[Docket No. FR–4086–N–37]

Office of the Assistant Secretary for Public and Indian Housing; Notice of Proposed Information Collection for Public Comments

AGENCY: Office of the Assistant Secretary for Public and Indian Housing, HUD.

ACTION: Notice.

SUMMARY: The proposed information collection requirement described below will be submitted to the Office of Management and Budget (OMB) for review, as required by the Paperwork Reduction Act. The Department is soliciting public comments on the subject proposal.

DATES: *Comments due:* October 28, 1996.

ADDRESSES: Interested persons are invited to submit comments regarding this proposal. Comments should refer to the proposal by name and/or OMB Control Number and should be sent to: Mildred M. Hamman, Reports Liaison Officer, Public and Indian Housing, Department of Housing and Urban Development, 451 7th Street, S.W., Room 4238, Washington, D.C. 20410–5000.

FOR FURTHER INFORMATION CONTACT: Mildred M. Hamman, (202) 708–0846, for copies of the proposed forms and other available documents. (This is not a toll-free number).

SUPPLEMENTARY INFORMATION: The Department will submit the proposed information collection to OMB for review, as required by the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35, as amended).

This Notice is soliciting comments from members of the public and affected agencies concerning the proposed collection of information to: (1) Evaluate whether the proposed collection of information is necessary for the proper performance of the functions of the agency, including whether the information will have practical utility; (2) evaluate the accuracy of the agency's estimate of the burden of the proposed collection of information; (3) enhance the quality, utility, and clarity of the information to be collected; and (4) minimize the burden of the collection of information on those who are to respond, including through the use of appropriate automated collection techniques or other forms of information technology; e.g., permitting electronic submission of responses.

This Notice also lists the following information:

Title of Proposal: HUD-assisted Indian Housing Development Cost Budget and Project Characteristics.

OMB Control Number: 2577–0130.

Description of the need for the information and proposed use: HUD needs financial and project characteristics information for HUD-assisted development as required by the Final Rule, Part 950, Indian Housing Programs, which was published April 10, 1995. HUD has created a new form to ease the reporting burden for those Indian Housing Authorities (IHAs) who are processing development under the ''Standard Method''. IHAs will submit only a minimum amount of financial information using this form. Section 950.260(a) of the Final Rule requires IHAs to submit project characteristics information. HUD uses this information to monitor each of the stages of the development process: planning, construction start, and date of full availability to identify significant changes in the characteristics of the project.

Agency form numbers, if applicable: HUD–53045–A, HUD–53045–B, HUD–53046.

Members of affected public: State, Local or Tribal Government.

Estimation of the total number of hours needed to prepare the information collection including number of respondents, frequency of response, and hours of response: For the three forms, on a once per project basis, 219 respondents, one response per project, 219 total responses, 11 hours, 1,023 total burden hours.

Status of the proposed information collection: Revision.

Authority: Section 3506 of the Paperwork Reduction Act of 1995, 44 U.S.C. Chapter 35, as amended.

Dated: August 21, 1996.

Kevin Emanuel Marchman,

Acting Assistant Secretary for Public and Indian Housing.

BILLING CODE 4210–33–M

Development Project Characteristics

Native American Low-Income Housing Program

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

OMB Approval No. 2577-0130 (exp. 7/31/98)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0130), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collecton displays a valid OMB control number.

Do not send this form to the above address.

1. Legal Name of Housing Authority

2. Project Number

3. Stage ☐ Planning ☐ Construction Start ☐ DOFA/Other (specify) _____

4. Development Method ☐ Conventional ☐ Acquisition ☐ Turnkey ☐ Modified Turnkey ☐ Force Account
☐ Other (specify) _____

5. Layout ☐ Scattered ☐ Clustered

6. Reformulated ☐ Yes ☐ No

7. Total Net sq. ft. (project)

8. Average Room Size

9. Construction Type ☐ Masonry ☐ Mixed Masonry ☐ Frame (modular) ☐ Mixed (specify) _____

10. Construction Method ☐ Stick ☐ Manufactured/Modular ☐ Acquired ☐ Panelized

11. Program Type ☐ Mutual Help ☐ Rental

12. Foundation Type ☐ Slab On Grade ☐ Full Basement ☐ Partial Basement ☐ Crawl Space ☐ Post and Pad
☐ Concrete Masonry ☐ Poured Concrete ☐ Driven / Bored Pilings

