

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

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Special Attention of: NOTICE PIH 2000-04 (HA)

Public Housing Agencies; Issued: February 3, 2000  
Secretary's Representatives;  
State/Area Coordinators; Expires: September 30, 2000  
Directors, Public Housing  
Divisions; Resident Management  
Corporations (RMCs)

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Subject: FY 2000 Performance Funding System(PFS) Inflation  
Factor, Equation, Related Tables and and Special Notes Related to  
Operating Subsidy Eligibility

This Notice transmits the updated Inflation Factor, equation, and related tables which must be used for the determination of operating subsidy eligibility for Public Housing Agencies (HAS) operating locally-owned projects for Fiscal Years Beginning January 1, April 1, July 1, and October 1, 2000. In addition, special notes have been provided to assist PHAs in the determination of subsidy eligibility.

This information is found in the following Appendixes to this Notice:

- Appendix 1 - PFS INFLATION FACTOR
- Appendix 2 - PFS EQUATION FOR REQUESTED BUDGET YEAR
- Appendix 3 - FEL INCREASE WORKSHEET FOR FY 2000
- Appendix 4 - LISTING OF METROPOLITAN AREAS
- Appendix 5 - INSTRUCTIONS FOR THE MODIFICATION OF EXISTING SUBSIDY CALCULATION FORMS TO REFLECT NEW TREATMENT OF RENTAL AND NON-RENTAL INCOME

NOTE: Most HAS use only the PFS Inflation Factor contained in Appendix 1 of this Notice to calculate their operating subsidy eligibility. A small number of HAS which have experienced a significant change in their housing stock use the PFS equation to adjust their Allowable Expense Level (AEL) (Long Calculation of the Delta.)

SPECIAL NOTES RELATED TO OPERATING SUBSIDY ELIGIBILITY:

**1. Funding for Public/Indian Housing Family Self Sufficiency (FSS) Programs.**

HAs with HUD approved FSS Action Plans may request additional operating subsidy under the PFS to cover the public housing share of the reasonable cost of salary and fringe benefits for a FSS program coordinator. When Section 8 and public/Indian housing FSS programs are combined, the shared costs of the program coordinator must be prorated between the programs using an equitable allocation system such as percentage of time or number of FSS participants. The subsidy may also be increased by an amount equal to the PFS Allowable Expense Level for each vacant public housing unit approved by HUD for provision of supportive services to support Section 8 and/or public Housing FSS programs. These FSS costs are eligible under the PFS regulation as costs attributable to a change in Federal Law and should be entered on Line 28a of Form HUD-52723, Calculation of PFS Operating Subsidy.

**2. PFS funding for Tenant Participation and Tenant Opportunity Program (TOP).**

The Department will issue guidance regarding PFS changes to these categories stemming from current regulatory negotiations on the Operating Fund and the Public Housing Reform Act of 1998. Until new guidance is issued, HAs may continue to support these eligible activities, although additional PFS funding has not been made available at this time.

**3. Adjustments for Mandatory Training and Employment-related Income Exclusions.**

The rent rolls used to calculate PFS eligibility must reflect the mandatory disallowance of earned income effective October 1, 1999 ( ref: Section 508 of the Public Housing Reform Act), as discussed in the August 6, 1999 Federal Register. Also HAs must reflect any remaining months in the 18-month disallowance of earned income period for applicable families as discussed in Notice PIH 98-2 (HA) and Notice PIH 98-56 (HA). For the current fiscal year, HAs will receive operating subsidy to affect the lower dwelling rental income that results from the exclusions. However, due to insufficient funds, HUD will not approve operating subsidy adjustments under 24 CFR 990.110(d) to cover any previous reimbursements or reduced rents due to residents resulting from the failure of the HA to implement appropriate training or employment-related income exclusions.

**4. New Treatment of Rental and Non-rental Income.** The Public Housing Reform Act (PHRA) of 1998 provides in Section 519 that HAS receiving non-rental income may retain that income without any corresponding decrease in the amounts received from the Operating Fund. The income retained must be used only for low-income housing or to benefit the residents of the HA. This provision is effective for HAS with fiscal years beginning on or after January 1, 2000. The provision applies to HAS that are eligible to receive Operating Fund subsidy, except where otherwise determined by the Secretary.

