–0–1), Promissory Note; FF–104–FY–22–225 (formerly 085–0–1), Local Government Resolution—Collateral Security; FF–104–FY–22–226 (formerly 112–0–3C), Certifications Regarding Lobbying, Debarment, Suspension and Other Responsibility Matters, and Drug-Free Workplace Requirements; FF–104–FY–

22–227 (formerly 009–0–15), Application for Loan Cancellation.

Abstract: The loan package for the CDL Program provides local governments that have suffered substantial loss of tax or other revenues as a result of a major disaster, the opportunity to obtain financial assistance in order to perform their governmental functions. The loan must be justified on the basis of need and actual expenses.

Affected Public: State, local, or Tribal Government.

Estimated Number of Respondents: 260.

Estimated Number of Responses: 260.

Estimated Total Annual Burden Hours: 552.

Estimated Total Annual Respondent Cost: \$25,800.

Estimated Respondents' Operation and Maintenance Costs: 0.

Estimated Respondents' Capital and Start-Up Costs: 0.

Estimated Total Annual Cost to the Federal Government: \$1,059,047.

Comments

Comments may be submitted as indicated in the ADDRESSES caption above. Comments are solicited to (a) evaluate whether the proposed data collection is necessary for the proper performance of the agency, including whether the information shall have practical utility; (b) evaluate the accuracy of the agency's estimate of the burden of the proposed collection of information, including the validity of the methodology and assumptions used; (c) enhance the quality, utility, and clarity of the information to be collected; and (d) minimize the burden of the collection of information on those who are to respond, including through the use of appropriate automated, electronic, mechanical, or other technological collection techniques or other forms of information technology, e.g., permitting electronic submission of responses.

Millicent Brown Wilson,

Records Management Branch Chief, Office of the Chief Administrative Officer, Mission Support, Federal Emergency Management Agency, Department of Homeland Security.

[FR Doc. 2022–24803 Filed 11–14–22; 8:45 am]

BILLING CODE 9111–24–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–6360–N–01]

Notice of Certain Operating Cost Adjustment Factors for 2023

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice; request for comment.

SUMMARY: This notice establishes operating cost adjustment factors (OCAFs) for project-based assistance contracts issued under Section 8 of the United States Housing Act of 1937 and renewed under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) for eligible multifamily housing projects having an anniversary date on or after February 11, 2023. OCAFs are annual factors used to adjust Section 8 rents renewed under section 515 or section 524 of MAHRA. Through this notice HUD also seeks public input on two proposed technical changes to its OCAF calculation method.

DATES:

Comment due date: December 15, 2022.

Applicability date: February 11, 2023, unless HUD receives comment that would lead to the reconsideration of these proposed changes, as described below.

ADDRESSES: HUD invites interested persons to submit comments regarding changes to the OCAF calculation method. Communications must refer to the above docket number and title and should contain the information specified in the “Request for Public Comments and FMR Reevaluations” section. There are two methods for submitting public comments:

1. Electronic Submission of Comments. Interested persons may submit comments or reevaluation requests electronically through the Federal eRulemaking Portal at <https://www.regulations.gov>. HUD strongly encourages commenters to submit comments or reevaluation requests electronically. Electronic submission of comments or reevaluation requests allows the author maximum time to prepare and submit a comment or reevaluation request, ensures timely receipt by HUD, and enables HUD to make them immediately available to the public. Comments or reevaluation requests submitted electronically through the <https://www.regulations.gov> website can be viewed by other submitters and interested members of the public. Commenters or reevaluation

requestors should follow instructions provided on that site to submit comments or reevaluation requests electronically.

2. **Submission of Comments by Mail.** Members of the public may submit comments or requests for reevaluation by mail to the Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410-0500. Due to security measures at all federal agencies, however, submission of comments by standard mail often results in delayed delivery. To ensure timely receipt of comments or reevaluation requests, HUD recommends that comments or requests submitted by standard mail be submitted at least two weeks in advance of the deadline. HUD will make all comments or reevaluation requests received by mail available to the public at <https://www.regulations.gov>.

Note: To receive consideration as public comments or reevaluation requests, comments or requests must be submitted through one of the two methods specified above. Again, all submissions must refer to the docket number and title of the notice.

No Facsimile Comments or Reevaluation Requests. HUD does not accept facsimile (FAX) comments or requests.

FOR FURTHER INFORMATION CONTACT: Jennifer Lavorel, Director, Office of Asset Management and Portfolio Oversight Program Administration Office, Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410; telephone number 202-402-2515 (this is not a toll-free number). HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech and communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. Background

Section 514(e)(2) and section 524(c)(1) of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) (42 U.S.C. 1437f note), as amended, require HUD to establish guidelines for the development of operating cost adjustment factors (OCAFs) for rent adjustments. Similar language is found in sections 524(a)(4)(C)(i), 524(b)(1)(A), and 524(b)(3)(A) of MAHRA, all of which prescribe the use of the OCAF in the calculation of renewal rents. MAHRA gives HUD broad discretion in setting

OCAFs, referring, for example, in sections 524(a)(4)(C)(i), 524(b)(1)(A), 524(b)(3)(A), and 524(c)(1), to simply “an operating cost adjustment factor established by the Secretary.” HUD uses a single methodology for establishing OCAFs. The sole limitation to this grant of authority is a specific requirement in each of the foregoing provisions that application of an OCAF “shall not result in a negative adjustment.”

OCAFs vary among states and territories. Contract rents are adjusted by applying the OCAF for the state or territory in which the subject project is located to that portion of the rent attributable to operating expenses exclusive of debt service.

The OCAFs provided in this notice are applicable to eligible projects having a contract anniversary date on or after February 11, 2023.

II. Proposed Changes to OCAF Methodology

HUD seeks public input on the following proposed technical changes to its OCAF calculation methodology.

Vintage of data. To calculate the inflation factor for each of the nine cost components that comprise the OCAF, HUD uses year-over-year data, pulling data as of May of each year. Beginning with the 2024 OCAFs, HUD will begin to pull data in August of each year, to reduce the time lag between when OCAFs are calculated and when they go into effect.

Note: To provide for OCAFs that are relatively generous in 2023, given historically high inflation levels, HUD calculated the cost component inflation factor for most of the cost components using a time period that exceeds 1 year. HUD used the most recent available data at the time of calculation for the numerator. For the denominator, HUD used the figure for the time period that was used in the calculation of the 2022 OCAFs. Going forward, HUD will revert to using year-over-year data for each component, subject to data availability.