13. Structure Type ☐ Single Family Detached ☐ Row or Townhouse Style ☐ Semi-Detached ☐ Zero Lot Line (duplex)
☐ Walk up / Multifamily Apartment ☐ Elevator Structure ☐ Mixed Type (acquired [nec])

14. Construction Contract Amount
$

15. Native American Contractor ☐ Yes ☐ No

16. Minority Contractor ☐ Yes ☐ No

17. Schedule of Buildings and Units

		Non-Elderly						Elderly			
	No. of Bldgs.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.	6 Br.	0 Br.	1 Br.	2 Br.	3 Br.
Totals											

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18. Number of Non-Dwelling Buildings

Comments

Submitted by

Date

form **HUD-53046** (07/17/96)
ref. Indian Housing Development Guidebook

Instructions for Preparing Development Project Characteristics, form HUD-53046.

A. **General.** Submit this form to the Area or Division Office of Native American Programs (ONAP) at each of the following stages of the development process:

Planning

Construction Start

Date of Full Availability (DOFA)

The form may also be submitted anytime during the development process to notify ONAP of significant changes in the characteristics of the project.

1. Enter full legal name of the Housing Authority.
2. Enter the complete project number. Example: AZ99B001099
3. Identify at which stage this form is being submitted.
4. Identify the development method used for this project.
5. Identify the site layout for this project.
6. Indicate whether this project was created through reformulation.
7. Enter the total net square footage of the project dwellings.
8. Enter the average number of rooms for all units in the project.
9. Identify the construction type used for this project.
10. Identify the construction method used for this project.
11. Identify the program type for this project.
12. Identify the foundation type used for this project.
13. Identify the structure type used for this project.
14. Identify the original contract amount for the project.
15. Specify whether the general contractor is an Indian-owned business.
16. Specify whether the general contractor is a minority business enterprise.
17. Indicate the number of buildings and units (by bedrooms) for non-elderly occupancy and the number designed for elderly occupancy for this project.
18. Indicate the number of non-dwelling units for this project. Describe in the Comments section the usage of any non-dwelling units.

Add any comments necessary.

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Development Cost Budget - Assisted Method

Native American Low-Income Housing Program

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

OMB Approval No. 2577-0130 (exp. 7/31/98)

1. Legal Name of Housing Authority	3. Budget Submission Number	4. Project Number
2. Project Location	5. Development Method	6. Program Type

	Elderly	Nonelderly	Total
7. No. of Units:			

8. Purpose
- ☐ Planning Budget
- ☐ Construction Stage Budget
- ☐ Contract Award (CA)/Contract of Sale
- ☐ Between CA and Final
- ☐ Final Budget
- ☐ Semi-Annual Development Cost Statement
- ☐ Statement of Actual Development Cost (with ADCC)

Subpart I. Budget

Line No. (1)	Account Classificaton (2)		Last Budget (3)	Actual Development Cost Incurred to (/ /) (4)	Actual/Estimated Additional to Complete (5)	Total Development Cost Per Unit (6)	Total Development Cost Amount Sum of (4)+(5) (7)
Developer's Price							
1	1440	Site					
2	1450	Site Improvement					
3	1460	Dwelling Construction					
4	1465	Dwelling Equipment					
5	1470	Nondwelling Construction					
6	1430.1	Architectural and Engineering Services					
7	Other						
8	1482	**Total Developer's Price** (sum of lines 1 - 7)					
Housing Authority Costs: Administration							
9	1410.1	Nontechnical Salaries					
10	1410.2	Technical Salaries					
11	1410.3	Work - MH Contribution					
12	1410.4	Legal Expenses					
13	1410.9	Employee Benefit Contribution					
14	1410.10	Travel					
15	1410.11	Audit					
16	1410.17	Insurance					
17	1410.19	Sundry					
18	1410	**Total Administration** (sum of lines 9 - 17)					
19	1415	**Liquidated Damages**					
20	1418	**Counseling Costs**					
21	1420	**Total Interest**					
22	1425	**Initial Operating Deficit**					
Planning							
23	1430.1	Architectural and Engineering Fees					
24	1430.2	Consultant Fees					
25	1430.6	Permit Fees					
26	1430.7	Inspection Costs					
27	1430.9	Housing Surveys					
28	1430.19	Sundry Planning Costs					
29	**Total Planning** (sum of lines 23 - 28)						
Site Acquisition							
30	1440.1	Property Purchases (or Leases)					
31	1440.4	Surveys and Maps					
32	1440.5	Appraisals					
33	1440.6	Title Information					
34	1440.7	Site - MH Contribution					
35	1440.8	Legal Costs - Site					
36	1440.10	Option Negotiations					
37	1440.12	Current Tax Settlement					
38	1440.19	Sundry Site Costs					
39	**Total Site Acquisition** (sum of lines 30 - 38)						

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Legal Name of Housing Authority	Project Number

Subpart I. Budget (con't.)