PHRA made HUD responsible for determining what constitutes non-rental income. Under PFS, there was no clear delineation between rental income sources and non-rental income sources. There were separate determinations of dwelling rental income and investment income with all other income sources, both rental and non-rental, combined into a general "other income" category. In order to make a clear distinction between these two types of income, HUD has decided to employ the definitions of Rental Income and Non-Rental Income used in HUD's prescribed Chart of Accounts. The Chart of Accounts and definitions may be found in the Public and Indian Housing Technical Accounting Guide, 7510.1, issued May 7, 1996.

Based on the uniform Chart of Accounts used by every HA, non-rental income that will not be recognized by HAS in determining subsidy eligibility includes:

- Interest earned on general fund investments (account 3610)
- Other income (account 3690)
- In addition, HUD will also treat income from the leasing of non-dwelling facilities (account 3190), as non-rental income. Income from the rental of dwelling units used for non-dwelling purposes, which is also credited to account 3190, will continue to be treated as rental income.

The rental income that a HA will use in determining its subsidy eligibility for its budget year will consist of:

- Dwelling rental income (account 3110)
- Excess Utility Income (account 3120)

- Non-dwelling Rental Income (account 3190) but limited to income derived from the rental of dwelling units for non-dwelling use.

Until such time as the HUD-52723 form and instructions used by HAs to determine subsidy eligibility can be revised to reflect the changes in the treatment of income noted above, HAs will use the attached instructions provided in Appendix 5 to modify the existing version of the form.

**5. Submission of Subsidy Calculations to HUD Field Offices.** To allow for adequate preparation of required documents, HAs with fiscal years beginning January 1, and April 1, 2000, may have until April 1, 2000, to submit their required documents. HAs with fiscal years beginning July 1, and October 1, 2000, are expected to submit their required documents within the timeframe of 150 - 90 days prior to the start of their fiscal year.

If additional information is needed, please contact Stephen Sprague, Acting Director, Funding and Financial Management Division, Office of Public and Assisted Housing Delivery, at (202) 708-1872.

/s/

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Harold Lucas  
Assistant Secretary for  
Public and Indian Housing

Attachments

PFS INFLATION FACTOR  
 (For PHA/IHA Fiscal Years Beginning January 1, 2000,  
 April 1, 2000, July 1, 2000 and October 1, 2000)

---See Appendix 4 for listing of Metro areas---

STATE	METRO	NON-METRO	STATE	METRO	NON-METRO
Alabama	1.029	1.027	Montana	1.024	1.021
Arizona	1.033	1.019	Nebraska	1.030	1.023
Arkansas	1.026	1.022	Nevada	1.018	1.018
California	1.021	1.018	New Hampshire	1.024	1.021
Colorado	1.026	1.024	New Jersey	1.025	NA
Connecticut	1.019	1.019	New Mexico	1.029	1.021
Delaware	1.014	1.029	New York	1.017	1.016
D.C.	1.026	NA	North Carolina	1.030	1.029
Florida	1.024	1.025	North Dakota	1.024	1.022
Georgia	1.028	1.035	Ohio	1.027	1.027
Hawaii	1.022	1.021	Oklahoma	1.018	1.018
Idaho	1.025	1.029	Oregon	1.031	1.027
Illinois	1.024	1.028	Pennsylvania	1.021	1.026
Indiana	1.025	1.021	Rhode Island	1.022	1.022
Iowa	1.026	1.026	South Carolina	1.025	1.030
Kansas	1.018	1.019	South Dakota	1.022	1.023
Kentucky	1.012	1.020	Tennessee	1.030	1.025
Louisiana	1.037	1.027	Texas	1.025	1.026
Maine	1.024	1.021	Utah	1.024	1.031
Maryland	1.009	1.022	Vermont	1.022	1.025
Massachusetts	1.023	1.032	Virginia	1.020	1.016
Michigan	1.021	1.023	Washington	1.019	1.019
Minnesota	1.020	1.025	West Virginia	1.021	1.024
Mississippi	1.030	1.028	Wisconsin	1.023	1.026
Missouri	1.021	1.028	Wyoming	1.016	1.019

PFS EQUATION FOR REQUESTED BUDGET YEAR  
FY 2000

- A. On all forms and worksheets, refer to the applicable dates below each time Current or Requested Year appears.
1. Current Year - Agency fiscal year ending December 31, 1999, March 31, 2000, June 30, 2000, or September 30, 2000.
  2. Requested Year - Agency fiscal year ending December 31, 2000, March 31, 2001, June 30, 2001, or September 30, 2001.
- B. Formula Expense Level equation multipliers and equation calibration constant. Enter these numbers on form HUD-52720-B.