Insurance component data source. To calculate the inflation factor for the insurance component, HUD has used the Bureau of Labor Statistics Consumer Price Index, Tenants and Household Insurance Index. Beginning with the 2023 OCAFs, HUD instead uses the industry data for Direct property and casualty insurers-Commercial multiple peril insurance series from the Bureau of Labor Statistics, Producer Price Index, as it is the best metric for insurance costs for properties of leased rental housing.

With respect to these proposed changes to OCAF methodology, HUD will consider all comments submitted not later than 30 days from the date of

publication of this notice. Unless HUD receives comment that would lead to the reconsideration of these proposed changes, the changes will become effective on February 11, 2023. If HUD receives adverse comment that leads to reconsideration, HUD will notify the public via a revised notice issued immediately following the close of the comment period.

III. OCAF Data Sources

OCAFs are calculated as the sum of weighted component cost changes for electricity, employee benefits/employee wages, fuel oil, goods/supplies/equipment, insurance, natural gas, property taxes, and water/sewer/trash, using publicly available indices. The weights used in the OCAF calculations for each of the nine cost component groupings are set using current percentages attributable to each of the nine expense categories. HUD calculates weights using three years of audited Annual Financial Statements from projects covered by OCAFs. The expenditure percentages for these nine categories have been found to be stable over time, and using three years of data increases their stability. The nine cost component weights are calculated at the state level, which is the lowest level of geographical aggregation with enough projects to permit statistical analysis. These data are not available for the Western Pacific Islands, so data for Hawaii are used as the best available indicator of OCAFs for these areas.

HUD uses the best current price data sources for the nine cost categories in calculating annual change factors. State-level data for electricity, fuel oil, and natural gas from Department of Energy surveys are relatively current and continue to be used. Data on changes in employee benefits/employee wages, goods/supplies/equipment, insurance, property taxes, and water/sewer/trash costs are available only at the national level.

The data sources used for the selected nine cost indicators are as follows:

- **Electricity:** Energy Information Agency (EIA), May 2022 “Electric Power Monthly” report, Table 5.6.B. HUD compares the estimate for January 2022 through May 2022 to the estimate for January 2020 to December 2020. https://www.eia.gov/electricity/monthly/epm_table_grapher.php?t=epmt_5_06_b.
- **Employee benefits:** Bureau of Labor Statistics (BLS) ECI, Private Industry Benefits, All Workers (Series ID CIU2030000000000), at the national level. HUD compares the second quarter 2022 to the first quarter of 2021. <https://data.bls.gov/timeseries/CIU203000000000001>.

- **Employee wages:** Bureau of Labor Statistics (BLS) ECI, Private Industry Wages and Salaries, All Workers (Series ID CIU202000000000I), at the national level. HUD compares the second quarter 2022 to the first quarter of 2021. <https://data.bls.gov/timeseries/CIU202000000000I>.

- **Fuel Oil:** EIA U.S. Weekly Heating Oil and Propane Prices report. Average weekly residential heating oil prices in cents per gallon excluding taxes for the period from October 5, 2021, through the week of March 29, 2022, are compared to the average from October 5, 2020, through the week of March 29, 2021. For the States with insufficient fuel oil consumption to have separate estimates, the relevant regional Petroleum Administration for Defense Districts (PADD) change between these two periods is used; if there is no regional PADD estimate, the U.S. change between these two periods is used. https://www.eia.gov/dnav/pet/pet_pri_wfr_a_EPD2F_PRS_dpgal_w.htm.

- **Goods/Supplies/Equipment:** Bureau of Labor Statistics (BLS) Consumer Price Index, All Items Less Food, Energy and Shelter (Series ID CUUR0000SA0L12E) at the national level. HUD compares the July 2022 estimate to the estimate for May 2021. <https://data.bls.gov/timeseries/CUUR0000SA0L12E>.

- **Insurance:** Bureau of Labor Statistic (BLS) Producer Price Index, industry data for Direct property and casualty insurers-Commercial multiple peril insurance (Series ID PCU5241265241265) at the national level. HUD compares the estimate for July 2022 to the estimate for May 2021. <https://data.bls.gov/timeseries/PCU5241265241265>.

- **Natural Gas:** Energy Information Agency, Natural Gas, Residential Energy Price, monthly prices in dollars per 1,000 cubic feet at the state level. HUD compares the estimate for January 2021 through May 2022 to the estimate for January 2020 through December 2020. Due to EIA data quality standards, several states were missing data for one or two months in 2021 and 2022; in these cases, data for these missing months were estimated using data from the surrounding months in that year and the relationship between that same month and the surrounding months in 2020. http://www.eia.gov/dnav/ng/ng_pri_sum_a_EPG0_PRS_DMcf_a.htm.

- **Property Taxes:** Census Quarterly Summary of State and Local Government Tax Revenue—Table 1 <https://www.census.gov/econ/currentdata/dbsearch?program=QTAX&startYear=2019&endYear=2021&categories=QTAXCAT1&dataType=T01&geoLevel=>

US¬Adjusted=1&submit=GET+DATA&releaseScheduleId=. Twelve-month property taxes are computed as the total of four quarters of tax receipts for the period from April through March. Total 12-month taxes are then divided by the number of occupied housing units to arrive at average 12-month tax per housing unit. HUD compares the estimate for April 2021 through March 2022 to the estimate for April 2020 through March 2021. The number of occupied housing units is taken from U.S. Census Bureau's Current Population Survey/Housing Vacancy Survey (CPS/HVS) housing inventory estimates the estimates, Table 8: <https://www.census.gov/housing/hvs/data/histtab8.xlsx>.

- **Water/Sewer/Trash:** Consumer Price Index, All Urban Consumers, Water and Sewer and Trash Collection Services (Series ID CUUR00 00SEHG) at the national level. HUD compares the estimate for July 2022 to the estimate for May 2021. <https://data.bls.gov/timeseries/CUUR0000SEHG>.

The sum of the nine cost component percentage weights equals 100 percent of operating costs for purposes of OCAF calculations. To calculate the OCAFs, state-level cost component weights developed from AFS data are multiplied by the selected inflation factors. For instance, if wages in Virginia comprised 50 percent of total operating cost expenses and increased by 4 percent from 2021 to 2022, the wage increase component of the Virginia OCAF for 2023 would be 2.0 percent (50% * 4%). This 2.0 percent would then be added to the increases for the other eight expense categories to calculate the 2023 OCAF for Virginia. For states where the calculated OCAF is less than zero, the OCAF is floored at zero. The OCAFs for 2023 are included as an Appendix to this notice.