Line No. (1)	Account Classificaton (2)	Last Budget (3)	Actual Development Cost Incurred to (/ /) (4)	Actual/ Estimated Additional to Complete (5)	Total Development Cost Per Unit (6)	Total Development Cost Amount Sum of (4)+(5) (7)
Site Improvement						
40	1450.0 Site Improvements					
41	1450.1 Work-MH Contribution					
42	1450.2 Materials and Equipment - MH Contribution					
43	1450.3 Other MH Contributions					
44	1450.9 IHS Off-site Water and Sewer					
45	**Total Site Improvement** (sum of lines 40 - 44)					
Dwelling Structures						
46	1460.0 Dwelling Structures					
47	1460.1 Work-MH Contribution					
48	1460.2 Materials and Equipment - MH Contribution					
49	1460.3 Other MH Contributions					
50	**Total Dwelling Structures** (sum of lines 46 - 49)					
Dwelling Equipment						
51	1465.1 Dwelling Equipment Nonexpendable					
52	1465.2 Dwelling Equipment Expendable					
53	1465.3 Dwelling Equipment-MH Contribution					
54	**Total Dwelling Equipment** (sum of lines 51 - 53)					
Nondwelling Structures						
55	1470.0 Nondwelling Structures					
56	1470.1 Work-MH Contribution					
57	1470.2 Materials and Equipment - MH Contribution					
58	1470.3 Other MH Contributions					
59	**Total Nondwelling Structures** (sum of lines 55 - 58)					
Nondwelling Equipment						
60	1475.1 Office Furniture and Equipment					
61	1475.2 Maintenance Equipment					
62	1475.3 Community Space Equipment					
63	1475.4 Computer Equipment					
64	1475.7 Automotive Equipment					
65	1475.9 Expendable Equipment					
66	1475.10 Nondwelling Equipment-MH Contribution					
67	**Total Nondwelling Equipment** (sum of lines 60 - 66)					
68	**1480 Contract Work in Progress**					
69	**1485 Demolition Costs**					
70	**1495 Relocation Costs**					
71						
72						
73	**Subtotal** (sum of lines 8, 18 - 22, 29, 39, 45, 50, 54, 59, 67 - 72)					
74	**1406 Management Cost Allocation**					
75	**1499 MOD Costs Funded by Development**					
76	**Contingency (1% or 5% or less of line 73)**					
77	**1400.2 Total Development Cost** (sum of lines 73 - 76)					
78	**Donations**					
79	**Development Cost Including Donations** (lines 77 + 78)					

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The HA approving official hereby certifies and ensures that it will comply with the regulations and requirements with respect to the acceptance and use of Federal funds for this Federally-assisted program.

Signature of HA Approving Official — Date

Signature of HUD Reviewing Official — Date

Legal Name of Housing Authority	Project Number

Subpart II. TDC Cap Calculation		Subpart III. Mutual Help Contribution Calculation	
1. Line 79 Development Cost		1. Cash	
2. Minus: Line 74 1406 Management Cost Allocation		2. 1410 MHC Subaccount (Line 11)	
3. Line 44 1450.9 IHS Off-site Water and Sewer		3. 1440 MHC Subaccount (Line 34)	
4. Line 75 1499 MOD Costs Funded by Development		4. 1450 MHC Subaccounts (sum of lines 41 - 43)	
5. Line 78 Donations		5. 1460 MHC Subaccounts (sum of lines 47 - 49)	
6. Plus: Form HUD-52825 or HUD-52837 1498 Development Costs Funded by MOD		6. 1465 MHC Subaccount (Line 53)	
		7. 1470 MHC Subaccounts (sum of lines 56 - 58)	
7. Total Development Cost Cap		8. 1475 MHC Subaccount (line 66)	
		9. Total Mutual Help Contribution (sum of all lines should equal $1,500 times the number of units)	

Remarks:

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Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0130), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collecton displays a valid OMB control number. **Do not send this form to the above address.**

Instructions for Preparing Development Cost Budgets

A. General.

1. Form HUD-53045-A must be used by HA's who are receiving HUD assistance in the development process, either voluntarily or as the result of a corrective action order. HA's who are processing development under the "Standard" or "Non-Assisted" method may instead submit form HUD-53045-B.

a. For the first budget (Planning Budget), complete only columns 5, 6, and 7 of Subpart I. Complete all applicable lines of Subparts II and III.

b. Round off all amounts to the nearest dollar.

c. Where descriptions or supplementary data are required, use the Remarks section or an attached sheet, identifying the applicable item.