OPERATING FACTOR	MULTIPLIER
Number of pre-1940 rental units occupied by poor households as a percentage of the population of the community.	7.954
Local government wage rate index.	116.496
Number of two or more bedroom units or 15,000 whichever is less.	.002896
Ratio of three or more bedroom units to total dwelling units.	22.303
Ratio of two or more bedroom units in high rise family projects to total dwelling units.	37.294
Equation calibration constant.	-.2344

FEL INCREASE WORKSHEET FOR FY 2000  
 Fiscal Years Beginning 1/1/00, 4/1/00, 7/1/00, and 10/1/00

Follow these seven steps to complete an entry for Form HUD-52720-B.  
 The answer is entered on Line 4, Part VI.  
 Complete current year, requested year, or both, in accordance with the  
 instructions on the Form.

	CURRENT YR	REQUESTED YR
1. Enter amount on Line 3, Part VI of HUD-52720-B		
2. Enter FY 89 Increase Factor from table below	X _____	X _____
3. Multiply Line 1 by Line 2	= _____	= _____
4. FY 89 Insurance Increase	+ 8.45	+ 8.45
5. Add Line 3 and Line 4	= _____	= _____
6. Enter FY 90-99 Increase Factor (table next page)	X _____	X _____
7. Multiply Line 5 by Line 6. FORMULA EXPENSE LEVEL	= _____	= _____

FY 89 INCREASE FOR LINE 2 ABOVE

NOTE: These Increase Factors include Inflation and Delta increases.

STATE	METRO	NON-METRO	STATE	METRO	NON-METRO
Alabama	1.04520	1.04419	Montana	1.04922	1.04822
Arizona	1.05022	1.04721	Nebraska	1.05324	1.05123
Arkansas	1.04620	1.04520	Nevada	1.05223	1.05324
California	1.05625	1.05425	New Hampshire	1.06731	1.06731
Colorado	1.05022	1.04721	New Jersey	1.06429	NA
Connecticut	1.06832	1.06630	New Mexico	1.05123	1.04822
Delaware	1.06530	1.06530	New York	1.05927	1.05726
D.C.	1.04822	NA	North Carolina	1.05927	1.05726
Florida	1.05927	1.05826	North Dakota	1.04219	1.04419
Georgia	1.05826	1.05726	Ohio	1.05123	1.05123
Hawaii	1.05123	1.05022	Oklahoma	1.03816	1.03716
Idaho	1.04721	1.04620	Oregon	1.04922	1.04822
Illinois	1.04822	1.04721	Pennsylvania	1.06028	1.05927
Indiana	1.05425	1.05525	Rhode Island	1.06530	1.06630
Iowa	1.05022	1.05022	South Carolina	1.05625	1.05625
Kansas	1.04721	1.04721	South Dakota	1.04922	1.05022
Kentucky	1.05726	1.05726	Tennessee	1.05525	1.05425
Louisiana	1.04319	1.04219	Texas	1.04419	1.04219
Maine	1.06229	1.06128	Utah	1.03816	1.03716
Maryland	1.06128	1.06128	Vermont	1.06028	1.05927
Massachusetts	1.05625	1.05425	Virginia	1.05726	1.05726
Michigan	1.04419	1.04419	Washington	1.04319	1.04017
Minnesota	1.04922	1.04721	West Virginia	1.04620	1.04822
Mississippi	1.04822	1.04721	Wisconsin	1.05324	1.05324
Missouri	1.05525	1.05425	Wyoming	1.04419	1.04319

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FEL INCREASE WORKSHEET FOR FY 2000  
(continued)

FY 90 - 99 INCREASE FOR LINE 6 ABOVE

NOTE: These Increase Factors include Inflation and Delta increases.