IV. Findings and Certifications Environmental Impact

This notice sets forth rate determinations and related external administrative requirements and procedures that do not constitute a development decision affecting the physical condition of specific project areas or building sites. Accordingly, under 24 Code of Federal Regulations 50.19(c)(6), this notice is categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321).

V. Paperwork Reduction Act

This notice does not impact the information collection requirements already submitted to the Office of Management and Budget (OMB) under

the Paperwork Reduction Act of 1995 (44 U.S.C. 3501–3520). In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number. The OMB control number associated with this collection is 2502–0587.

VI. Catalog of Federal Domestic Assistance Number

The Catalog of Federal Domestic Assistance Number for this program is 14.195.

Julia R. Gordon,
Office of the Assistant Secretary for Housing, Federal Housing Administration Commissioner.

Appendix

Operating Cost Adjustment Factors for 2023

Alabama	5.8
Alaska	6.0
Arizona	5.7
Arkansas	5.9
California	7.1
Colorado	5.9
Connecticut	6.1
Delaware	5.8
District of Columbia	5.8
Florida	6.1
Georgia	5.6
Hawaii	7.3
Idaho	5.1
Illinois	7.3
Indiana	6.4
Iowa	5.0
Kansas	5.5
Kentucky	6.4
Louisiana	5.9
Maine	8.3
Maryland	6.6
Massachusetts	6.1
Michigan	5.5
Minnesota	7.3
Mississippi	6.2
Missouri	5.2
Montana	5.4
Nebraska	5.9
Nevada	6.2
New Hampshire	5.7
New Jersey	5.3
New Mexico	6.0
New York	7.6
North Carolina	5.7
North Dakota	6.0
Ohio	6.2
Oklahoma	4.9
Oregon	5.6
Pacific Islands	7.3
Pennsylvania	5.8
Puerto Rico	6.3
Rhode Island	5.3
South Carolina	5.6
South Dakota	4.8
Tennessee	5.7
Texas	5.7
Utah	5.6
Vermont	6.0

Virgin Islands	5.8
Virginia	6.0
Washington	5.9
West Virginia	6.6
Wisconsin	6.6
Wyoming	5.6
United States	6.1

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DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[L13100000.PP0000.LLHQ310000.234; OMB Control No. 1004-0209]

Agency Information Collection Activities; Measurement of Oil

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice of information collection; request for comment.

SUMMARY: In accordance with the Paperwork Reduction Act of 1995, the Bureau of Land Management (BLM) proposes to renew an information collection.

DATES: Interested persons are invited to submit comments on or before January 16, 2023.

ADDRESSES: Send your written comments on this information collection request (ICR) by mail to Darrin King, Information Collection Clearance Officer, U.S. Department of the Interior, Bureau of Land Management, Attention PRA Office, 440 W 200 S #500, Salt Lake City, UT 84101; or by email to BLM_HQ_PRA_Comments@blm.gov. Please reference Office of Management and Budget (OMB) Control Number 1004-0209 in the subject line of your comments. Please note that the electronic submission of comments is recommended.

FOR FURTHER INFORMATION CONTACT: To request additional information about this ICR, contact Jennifer Spencer by email at j35spenc@blm.gov, or by telephone at (307) 775-6261. Individuals in the United States who are deaf, deafblind, hard of hearing, or have a speech disability may dial 711 (TTY, TDD, or TeleBraille) to access telecommunications relay services. Individuals outside the United States should use the relay services offered within their country to make international calls to the point-of-contact in the United States. You may also view the ICR at <http://www.reginfo.gov/public/do/PRAMain>. **SUPPLEMENTARY INFORMATION:** In accordance with the Paperwork

Reduction Act of 1995 (PRA, 44 U.S.C. 3501 *et seq.*) and 5 CFR 1320.8(d)(1), all information collections require approval under the PRA. We may not conduct or sponsor, and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

As part of our continuing effort to reduce paperwork and respondent burdens, we invite the public and other Federal agencies to comment on new, proposed, revised, and continuing collections of information. This helps us assess the impact of our information collection requirements and minimize the public's reporting burden. It also helps the public understand our information collection requirements and provide the requested data in the desired format.

We are especially interested in public comment addressing the following:

- (1) Whether the collection of information is necessary for the proper performance of the functions of the agency, including whether the information will have practical utility;
- (2) The accuracy of our estimate of the burden for this collection of information, including the validity of the methodology and assumptions used;
- (3) Ways to enhance the quality, utility, and clarity of the information to be collected; and
- (4) How the agency might minimize the burden of the collection of information on those who are to respond, including the use of appropriate automated, electronic, mechanical, or other technological collection techniques or other forms of information technology, *e.g.*, permitting electronic submission of response.

Comments that you submit in response to this notice are a matter of public record. We will include or summarize each comment in our request to OMB to approve this ICR. Before including your address, phone number, email address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

Abstract: This collection of information enables the BLM to ensure compliance with standards for the measurement of oil produced from Federal and Indian (except Osage Tribe) leases and compliance with pertinent statutes. This OMB Control Number is currently scheduled to expire on April

30, 2023. The BLM plans to request that OMB renew this OMB Control Number for an additional three years.

Title of Collection: Measurement of Oil (43 CFR Subpart 3174).

OMB Control Number: 1004-0209.

Form Numbers: None.

Type of Review: Extension of a currently approved collection.

Respondents/Affected Public: Businesses that participate in the production of oil from Federal and Indian (except Osage Tribe) leases.

Total Estimated Number of Annual Respondents: 11,742.

Total Estimated Number of Annual Responses: 11,742.

Estimated Completion Time per Response: Varies from 6 minutes to 80 hours, depending on activity.

Total Estimated Number of Annual Burden Hours: 5,884.

Respondent's Obligation: Required to obtain or retain a benefit.

Frequency of Collection: On occasion for all except the following information collection one-time activities pertaining to measurement equipment in use for the measurement of Federal or Indian fluid minerals:

- Documentation of Testing for Approval of a Coriolis Meter;
- Request to Use Alternate Oil Measurement System; and
- Testing of Alternate Oil Measurement System.

Total Estimated Annual Nonhour Burden Cost: \$5,580,305.

An agency may not conduct or sponsor and, notwithstanding any other provision of law, a person is not required to respond to a collection of information unless it displays a currently valid OMB control number.

The authority for this action is the Paperwork Reduction Act of 1995 (44 U.S.C. 3501 *et seq.*).

Darrin A. King,

Information Collection Clearance Officer.