2. Prepare an original and two copies for all Development Cost Budgets and submit to the appropriate Area or Division ONAP.

3. Budgets should cover all of the housing to be built under a single project number, whether on one or several sites.

4. For descriptions of the cost accounts to be used, see the Public and Indian Housing Low-Rent Technical Accounting Guide, 7510.1. The Area or Division ONAPs will assist HAs upon request in the distribution of costs to individual accounts.

B. Heading

1. Legal Name of Housing Authority: Enter the full legal name of the Housing Authority.

2. Project Location: Identify the location of the project.

Example: Window Rock, AZ

3. Budget Sequence Number:

a. If submitting a budget, identify the budget sequence number. If it is the first budget for that project enter number 1. The next budget submission for that project should be identified as budget sequence number 2 and so forth.

b. If submitting a cost statement, leave blank.

4. Project Number: Enter the complete project number.

Example: AZ99B001099

5. Development Method: Identify the predominant development method used: Conventional, Turnkey, Modified Turnkey, Acquisition, Force Account, or Self Help

6. Program Type: Identify the program type: LR - Low Rent, NMH - New Mutual Help

7. Number of Units: Specify the number of units which are being developed as Elderly units and the number being developed as Nonelderly. The sum of the two numbers should equal the total number of units being constructed for that project.

8. Purpose: Place an X next to the description which most closely matches the purpose of the submission.

C. Subpart I. Budget

1. Column Entries.

a. Last Budget: Enter the amounts from the most recent HUD reviewed budget. This column should only be left blank if the Housing Authority is submitting the project's first budget (Budget Sequence Number 1).

b. Actual Development Cost Incurred to:

1) If submitting an Actual Development Cost Statement or a budget, identify the date through which the actual development costs have been incurred.

2) If submitting semi-annual cost statements, enter the date on which the reporting period ended (i.e., 6/30/96 or 12/31/96).

c. Actual/Estimated Additional to Complete: Use this column to reflect the additional estimated or actual costs for completing the development work.

d. Total Development Cost/Per Unit: Complete column 7 first then calculate the per unit cost by dividing the amount in column 7 by the total number of units identified in the heading.

e. Total Development Cost/Amount: This column is the sum of columns 4 and 5.

2. Line Entries

a. Turnkey and Conventional Projects.

1) Turnkey. The account classifications for Developer's Price, lines 1 through 8, are to be completed only for projects being developed under the Turnkey method. Where the developer is not providing the site, no entry will be made in line 1, Account 1440; instead, just as for conventional projects, lines 30 through 39 will be completed. For a developer-provided site, entries will be made for site acquisition costs to the HA, e.g., appraisals (line 32) where required (see item g below). The Total Developer's Price will be the price agreed upon at the Feasibility Conference by the developer and the HA (and HUD-assisted method only). The amounts entered for site, architectural and engineering services should be the amounts to be included with the Preliminary Contract of Sale for the eventuality of separate purchase by the HA. The amount entered for Other should be the sum of (1) the Developer's Fee and Overhead, (2) Interim Financing, and (3) Closing Costs. In the case of turnkey projects, planning costs reviewed by the Area or Division ONAP will allow for entries in lines 23 and 24 as well as in line 6 , in addition to the required services for which entry will be made in line 26.

2) Conventional. For conventional projects, lines 1 through 8 will remain blank. The Schematic Design Documents and Architect's Estimate of Project Construction Cost will provide a basis for reasonable estimates for costs of Site Improvements - Account 1450, Dwelling Structures - Account 1460, and Nondwelling Structures - Account 1470. The Area or Division ONAP may be requested to assist in preparing appropriate estimates for Dwelling and Nondwelling Equipment - Accounts 1465 and 1475. The estimate shall be accompanied by supporting data showing items and the cost of each.