STATE	METRO	NON-METRO	STATE	METRO	NON-METRO
Alabama	1.50734	1.52116	Montana	1.42249	1.39432
Arizona	1.43444	1.39631	Nebraska	1.48119	1.49666
Arkansas	1.46474	1.45247	Nevada	1.50083	1.54585
California	1.49076	1.43672	New Hampshire	1.65822	1.61084
Colorado	1.41223	1.42789	New Jersey	1.68088	NA
Connecticut	1.68775	1.68667	New Mexico	1.42661	1.37666
Delaware	1.57470	1.60587	New York	1.60252	1.61466
D.C.	1.53920	NA	North Carolina	1.52847	1.50630
Florida	1.51175	1.51780	North Dakota	1.38694	1.37853
Georgia	1.51150	1.47705	Ohio	1.52566	1.50020
Hawaii	1.60784	1.62276	Oklahoma	1.43020	1.42644
Idaho	1.47071	1.48368	Oregon	1.50979	1.49870
Illinois	1.56068	1.46281	Pennsylvania	1.56965	1.56809
Indiana	1.50785	1.51550	Rhode Island	1.55958	1.50596
Iowa	1.49401	1.49364	South Carolina	1.54779	1.49563
Kansas	1.44951	1.37864	South Dakota	1.51738	1.44376
Kentucky	1.47357	1.49906	Tennessee	1.48968	1.52951
Louisiana	1.42258	1.42451	Texas	1.42494	1.40735
Maine	1.56615	1.53948	Utah	1.40561	1.39547
Maryland	1.56161	1.57535	Vermont	1.49600	1.56550
Massachusetts	1.57190	1.59333	Virginia	1.51760	1.48787
Michigan	1.53280	1.48685	Washington	1.48903	1.48059
Minnesota	1.45937	1.44133	West Virginia	1.42894	1.47269
Mississippi	1.50854	1.51750	Wisconsin	1.48719	1.54146
Missouri	1.47175	1.47263	Wyoming	1.34156	1.33026

LISTING OF METROPOLITAN AREAS  
 (For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
 Note: Areas listed are counties, unless otherwise identified.

ALABAMA	CA (cont.)	CT towns (cont.)	CT towns (cont.)
Autauga	Riverside	Columbia	Orange
Baldwin	Sacramento	Coventry	Oxford
Blount	San Bernardino	Cromwell	Plainfield
Calhoun	San Diego	Danbury	Plainville
Colbert	San Francisco	Darien	Plymouth
Dale	San Joaquin	Derby	Portland
Elmore	San Luis Obispo	Durham	Preston
Etowah	San Mateo	East Granby	Prospect
Houston	Santa Barbara	East Haddam	Redding
Jefferson	Santa Clara	East Hampton	Ridgefield
Lauderdale	Santa Cruz	East Hartford	Rocky Hill
Lawrence	Shasta	East Haven	Roxbury
* Lee	Solano	East Lyme	Salem
Limestone	Sonoma	East Windsor	Seymour
Madison	Stanislaus	Easton	Shelton
Mobile	Sutter	Ellington	Sherman
Montgomery	Tulare	Enfield	Simsbury
Morgan	Ventura	Fairfield	Somers
Russell	Yolo	Farmington	South Windsor
St. Clair	Yuba	Franklin	Southbury
Shelby		Glastonbury	Southington
Tuscaloosa	COLORADO	Granby	Sprague
	Adams	Greenwich	Stafford
ARIZONA	Arapahoe	Griswold	Stamford
Coconino	Boulder	Groton	Stonington
Maricopa	Denver	Guilford	Stratford
Mohave	Douglas	Haddam	Suffield
Pima	El Paso	Hamden	Thomaston
Pinal	Jefferson	Hartford	Thompson
Yuma	Larimer	Harwinton	Tolland
	Mesa	Hebron	Trumbull
ARKANSAS	Pueblo	Killingworth	Vernon
Benton	Weld	Lebanon	Wallingford
Craighead	CONNECTICUT	Ledyard	Washington
Crawford	(towns)	Lisbon	Waterbury
Crittenden		Madison	Waterford
Faulkner	Andover	Manchester	Watertown
Jefferson	Ansonia	Mansfield	West Hartford
Lonoke	Ashford	Marlborough	West Haven
Miller	Avon	Meriden	Weston
Pulaski	Barkhamsted	Middlebury	Westport
Saline	Beacon Falls	Middlefield	Wethersfield
Sebastian	Berlin	Middletown	Willington
Washington	Bethany	Milford	Wilton
	Bethel	Monroe	Winchester
CALIFORNIA	Bethlehem	Montville	Windham
Alameda	Bloomfield	Naugatuck	Windsor
Butte	Bolton	New Britain	Windsor Locks
Contra Costa	Bozrah	New Canaan	Wolcott
El Dorado	Branford	New Fairfield	Woodbridge
Fresno	Bridgeport	New Hartford	Woodbury
Kern	Bridgewater	New Haven	
Los Angeles	Bristol	New London	DELAWARE
Madera	Brookfield	New Milford	
Marin	Burlington	Newington	Kent
Merced	Canterbury	Newtown	New Castle
Monterey	Canton	North Branford	
Napa	Chaplin	North Haven	D.C.
Orange	Cheshire	North Stonington	
Placer	Clinton	Norwalk	Washington
	Colchester	Norwich	
		Old Lyme	
		Old Saybrook	