[FR Doc. 2022-24854 Filed 11-14-22; 8:45 am]

BILLING CODE 4310-84-P

DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[L13100000.PP0000.LLHQ310000.234; OMB Control No. 1004-0210]

Agency Information Collection Activities; Measurement of Gas

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice of Information Collection; request for comment.

SUMMARY: In accordance with the Paperwork Reduction Act of 1995, the

Project	BR Size	Total Units	CY 23 Contract Rent	CY 24 Contract Rent	\$ Increase
McDonough	1	35	\$610.00	\$655.00	\$45.00
	2	270	\$766.00	\$822.00	\$56.00
	3	169	\$1,093.00	\$1,173.00	\$80.00
	4	90	\$1,281.00	\$1,375.00	\$94.00
	5	28	\$1,473.00	\$1,581.00	\$108.00
Hamline	1	476	\$789.00	\$847.00	\$58.00
Edgerton	1	553	\$784.00	\$841.00	\$57.00
Roosevelt	1	63	\$640.00	\$687.00	\$47.00
	2	167	\$806.00	\$865.00	\$59.00
	3	68	\$1,144.00	\$1,228.00	\$84.00
	4	22	\$1,341.00	\$1,439.00	\$98.00
Mt Airy	0	21	\$567.00	\$608.00	\$41.00
	1	234	\$688.00	\$738.00	\$50.00
	2	53	\$866.00	\$929.00	\$63.00
	2	60	\$866.00	\$929.00	\$63.00
	3	172	\$1,226.00	\$1,315.00	\$89.00
	4	48	\$1,437.00	\$1,542.00	\$105.00
	4	1	\$1,437.00	\$1,542.00	\$105.00
	4	1	\$1,437.00	\$1,542.00	\$105.00
Exchange	0	30	\$686.00	\$736.00	\$50.00
	1	233	\$832.00	\$893.00	\$61.00
Ravoux	0	73	\$641.00	\$688.00	\$47.00
	1	392	\$777.00	\$834.00	\$57.00
Dunedin	1	469	\$752.00	\$807.00	\$55.00
	2	16	\$947.00	\$1,016.00	\$69.00
	3	24	\$1,344.00	\$1,442.00	\$98.00
	4	36	\$1,573.00	\$1,688.00	\$115.00
	5	12	\$1,807.00	\$1,939.00	\$132.00
					Total

Monthly Gross Potential Rent	Annual Gross Potential Rent	Project Total
\$22,925.00	\$275,100.00	\$7,333,440.00
\$221,940.00	\$2,663,280.00	
\$198,237.00	\$2,378,844.00	
\$123,750.00	\$1,485,000.00	
\$44,268.00	\$531,216.00	
\$403,172.00	\$4,838,064.00	\$4,838,064.00
\$465,073.00	\$5,580,876.00	\$5,580,876.00
\$43,281.00	\$519,372.00	\$3,634,776.00
\$144,455.00	\$1,733,460.00	
\$83,504.00	\$1,002,048.00	
\$31,658.00	\$379,896.00	
\$12,768.00	\$153,216.00	\$7,549,404.00
\$172,692.00	\$2,072,304.00	
\$49,237.00	\$590,844.00	
\$55,740.00	\$668,880.00	
\$226,180.00	\$2,714,160.00	
\$74,016.00	\$888,192.00	
\$1,542.00	\$18,504.00	
\$1,542.00	\$18,504.00	
\$35,400.00	\$424,800.00	
\$22,080.00	\$264,960.00	\$2,761,788.00
\$208,069.00	\$2,496,828.00	
\$50,224.00	\$602,688.00	\$4,525,824.00
\$326,928.00	\$3,923,136.00	
\$378,483.00	\$4,541,796.00	\$6,160,596.00
\$16,256.00	\$195,072.00	
\$34,608.00	\$415,296.00	
\$60,768.00	\$729,216.00	
\$23,268.00	\$279,216.00	
\$3,532,064.00	\$42,384,768.00	

**OCAF Rent Adjustment
Worksheet**
**U.S. Department of Housing
and Urban Development
Office of Housing**

OMB NO. 2502-0587 (exp. 04/30/2017)

Multifamily Section 8 Contracts

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Project Name:	St. Paul PHA McDonough, CHAP 1	MN46RD00002	RAD CONVERSION
Project Address:	1544 Timberlake Road, St. Paul, MN 55117-3946		
Project Owner	Public Housing Agency of the City of St. Paul		
FHA Project No.	SAM UEI Registration # and Expiration Date:		
n/a			
Total Units in Project:	Total Section 8 Units In Project		
592	592		
Date of Submission:	Date Received by HUD:		

Step 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A)	(B)	(C)	(D)
Unit Type and Contract and/or Stage	# of Units	Current Section 8 Contract Rents	Current Section 8 Rent Potential (B x C)
1	35	610	21350
2	8	766	6128
2	262	766	200692
3	1	1093	1093
3	168	1093	183624
4	12	1281	15372
4	78	1281	99918
5	14	1473	20622
5	14	1473	20622
			0

 (E) Monthly Expiring Section 8 Contract Rent Potential
(Total of column D)

569,421.00

(F) Annual Section 8 Rent Potential for Expiring Contracts

6,833,052.00

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	6,833,052.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F ÷ I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	6,833,052.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	7,331,864.80
(P)	Adjusted Contract Rent Potential (L + O)	7,331,864.80
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	7,331,864.80
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
1	35	\$ 610	\$ 655	\$ 7,854	\$ 274,903
2	8	\$ 766	\$ 822	\$ 9,863	\$ 78,904
2	262	\$ 766	\$ 822	\$ 9,863	\$ 2,584,110
3	1	\$ 1,093	\$ 1,173	\$ 14,073	\$ 14,073
3	168	\$ 1,093	\$ 1,173	\$ 14,073	\$ 2,364,343
4	12	\$ 1,281	\$ 1,375	\$ 16,494	\$ 197,930
4	78	\$ 1,281	\$ 1,375	\$ 16,494	\$ 1,286,544
5	14	\$ 1,473	\$ 1,581	\$ 18,966	\$ 265,529
5	14	\$ 1,473	\$ 1,581	\$ 18,966	\$ 265,529
0	0	\$ -	\$ -	\$ -	\$ -

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA McDonough Homes SAM UEI: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

WARNING: Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to: (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R parts 24, 28 and 30.