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b. 1410 Administration (lines 9 through 18). HAs with experience in the development and management of low-income housing should estimate administration costs on the basis of such experience, as applicable, for the current development method. For turnkey projects, there will be less administration activity normally than for conventional projects. The amounts for the various subaccounts shall be the costs of the items of expense which are directly traceable to and essential in the planning, construction and completion of the project, and the prorata amounts of the HA's total administration costs in respect to the items which are not wholly traceable to the project. Administration (1410) and Planning (1430) Costs ordinarily terminate with the End of the Initial Operating Period (EIOP). After this date only costs of personnel employed in development work specifically applicable to the particular project (e.g., employee or architect engaged in warranty inspections) may be charged to these accounts.

1) 1410.3 Work - MH Contribution (line 11). This account shall be charged with that portion, if any, of the MH contribution attributed to work furnished to the HA (for which the contractor is not responsible) for administrative purposes by or on behalf of the Homebuyer Families.

2) 1410.1 and 1410.2 Nontechnical and Technical Salaries (lines 9 and 10). The following supporting data shall accompany the estimates for Nontechnical and Technical Salaries: List, by job title, each HA employee whose salary, or portions thereof, will be chargeable to these accounts. For each, show the annual rate of the gross salary, the estimated length of time the employee will spend in connection with the development of the project, and the total of the gross salary which is properly chargeable to either of these accounts. If only a portion of the employee's time will be chargeable to this project, show the percentage that will be so chargeable and show, in a footnote, the percentage distribution to other projects and the accounts to which distributed.

3) 1410.11 Audit (line 15). This expense has been separated from account 1410.19 Sundry and should reflect the prorata amount of audit expense chargable to the project.

4) 1410.17 Insurance (line 16). This expense has been separated from account 1410.19 Sundry and should reflect the prorata amount of insurance expense chargable to the project.

5) 1410.19 Sundry (line 17). The estimate for the Sundry Account shall include supporting data as follows: List and show the cost of each item of administrative and general expense for which a specific account is not provided in the 1410 group of accounts. This includes expenses for publications, membership dues, and telephone, which are no longer separate 1410 subaccounts. If only a portion of the cost of any item will be chargeable to this project, show the percentage and amount that will be so chargeable and show, in a footnote, the percentage distribution to other projects.

c. 1418 Counseling Costs (line 20). This account shall be charged with the cost of counseling to be provided to participating families.

d. 1420 Total Interest (line 21). Actual or estimated interest expense for loan projects (reserved prior to FY 1987) is reflected on this line. Grant projects (reserved FY 1987 or after) do not have interest expense.

e. 1425 Initial Operating Deficit (line 22). In the absence of dependable previous experience data on which to base a preliminary estimate of the initial operating deficit, an allowance not to exceed $50 per dwelling unit may be used.

f. 1430 Planning (lines 23 through 29). For turnkey projects generally, architectural-engineering services will be included in the Developer's price except for periodic inspection of construction by an independent architect employed by the HA (Account 1430.7).

1) 1430.1 Architectural and Engineering Fees (line 23). Architectural and engineering fees shall not exceed those set forth in the Schedule of Fees of the architect's contract.

2) 1430.2 Consultant Fees (line 24). The architect's contract provides that consultants retained by the architect must be paid under the terms of the architect's contract. Fees to be paid to other consultants should be included under this account and shall be accompanied by supporting data.

3) 1430.6 Permit Fees (line 25). If building or other similar fees have to be paid by the HA, include the estimated amount under this account.

4) 1430.7 Inspection Costs (line 26). This estimate shall be accompanied by supporting data consisting of an itemized breakdown of the costs chargeable to this account. Include in the breakdown, by job title, a list of employees of the architect or of the HA who will perform inspection work for the project, and show for each the same information as required in item b.2 above.

5) 1430.9 Housing Surveys (line 27). The cost of all housing surveys and comprehensive planning shall be charged to this account. Include in this account the cost of printing reports in connection with the survey.

6) 1430.19 Sundry Planning Costs (line 28). In the absence of actual experience, the HA should request advice from the Area or Division ONAP for this estimate.

g. 1440 Site Acquisition (lines 30 through 39).

1) 1440.1 Property Purchases (or Leases) (line 30). Costs in excess of $1,500 per site must be supported by an appraisal.

2) 1440.5 Appraisal Fees (line 32). This account shall be charged with (1) the costs incurred by the HA, if any, for appraisals of land or improvements for sites to be provided by the HA and (2) with costs incurred for obtaining appraisals of a developer-owned site for a turnkey project. No appraisal fee shall be included if the appraisals were conducted by the Bureau of Indian Affairs.