LISTING OF METROPOLITAN AREAS  
(For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
Note: Areas listed are counties, unless otherwise identified.

FLORIDA	GA (cont.)	IN (cont.)	KY (cont.)
Alachua	Jones	Clark	Bourbon
Bay	Lee	Clay	Boyd
Brevard	Madison	Clinton	Bullitt
Broward	McDuffie	Dearborn	Campbell
Charlotte	Muscogee	DeKalb	Carter
Clay	Newton	Delaware	Christian
Collier	Oconee	Elkhart	Clark
Dade	Paulding	Floyd	Daviess
Duval	Peach	Hamilton	Fayette
Escambia	Pickens	Hancock	Gallatin
Flagler	Richmond	Harrison	Grant
Gadsden	Rockdale	Hendricks	Greenup
Hernando	Spalding	Howard	Henderson
Hillsborough	Twiggs	Huntington	Jefferson
Lake	Walker	Johnson	Jessamine
Lee	Walton	Lake	Kenton
Leon		Madison	Madison
Manatee	HAWAII	Marion	Oldham
Marion		Monroe	Pendleton
Martin	Honolulu	Morgan	Scott
Nassau		Ohio	Woodford
Okaloosa	IDAHO	Porter	
Orange		Posey	LOUISIANA
Osceola	Ada	St. Joseph	Acadia
Palm Beach	Bannock	Scott	Ascension
Pasco	Canyon	Shelby	Bossier
Pinellas		Tippacanoe	Caddo
Polk	ILLINOIS	Tipton	Calcasieu
St. Johns		Vanderburgh	E. Baton Rouge
St. Lucie	Boone	Vermillion	Jefferson
Santa Rosa	Champaign	Vigo	Lafayette
Sarasota	Clinton	Warrick	Lafourche
Seminole	Cook	Wells	Livingston
Volusia	DeKalb	Whitley	Orleans
	DuPage		Ouachita
GEORGIA	Grundy	IOWA	Plaquemines
	Henry		Rapides
Barrow	Jersey	Black Hawk	St. Bernard
Bartow	Kane	Dallas	St. Charles
Bibb	Kankakee	Dubuque	St. James
Bryan	Kendall	Johnson	St. John the
Carroll	Lake	Linn	Baptist
Catoosa	McHenry	Polk	St. Landry
Chatham	McLean	Pottawattamie	St. Martin
Chattahoochee	Macon	Scott	St. Tammany
Cherokee	Madison	Warren	Terrebonne
Clarke	Menard	Woodbury	Webster
Clayton	Monroe		W. Baton Rouge
Cobb	Ogle	KANSAS	
Columbia	Peoria		MAINE (towns)
Coweta	Rock Island	Butler	Auburn
Dade	St. Clair	Douglas	Bangor
DeKalb	Sangamon	Harvey	Berwick
Dougherty	Tazewell	Johnson	Brewer
Douglas	Will	Leavenworth	Buxton
Effingham	Winnebago	Miami	Cape Elizabeth
Fayette	Woodford	Sedgwick	Casco
Forsyth		Shawnee	Cumberland
Fulton	INDIANA	Wyandotte	Eddington
Gwinnett			Eliot
Harris	Adams	KENTUCKY	Falmouth
Henry	Allen		
Houston	Boone	Boone	

LISTING OF METROPOLITAN AREAS  
 (For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
 Note: Areas listed are counties, unless otherwise identified.