**OCAF Rent Adjustment
Worksheet**
**U.S. Department of Housing
and Urban Development
Office of Housing**

OMB NO. 2502-0587 (exp. 04/30/2017)

Multifamily Section 8 Contracts

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Project Name:	St. Paul PHA Hamline, Front, Seal Chap 2 MN46RD00003	RAD CONVERSION
Project Address:	777 Hamline Avenue North, St. Paul, MN 55104	
Project Owner	Public Housing Agency of the City of St. Paul	
FHA Project No.	SAM UNIQUE ENTITY IDENTIFIER #/ EXPIRATION:	
n/a		
Total Units in Project:	Total Section 8 Units In Project	
479	476	
Date of Submission:	Date Received by HUD:	

Step 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A) Unit Type and Contract and/or Stage	(B) # of Units	(C) Current Section 8 Contract Rents	(D) Current Section 8 Rent Potential (B x C)
1	476	789	375,564.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00

 (E) Monthly Expiring Section 8 Contract Rent Potential
(Total of column D)

375,564.00

 (F) Annual Section 8 Rent Potential for Expiring Contracts
(E x 12)

4,506,768.00

4,506,768.00

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	4,506,768.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F ÷ I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	4,506,768.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	4,835,762.06
(P)	Adjusted Contract Rent Potential (L + O)	4,835,762.06
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	4,835,762.06
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
1	476	789	\$ 847.00	10164	4838064
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

(Y) Annual Adjusted Rent Potential of the Expiring Contracts(s)
(total Column X):

4,838,064

OCAF Rent Adjustment Worksheet

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

OMB NO. 2502-0587 (exp. 04/30/2017)

Multifamily Section 8 Contracts

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Project Name:	St. Paul PHA Edgerton, Iowa, Wilson, Che MN46RD00004	RAD CONVERSION
Project Address:	1000 Edgerton Street, St. Paul, MN 55130	
Project Owner	Public Housing Agency of the City of St. Paul	
FHA Project No.	SAM UNIQUE ENTITY IDENTIFIER # / EXPIRATION:	
	n/a	
Total Units in Project:	Total Section 8 Units in Project	
	556	553
Date of Submission:	Date Received by HUD:	

Step 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A)	(B)	(C)	(D)
Unit Type and Contract and/or Stage	# of Units	Current Section 8 Contract Rents	Current Section 8 Rent Potential (B x C)
1	553	784	433,552.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00

(E) Monthly Expiring Section 8 Contract Rent Potential
(Total of column D)

433,552.00

(F) Annual Section 8 Rent Potential for Expiring Contracts
(E x 12)

5,202,624.00

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	5,202,624.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F ÷ I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	5,202,624.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	5,582,415.55
(P)	Adjusted Contract Rent Potential (L + O)	5,582,415.55
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	5,582,415.55
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
1	553	784	\$ 841.00	10092	5580876
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

(Y) Annual Adjusted Rent Potential of the Expiring Contracts(s)
(total Column X):

5,580,876

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA Edgerton, Iowa, Wilson SAM UEI: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

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OCAF Rent Adjustment Worksheet

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

OMB NO. 2502-0587 (exp. 04/30/2017)

Multifamily Section 8 Contracts

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Project Name:	St. Paul PHA Roosevelt Homes Chap 4	MN46RD00005	RAD CONVERSION
Project Address:	1575 Ames Ave, St. Paul, MN		
Project Owner	Public Housing Agency of the City of St. Paul		
FHA Project No.	SAM Registration UEI and Expiration:		
n/a			
Total Units in Project:	Total Section 8 Units in Project		
320	320		
Date of Submission:	Date Received by HUD:		

Step 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A)	(B)	(C)	(D)
Unit Type and Contract and/or Stage	# of Units	Current Section 8 Contract Rents	Current Section 8 Rent Potential (B x C)
1	28	640	17,920.00
1	35	640	22,400.00
2	4	806	3,224.00
2	163	806	131,378.00
3	67	1144	76,648.00
3	1	1144	1,144.00
4	22	1341	29,502.00
			0.00
			0.00
			0.00

(E) Monthly Expiring Section 8 Contract Rent Potential
(Total of column D)

282,216.00

(F) Annual Section 8 Rent Potential for Expiring Contracts
(E x 12)

3,386,592.00

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	3,386,592.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F ÷ I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	3,386,592.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	3,633,813.22
(P)	Adjusted Contract Rent Potential (L + O)	3,633,813.22
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	3,633,813.22
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
1	28	640	\$ 687	8244	230832
1	35	640	\$ 687	8244	288540
2	4	806	\$ 865	10380	41520
2	163	806	\$ 865	10378	1691623
3	67	1144	\$ 1,228	14730	986920
3	1	1144	\$ 1,228	14730	14730
4	22	1341	\$ 1,439	17267	379868

(Y) Annual Adjusted Rent Potential of the Expiring Contracts(s)

(total Column X):

3634033

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA Roosevelt Homes SAM UEI: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

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OCAF Rent Adjustment Worksheet

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

OMB NO. 2502-0587 (exp. 04/30/2017)

Multifamily Section 8 Contracts

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Project Name:	St. Paul PHA Mt. Airy and Valley RAD CH/ MN46RD00006	RAD CONVERSION
Project Address:	200 Arch Street, St. Paul, MN 55130-4347	
Project Owner	Public Housing Agency of the City of St. Paul	
FHA Project No.	SAM UEI# and expiration:	
n/a		
Total Units in Project:	Total Section 8 Units In Project	
610	610	
Date of Submission:	Date Received by HUD:	

Step 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A) Unit Type and Contract and/or Stage	(B) # of Units	(C) Current Section 8 Contract Rents	(D) Current Section 8 Rent Potential (B x C)
0	21	567	11907
1	234	688	160992
2	2	866	1732
2	3	866	2598
2	53	866	45898
2	55	866	47630
3	1	1226	1226
3	171	1226	209646
4	1	1437	1437
4	1	1437	1437
4	48	1437	68976
5	4	1650	6600
5	8	1650	13200
5	8	1650	13200

(E) Monthly Expiring Section 8 Contract Rent Potential
(Total of column D)

586,479.00
7,037,748.00

(F) Annual Section 8 Rent Potential for Expiring Contracts

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	7,037,748.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F ÷ I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	7,037,748.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	7,551,503.60
(P)	Adjusted Contract Rent Potential (L + O)	7,551,503.60
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	7,551,503.60
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
0	21	\$ 567	\$ 608	\$ 7,301	\$ 153,315
1	234	\$ 688	\$ 738	\$ 8,859	\$ 2,072,933
2	2	\$ 866	\$ 929	\$ 11,151	\$ 22,301
2	3	\$ 866	\$ 929	\$ 11,151	\$ 33,452
2	53	\$ 866	\$ 929	\$ 11,151	\$ 590,983
2	55	\$ 866	\$ 929	\$ 11,151	\$ 613,284
3	1	\$ 1,226	\$ 1,315	\$ 15,786	\$ 15,786
3	171	\$ 1,226	\$ 1,315	\$ 15,786	\$ 2,699,402
4	1	\$ 1,437	\$ 1,542	\$ 18,503	\$ 18,503
4	1	\$ 1,437	\$ 1,542	\$ 18,503	\$ 18,503
4	48	\$ 1,437	\$ 1,542	\$ 18,503	\$ 888,135
5	4	\$ 1,650	\$ 1,770	\$ 21,245	\$ 84,982
5	8	\$ 1,650	\$ 1,770	\$ 21,245	\$ 169,963
5	8	\$ 1,650	\$ 1,770	\$ 21,245	\$ 169,963

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA Mt. Airy & Valley RAD SAM UEI: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

WARNING: Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to: (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R parts 24, 28 and 30.