3) 1440.6 Title Information (line 33). No charge shall be made to this account where a BIA Title Status Report is utilized in accordance with the Interdepartmental Agreement.

h. 1450 - 1475, 1485 Construction and Equipment (lines 40 - 67, and 69)

1) Not in Contract (NIC). On supporting documentation, list the work and equipment (including vendor name(s)) not included under a formal construction contract (e.g., utilities extension/connection costs).

2) Force Account. On supporting documentation, list approved force account labor and material cost items for each applicable account.

i. 1480 Contract Work in Progress (line 68). Prior to the final budget, this account shall be charged with the amount(s) of the contruction contract as reflected on form HUD-52396, Analysis of Proposed Main Construction Contract. Show on the Final Budget all construction contract amounts (including all approved changes) which were initially reflected at Account 1480 at contract award. Each final construction contract amount should be distributed to the appropriate subsidiary account (Accounts 1450 through 1475) after the final billing under each contract. All such costs will therefore

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be entered in column (4) as an actual cost incurred. The Final Budget shall be accompanied by supporting data listing (a) the name of the contractor and type of work performed under each construction contract executed; (b) each original contract amount established and shown on form HUD-52396 at Contract Award stage; (c) a listing and identification of account classification for each change order approved for each construction contract; and (d) each final contract amount, including all change orders.

j. 1406 Management Cost Allocation (line 74). This account shall be charged with not more than 10 percent of the approved development grant amount for any operating subsidy purpose. This amount is in addition to HA Administration costs allocated to the development grant. See Notice (in clearance at this time) for additional information.

k. 1499 MOD Costs Funded by Development (line 75). This account shall be charged with any amount approved to fund allowable modernization activities of any active modernization project. See Notice (in clearance at this time) for additional information.

l. Contingency (line 76). Typically, not more than 5 percent for conventional projects, nor more than 1 percent for turnkey, of line 73 Subtotals.

m. Donations (line 78). For donations, see account 2850 in the PIH Low-Rent Technical Accounting Guide, 7510.1. A donation represents a cash donation and the reasonable value of property donated to the project. A Mutual Help contribution is not a donation. Any cost met from cash donations and the value of any donations in kind will be included under the appropriate cost account.

D. Subpart II. TDC Cap Calculation

Bring forward the totals from lines 44, 74, 75, and 78 from Subpart I, column 7. Identify any 1498 Development Costs Funded by MOD accounts for the identified project from approved form HUD-52825, CIAP Budget/Progress Report, or form HUD-52837, Annual Statement/Performance and Evaluation Report. See Notice (in clearance at this time) for additional information.

E. Subpart III. Mutual Help Contribution Calculation

Identify the amount of cash provided as Mutual Help Contribution. Bring forward the totals from lines 11, 34, 53, and 66 from Subpart I, column 7. Calculate the sums of lines 41-43, 47-49, and 56-58 from Subpart I, column 7, and bring forward the totals.

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Development Cost Budget - Standard Method

Native American Low-Income Housing Program

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

OMB Approval No. 2577-0130 (exp. 7/31/98)

1. Legal Name of Housing Authority			4. Project Number	
2. Project Location	5. Development Method		6. Program Type	
		Elderly	Nonelderly	Total
	7. No. of Units:			

8. Purpose
- ☐ Planning Budget
- ☐ Construction Stage Budget
- ☐ Contract Award (CA)/Contract of Sale
- ☐ Between CA and Final
- ☐ Final Budget
- ☐ Semi-Annual Development Cost Statement
- ☐ Statement of Actual Development Cost (with ADCC)

9. Budget Secquence Number _____ 10. Costs Incurred through _____/_____/_____

Subpart I. Budget

Line No. (1)	Account Classificaton (2)		Latest Approved Budget (round to the nearest $) (3)	Total Development Cost (round to the nearest $) (4)
1	1482	Total Developer's Price		
2	1410	Total Administration		
3	1415	Liquidated Damages		
4	1418	Counseling Costs		
5	1420	Total Interest		
6	1425	Initial Operating Deficit		
7	1430	Total Planning		
8	1440	Total Site Acquisition		
9	1450	Total Site Improvement		
10	1460	Total Dwelling Structures		
11	1465	Total Dwelling Equipment		
12	1470	Total Nondwelling Structures		
13	1475	Total Nondwelling Equipment		
14	1480	Contract Work in Progress		
15	1485	Demolition Costs		
16	1495	Relocation Costs		
17	Subtotal (sum of lines 1 thru 16)			
18	1406	Management Cost Allocation		
19	1499	MOD Costs Funded by Development		
20	Contingency (1% or 5% or less of line 17)			
21	1400.2	Total Development Cost (sum of lines 17 thru 20)		
22	Donations			
23	Development Cost Including Donations (lines 21 plus 22)			

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Subpart II. TDC Cap Calculation

1. Line 23	Development Cost Including Donations		
2. Minus:	Line 18 1406	Management Cost Allocation	
3.	1450.9	IHS Off-site Water and Sewer	
4.	Line 19 1499	MOD Costs Funded by Development	
5.	Line 22 Donations		
6. Plus:	Form HUD-52825 or HUD-52837 1498	Development Costs Funded by MOD	
7. Total Development Cost Cap			

Subpart III. Mutual Help Contribution Calculation

1. Cash	
2. 1410.3	
3. 1440.7	
4. Sum of Accounts 1450.1, 1450.2, and 1450.3	
5. Sum of Accounts 1460.1, 1460.2, and 1460.3	
6. Account 1465.3	
7. Sum of Accounts 1470.1, 1470.2, and 1470.3	
8. Account 1475.10	
9. Total Mutual Help Contributiom (sum of all lines should equal $1,500 times the number of units)	

The HA approving official hereby certifies and ensures that it will comply with the regulations and requirements with respect to the acceptance and use of Federal funds for this Federally-assisted program.

Signature of HA Approving Official _____ Date _____

Signature of HUD Reviewing Official _____ Date _____

form **HUD-53045-B** (07/17/96)
ref. Indian Housing Development Guidebook

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0130), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collecton displays a valid OMB control number.

Do not send this form to the above address.

Instructions for Preparing Development Cost Budget

A. General

1. Form HUD-53045-B may be used by HA's who are processing development under the "Standard" or "Non-Assisted" method. HA's who are receiving HUD assistance in the development process, either voluntarily or as the result of a corrective action order, must continue to submit form HUD-53045-A.

2. Prepare an original and two copies for all Development Cost Budgets and submit to the appropriate Area or Division ONAP.

3. Detailed information for the accounts included on this form can be found in the instructions for form HUD-53045-A or the Public and Indian Housing Low-Rent Technical Accounting Guide, 7510.1.

4. To ensure the accurate entry of budget information into LOCCS by ONAP Offices, all Subparts of the form must be completed.

B. Heading

1. **Legal Name of Housing Authority:** Enter the full legal name of the Housing Authority.

2. **Project Location:** Identify the location of the project.

Example: Window Rock, AZ

3. Reserved.

4. **Project Number:** Enter the complete project number.

Example: AZ99B001099

5. **Development Method:** Identify the predominant development method used: Conventional, Turnkey, Modified Turnkey, Acquisition, Force Account, or Self Help

6. **Program Type:** Identify the program type:

LR - Low Rent NMH - New Mutual Help

7. **Number of Units:** Specify the number of units which are being developed as Elderly units and the number being developed as Nonelderly. The sum of the two numbers should equal the total number of units being constructed for that project.

8. **Purpose:** Place an X next to the description(s) which most closely matches the purpose of the submission.

9. **Budget Sequence Number:**

a. If submitting a budget, identify the budget sequence number. If it is the first budget for that project enter number 1. The next budget submission for that project should be identified as budget sequence number 2 and so forth.

b. If submitting a cost statement, leave blank.

10. **Costs Incurred Through:**

a. If submitting an Actual Development Cost Statement, identify the date through which the actual development costs were incurred.

b. If submitting semi-annual cost statements, enter the date on which the reporting period ended (i.e., 6/30/96 or 12/31/96).

c. If submitting a budget, leave blank.

C. Subpart I. Budget

1. **Latest Approved Budget, Column 3:**

Enter the amounts from the most recent HUD reviewed budget. This column should only be left blank if the housing authority is submitting the project's first budget (Budget Sequence Number 1).

2. **Total Development Cost, Column 4:**

a. When submitting a budget, enter the requested budget amounts in this column.

b. When submitting a cost statement, enter the actual development costs incurred up to and including the date identified in box 10.

3. **Line 1, 1482 Total Developer's Price,** should include all costs incurred for the developer's price under a turnkey development method.

4. **Line 2, 1410 Total Administration,** should reflect the total of all 1410 subaccounts.