OCAF Rent Adjustment Worksheet

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

OMB NO. 2502-0587 (exp. 04/30/2017)

Multifamily Section 8 Contracts

Public reporting burden for this collection of information is estimated to average 45 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 information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Title V of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act of 1988 (P.L. 105-65, 111 Stat. 1384) authorizes the FHA Multifamily Housing Mortgage and Housing Assistance Restructuring Program. HUD implemented a statutory permanent program directed at FHA-insured multifamily projects that have project-based Section 8 contracts with above-market rents. The information collection is used to determine criteria eligibility of FHA-insured multifamily properties for participation in the Mark to Market program and the terms on which participation should occur. The purpose of the program is to preserve low-income rental housing affordability while reducing the long-term costs of Federal rental assistance. While no assurances of confidentiality are pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

Project Name: **St. Paul PHA Exchange & Wabasha HiRis MN46RD00007** **RAD CONVERSION**

Project Address: **545 Wabasha St. North, St. Paul, MN 55102-1099**

Project Owner: **Public Housing Agency of the City of St. Paul**

FHA Project No. **n/a** **SAM UNIQUE ENTITY IDENTIFIER # / EXPIRATION DATE:**

Total Units in Project: **265** Total Section 8 Units In Project: **263**

Date of Submission: Date Received by HUD:

Step 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A) Unit Type and Contract and/or Stage	(B) # of Units	(C) Current Section 8 Contract Rents	(D) Current Section 8 Rent Potential (B x C)
0	30	686	20580
1	233	832	193856
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0

(E) Monthly Expiring Section 8 Contract Rent Potential
(Total of column D)

214,436.00
2,573,232.00

(F) Annual Section 8 Rent Potential for Expiring Contracts

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	2,573,232.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F + I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	2,573,232.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	2,761,077.94
(P)	Adjusted Contract Rent Potential (L + O)	2,761,077.94
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	2,761,077.94
(R)	Increase Factor (Q + F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
0	30	\$ 686	\$ 736	\$ 8,833	\$ 264,988
1	233	\$ 832	\$ 893	\$ 10,713	\$ 2,496,090
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA Exchange and Wabash; SAM UEI: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

WARNING: Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to: (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R parts 24, 28 and 30.

Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	4,216,524.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F ÷ I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	4,216,524.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	4,524,330.25
(P)	Adjusted Contract Rent Potential (L + O)	4,524,330.25
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	4,524,330.25
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
0	73	\$ 641	\$ 688	\$ 8,254	\$ 602,507
1	392	\$ 777	\$ 834	\$ 10,005	\$ 3,921,824
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA Ravoux, Central, Neill UEI Number: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

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Step 2:

Calculate Increase Factor Adjusted by OCAF for Expiring contracts

(G)	Total Annual Rent Potential For Non-Expiring Section 8 Contracts	
(H)	Total Annual Rent Potential For Non-Sec. 8 Units	0.00
(I)	Total Annual Project Rent Potential (F + G + H)	5,740,896.00
(J)	Expiring Section 8 Portion of Total Project Rent Potential (F + I)	1.00
(K)	Total Annual Project Debt Service	
(L)	Annual Expiring Section 8 Share of Debt Service (J x K)	0.00
(M)	Annual Expiring Section 8 Potential Less Expiring Sec. 8 Share of Debt Service (F - L)	5,740,896.00
(N)	OCAF Adjustment	1.073
(O)	Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by Published OCAF (M x N)	6,159,981.41
(P)	Adjusted Contract Rent Potential (L + O)	6,159,981.41
(Q)	Lesser of (P) or Comparable Rent Potential From Rent Comparability Study	6,159,981.41
(R)	Increase Factor (Q ÷ F)	1.073

Step 3:

Calculate OCAF Adjusted contract Rent Potential for Expiring Section 8 contracts ONLY

(S)	(T)	(U)	(V)	(W)	(X)
Unit Type and Contract and/or Stage	# Units	Current Contract Rents	OCAF Adjusted Rent (R x U)	Annual Adjusted Rent (V x 12)	Adjusted Annual Rent Potential (T x W)
1	469	\$ 752	\$ 807	\$ 9,683	\$ 4,541,211
2	16	\$ 947	\$ 1,016	\$ 12,194	\$ 195,097
3	24	\$ 1,344	\$ 1,442	\$ 17,305	\$ 415,328
4	36	\$ 1,573	\$ 1,688	\$ 20,254	\$ 729,142
5	12	\$ 1,807	\$ 1,939	\$ 23,267	\$ 279,203
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -
0	0	\$ -	\$ -	\$ -	\$ -

I (We) hereby certify that the statements and representations contained in or accompanying this instrument are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: St. Paul PHA Dunedin & Cleveland SAM UEI: [REDACTED]

Owner's Name: Public Housing Agency of the City of St. Paul

Owner's signature: [REDACTED] Date: [REDACTED]

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This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Part G – Information on Mortgagor Entity

Name of Entity

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify) PUBLIC HOUSING AGENCY
 Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

JON M. GUTZMANN, EXECUTIVE DIRECTOR

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Part H – Owner Certification

To the best of my knowledge, 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)

Name and Title

JOHN GUTZMANN, EXECUTIVE DIRECTOR

Authorized Official's Signature

Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

Public reporting burden for this collection of information is estimated to average 20 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 this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Part G – Information on Mortgagor Entity

Name of Entity

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify) PUBLIC HOUSING AGENCY
 Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

JON M. GUTZMANN, EXECUTIVE DIRECTOR

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Part H – Owner Certification

To the best of my knowledge, 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)

Name and Title

JOHN GUTZMANN, EXECUTIVE DIRECTOR

Authorized Official's Signature

Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

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Instructions

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General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Part G – Information on Mortgagor Entity

Name of Entity

Public Housing Agency of the City of St. Paul

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify) Public Housing Agency
- Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:

- corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
- partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
- trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Jon M. Gutzmann, Executive Director

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Part H – Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Name and Title

Jon M. Gutzmann, Executive Director

Authorized Official's Signature

Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

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Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Part G – Information on Mortgagor Entity

Name of Entity

Public Housing Agency of the City of St. Paul

Type of Entity

- Individual
 General Partnership
 Joint Tenancy/Tenants in Common
 Other (specify) Public Housing Agency
 Corporation
 Limited Partnership
 Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:

- corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
- partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
- trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Jon M. Gutzmann, Executive Director

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Part H – Owner Certification

To the best of my knowledge, 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)

Name and Title

Jon M. Gutzmann, Executive Director

Authorized Official's Signature

Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

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Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Part G – Information on Mortgagor Entity

Name of Entity

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

Type of Entity

- Individual
 General Partnership
 Joint Tenancy/Tenants in Common
 Other (specify) PUBLIC HOUSING AGENCY
 Corporation
 Limited Partnership
 Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:

- corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
- partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
- trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

JON M. GUTZMANN, EXECUTIVE DIRECTOR

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Part H – Owner Certification

To the best of my knowledge, 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)

Name and Title JOHN GUTZMANN, EXECUTIVE DIRECTOR	Authorized Official's Signature Date (mm/dd/yyyy)
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Part I – HUD/Lender Approval

Addendum Number	Branch Chief/Lender Official Signature
HAP Contract Number	Date (mm/dd/yyyy)
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature Date (mm/dd/yyyy)	Date (mm/dd/yyyy)

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Instructions

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General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
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KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

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Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

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Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Part G – Information on Mortgagor Entity

Name of Entity

Public Housing Agency of the City of St. Paul

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify) Public Housing Agency
 Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
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Name and Title

Jon M. Gutzmann, Executive Director

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

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Name and Title

Part H – Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Name and Title Jon M. Gutzmann, Executive Director	Authorized Official's Signature Date (mm/dd/yyyy)
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Part I – HUD/Lender Approval

Addendum Number	Branch Chief/Lender Official Signature Date (mm/dd/yyyy)
HAP Contract Number	
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature	Date (mm/dd/yyyy)
	Date (mm/dd/yyyy)

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K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

CERTIFICATION AS TO PURCHASING PRACTICES AND
REASONABLENESS OF EXPENSES

Project Name McDonough Homes FHA or Non-insured
Project No. N/A

Acting on behalf of, the Public Housing Agency of the City of Saint Paul, the Project Owner, I certify that ALL of the following statements are true.

- 1) The project is obtaining utilities at the lowest rates available.
- 2) The project has received or requested any tax relief for which it is eligible and management has analyzed the project's property tax bills and appealed any assessments which appeared unreasonable.
- 3) Amounts paid to individuals or companies having an identity-of-interest with the owner or the management agent were not excess of the costs that would have been incurred in making arms-length purchases on the open market.
- 4) Management has exerted reasonable effort to take advantage of discounts and has credited the project with all discounts, rebates or commissions received with respect to purchases, service contracts and other transactions made on behalf of the project.
- 5) Management has obtained contracts, materials, supplies and services, including the preparation of the annual audit, on terms most advantageous to the project and at costs not in excess of amounts ordinarily paid for comparable contracts, materials, supplies and services in the area in which such services, supplies, or materials are furnished.
- 6) Management has solicited verbal or written cost estimates, as necessary to comply with the Paragraphs 3 through 5 above. Management has documented the reasons for accepting other than the lowest bid and will make the documentation available to HUD, upon request.

APPENDIX 3

WARNING:

- o 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than 5 years, or both.

- o 12 U.S.C. 1715z-4 provides in part: "Whoever, as an owner of a property which is security for a mortgage (covering multifamily housing, as defined in the regulations of the Secretary) or as a stockholder beneficial owner ... trust ... or as an officer, director or agent of any such owner (1) willfully uses or authorizes use of any part of the rents or other funds derived from the property covered by such mortgage in violation of a regulation ... (2) willfully and knowingly uses or authorizes the use, while such mortgage is in default, of any part of the rents or expense ... shall be fined not more than \$5,000 or imprisoned not more than 3 years or both

Signed by:

Name

Title

Signature

Date

WARNING:

- o 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than 5 years, or both.

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Signed by:

Name

Title

Signature

Date

CERTIFICATION AS TO PURCHASING PRACTICES AND
REASONABLENESS OF EXPENSES

Project Name Edgerton, Iowa, Wilson FHA or Non-insured
Project No. N/A

Acting on behalf of, the Public Housing Agency of the City of Saint Paul the Project Owner, I certify that ALL of the following statements are true.

- 1) The project is obtaining utilities at the lowest rates available.
- 2) The project has received or requested any tax relief for which it is eligible and management has analyzed the project's property tax bills and appealed any assessments which appeared unreasonable.
- 3) Amounts paid to individuals or companies having an identity-of-interest with the owner or the management agent were not excess of the costs that would have been incurred in making arms-length purchases on the open market.
- 4) Management has exerted reasonable effort to take advantage of discounts and has credited the project with all discounts, rebates or commissions received with respect to purchases, service contracts and other transactions made on behalf of the project.
- 5) Management has obtained contracts, materials, supplies and services, including the preparation of the annual audit, on terms most advantageous to the project and at costs not in excess of amounts ordinarily paid for comparable contracts, materials, supplies and services in the area in which such services, supplies, or materials are furnished.
- 6) Management has solicited verbal or written cost estimates, as necessary to comply with the Paragraphs 3 through 5 above. Management has documented the reasons for accepting other than the lowest bid and will make the documentation available to HUD, upon request.

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Signed by:

Name

Title

Signature

Date

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Signed by:

Name

Title

Signature

Date

WARNING:

- o 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than 5 years, or both.

- o 12 U.S.C. 1715z-4 provides in part: "Whoever, as an owner of a property which is security for a mortgage (covering multifamily housing, as defined in the regulations of the Secretary) or as a stockholder beneficial owner ... trust ... or as an officer, director or agent of any such owner (1) willfully uses or authorizes use of any part of the rents or other funds derived from the property covered by such mortgage in violation of a regulation ... (2) willfully and knowingly uses or authorizes the use, while such mortgage is in default, of any part of the rents or expense ... shall be fined not more than \$5,000 or imprisoned not more than 3 years or both

Signed by:

Name

Title

Signature

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Signed by:

Signature

Date

CERTIFICATION AS TO PURCHASING PRACTICES AND
REASONABLENESS OF EXPENSES

Project Name Ravoux, Central, Neill FHA or Non-insured
Project No. N/A

Acting on behalf of, the Public Housing Agency of the City of Saint Paul the Project Owner, I certify that ALL of the following statements are true.