5. **Line 3, 1415 Liquidated Damages,** should reflect the balance from account 1415.

6. **Line 4, 1418 Counseling Costs,** should reflect the balance from account 1418.

7. **Line 5, 1420 Total Interest,** should reflect the total of all 1420 subaccounts.

8. **Line 6, 1425 Initial Operating Deficit,** should reflect the debit or credit balance from account 1425.

9. **Line 7, 1430 Total Planning,** should reflect the total of all 1430 subaccounts.

10. **Line 8, 1440 Total Site Acquisition,** should reflect the total of all 1440 subaccounts.

11. **Line 9, 1450 Total Site Improvement,** should reflect the total of all 1450 subaccounts.

12. **Line 10, 1460 Total Dwelling Structures,** should reflect the total of all 1460 subaccounts.

13. **Line 11, 1465 Total Dwelling Equipment,** should reflect the total of all 1465 subaccounts.

14. **Line 12, 1470 Total Nondwelling Structures,** should reflect the total of all 1470 subaccounts.

15. **Line 13, 1475 Total Nondwelling Equipment,** should reflect the total of all 1475 subaccounts.

16. **Line 14, 1480 Contract Work In Progress,** should reflect the balance from account 1480.

17. **Line 15, 1485 Demolition Costs,** should reflect the balance from account 1485.

18. **Line 16, 1495 Relocation Costs,** should reflect the balance from account 1495.

19. **Line 17, Subtotal,** is the sum of lines 1 thru 16.

20. **Line 18, 1406 Management Cost Allocation,** should be charged with the amount of development funds, not to exceed 10% of the approved development grant, allocated by the housing authority to be used for operating expenses of projects included under Section 9 of the U.S. Housing Act, as amended.

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21. **Line 19, 1499 MOD Costs Funded by Development,** should reflect any funds originally reserved for this project which are to be used for modernization activities. See Notice (notice in clearance at this time) for further information.

22. **Line 20, Contingency,** should include any funds set aside for contingency purposes.

23. **Line 21, 1400.2 Total Development Cost,** is the sum of lines 17 thru 20.

24. **Line 22, Donations,** should include any donations to the project. A Mutual Help contribution is not a donation.

25. **Line 23, Total Development Cost,** is the total of lines 21 thru 22.

D. Subpart II. TDC Cap Calculation

1. Use figures from column 4 if submitting the project's first budget or a budget revision. Use figures from column 3 for all other submissions.

2. **Line 1,** transfer the total from Subpart I, Line 23.

3. **Line 2,** transfer the total from Subpart I, Line 18.

4. **Line 3,** should reflect the total of account 1450.9, IHS Off-Site Water and Sewer as budgeted.

5. **Line 4,** transfer the total from Subpart I, Line 19.

6. **Line 5,** transfer the total from Subpart I, Line 22.

7. **Line 6,** should reflect the total of any funds included in account 1498, Development Costs Funded by MOD, for this project as identified on approved form HUD-52825, CIAP Budget/Progress Report, or form HUD-52837, Annual Statement/Performance and Evaluation Report. See Notice (notice in clearance at this time) for further information.

8. **Line 7,** the sum of lines 1 and 6, minus lines 2 thru 5.

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E. Subpart III. Mutual Help Contribution Calculation

1. Use figures from column 4 if submitting the project's first budget or a budget revision. Use figures from column 3 for all other submissions.

2. **Line 1,** should reflect any MH Contributions of cash.

3. **Line 2,** should reflect the total of account 1410.3, Administration, Work-MH Contribution.

4. **Line 3,** should reflect the total of account 1440.7, Site Acquisition, Site-MH Contribution.

5. **Line 4,** should reflect the total of accounts 1450.1, 1450.2, and 1450.3, respectively; Site Improvement, Work, Materials and Equipment, and Other-MH Contributions.

6. **Line 5,** should reflect the total of accounts 1460.1, 1460.2, and 1460.3, respectively; Dwelling Structures, Work, Materials and Equipment, and Other-MH Contributions.

7. **Line 6,** should reflect the total of account 1465.3, Dwelling Equipment-MH Contribution.

8. **Line 7,** should reflect the total of accounts 1470.1, 1470.2, and 1470.3, respectively; Nondwelling Structures, Work, Materials and Equipment, and Other-MH Contributions.

9. **Line 8,** should reflect the total of account 1475.10, Nondwelling Equipment-MH Contribution.

10. **Line 9,** the sum of line 1 thru 8.

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