- 1) The project is obtaining utilities at the lowest rates available.
- 2) The project has received or requested any tax relief for which it is eligible and management has analyzed the project's property tax bills and appealed any assessments which appeared unreasonable.
- 3) Amounts paid to individuals or companies having an identity-of-interest with the owner or the management agent were not excess of the costs that would have been incurred in making arms-length purchases on the open market.
- 4) Management has exerted reasonable effort to take advantage of discounts and has credited the project with all discounts, rebates or commissions received with respect to purchases, service contracts and other transactions made on behalf of the project.
- 5) Management has obtained contracts, materials, supplies and services, including the preparation of the annual audit, on terms most advantageous to the project and at costs not in excess of amounts ordinarily paid for comparable contracts, materials, supplies and services in the area in which such services, supplies, or materials are furnished.
- 6) Management has solicited verbal or written cost estimates, as necessary to comply with the Paragraphs 3 through 5 above. Management has documented the reasons for accepting other than the lowest bid and will make the documentation available to HUD, upon request.

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Signed by:

Name

Title

Signature

Date

CERTIFICATION AS TO PURCHASING PRACTICES AND
REASONABLENESS OF EXPENSES

Project Name Dunedin, Cleveland, Montreal FHA or Non-insured
Project No. N/A

Acting on behalf of, the Public Housing Agency of the City of Saint Paul the Project Owner, I certify that ALL of the following statements are true.

- 1) The project is obtaining utilities at the lowest rates available.
- 2) The project has received or requested any tax relief for which it is eligible and management has analyzed the project's property tax bills and appealed any assessments which appeared unreasonable.
- 3) Amounts paid to individuals or companies having an identity-of-interest with the owner or the management agent were not excess of the costs that would have been incurred in making arms-length purchases on the open market.
- 4) Management has exerted reasonable effort to take advantage of discounts and has credited the project with all discounts, rebates or commissions received with respect to purchases, service contracts and other transactions made on behalf of the project.
- 5) Management has obtained contracts, materials, supplies and services, including the preparation of the annual audit, on terms most advantageous to the project and at costs not in excess of amounts ordinarily paid for comparable contracts, materials, supplies and services in the area in which such services, supplies, or materials are furnished.
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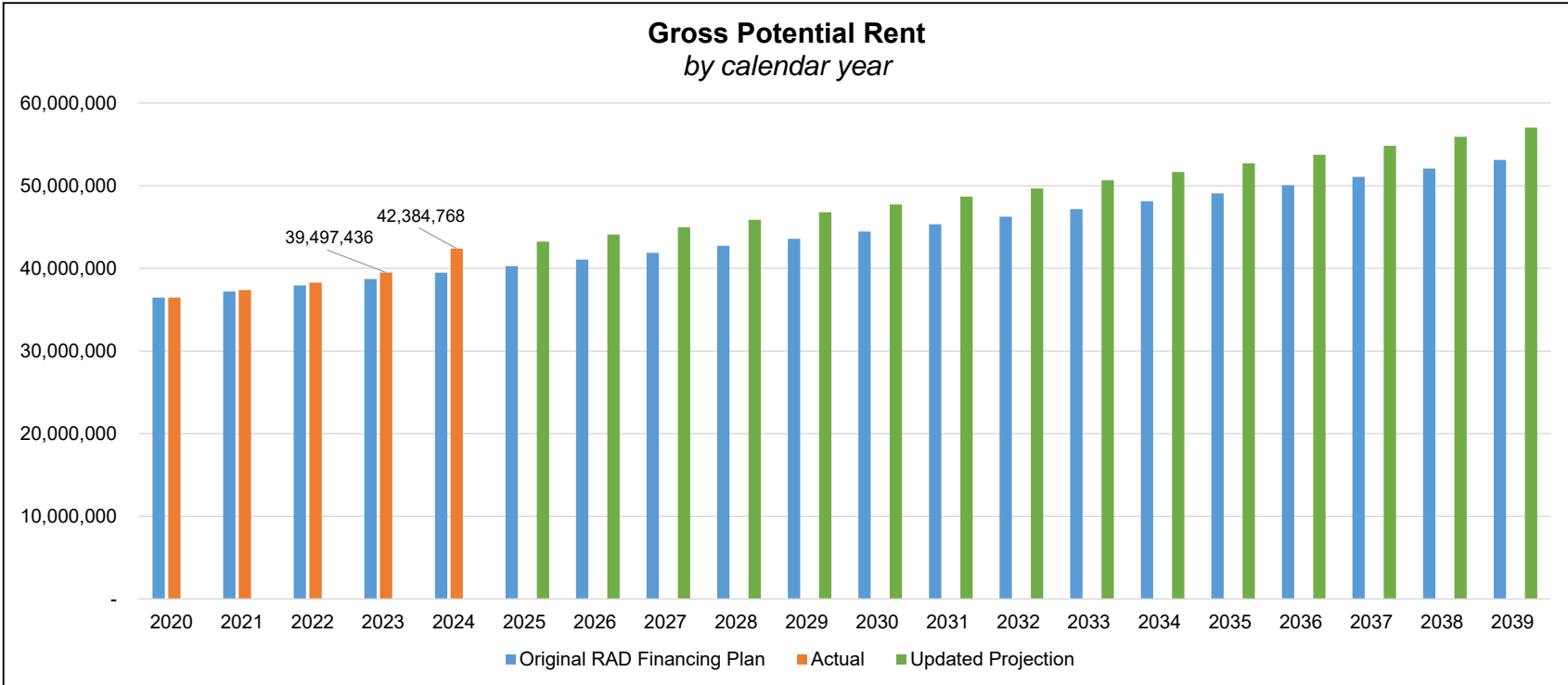
Signed by:

Name

Title

Signature

Date



The PHA has received 4 consecutive OCAF increases above the planned for 2%. This has led to an increase of \$4.2 million increase in gross potential rents in the first 4 years post-RAD conversion compared to the original RAD Financing Plan. Assuming an annual OCAF increase of 2% from 2025 through 2039 on top of the three adopted OCAF adjustments and the proposed CY 2024 7.3% OCAF adjustment equates to a \$55.6 million increase in gross potential rent over the 20-year period of the RAD Financing Plan.