ME towns (cont.)	MA towns (cont.)	MA towns (cont.)	MA towns (cont.)
Freeport	Adams	East Longmeadow	Mansfield
Glenburn	Agawam	Eastham	Marblehead
Gorham	Amesbury	Easthampton	Marion
Gray	Amherst	Easton	Marlborough
Greene	Andover	Essex	Marshfield
Hampden	Arlington	Everett	Mashpee
Hermon	Ashburnham	Fairhaven	Mattapoisett
Holden	Ashby	Fall River	Maynard
Hollis	Ashland	Fitchburg	Medfield
Kenduskeag	Attleboro	Foxborough	Medford
Kittery	Auburn	Framingham	Medway
Lewiston	Avon	Franklin	Melrose
Limington	Ayer	Freetown	Mendon
Lisbon	Barnstable	Gardner	Merrimac
Mechanic Falls	Barre	Georgetown	Methuen
Milford	Bedford	Gloucester	Middleborough
North Yarmouth	Belchertown	Grafton	Middleton
Old Orchard Beach	Bellingham	Granby	Milford
Old Town	Belmont	Groton	Millbury
Orono	Berkley	Groveland	Millis
Orrington	Berlin	Hadley	Millville
Penobscot Indian	Beverly	Halifax	Milton
Poland	Billerica	Hamilton	Monson
Portland	Blackstone	Hampden	Montgomery
Raymond	Bolton	Hanover	Nahant
Sabattus	Boston	Hanson	Natick
Scarborough	Boxborough	Harvard	Needham
South Berwick	Boxford	Harwich	New Bedford
South Portland	Boylston	Hatfield	Newbury
Standish	Braintree	Haverhill	Newburyport
Turner	Brewster	Hingham	Newton
Veazie	Bridgewater	Hinsdale	Norfolk
Wales	Brockton	Holbrook	North Andover
Westbrook	Brookfield	Holden	N. Attleboro
Windham	Brookline	Holland	North Brookfield
Winterport	Burlington	Holliston	North Reading
Yarmouth	Cambridge	Holyoke	Northampton
York	Canton	Hopedale	Northborough
	Carlisle	Hopkinton	Northbridge
MARYLAND	Carver	Hudson	Norton
	Charlton	Hull	Norwell
Allegany	Chatham	Huntington	Norwood
Anne Arundel	Chelmsford	Ipswich	Oakham
Baltimore	Chelsea	Kingston	Orleans
Baltimore City	Cheshire	Lakeville	Oxford
Calvert	Chicopee	Lancaster	Palmer
Carroll	Clinton	Lanesborough	Paxton
Cecil	Cohasset	Lawrence	Peabody
Charles	Concord	Lee	Pembroke
Frederick	Dalton	Leicester	Pepperell
Harford	Danvers	Lenox	Pittsfield
Howard	Dartmouth	Leominster	Plainville
Montgomery	Dedham	Lexington	Plymouth
Prince Georges	Dennis	Lincoln	Plympton
Queen Anne's	Dighton	Littleton	Princeton
Washington	Douglas	Longmeadow	Quincy
	Dover	Lowell	Randolph
MASSACHUSETTS	Dracut	Ludlow	Raynham
(towns)	Dudley	Lunenburg	Reading
	Dunstable	Lynn	Rehoboth
Abington	Duxbury	Lynnfield	Revere
Acton	East Bridgewater	Malden	Richmond
Acushnet	East Brookfield	Manchester	Rochester

LISTING OF METROPOLITAN AREAS  
 (For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
 Note: Areas listed are counties, unless otherwise identified.

MA towns (cont.)	MA towns (cont.)	MISSISSIPPI	NH towns (cont.)
Rockland	Westport	DeSoto	Amherst
Rockport	Westwood	Forrest	Atkinson
Rowley	Weymouth	Hancock	Auburn
Russell	Whitman	Harrison	Barrington
Rutland	Wilbraham	Hinds	Bedford
Salem	Williamsburg	Jackson	Brentwood
Salisbury	Wilmington	Lamar	Brookline
Sandwich	Winchendon	Madison	Candia
Saugus	Winchester	Rankin	Chester
Scituate	Winthrop		Danville
Seekonk	Woburn	MISSOURI	Derry
Sharon	Worcester		Dover
Sherborn	Wrentham	Andrew	Durham
Shirley	Yarmouth	Boone	East Kingston
Shrewsbury		Buchanan	Epping
Somerset	MICHIGAN	Cass	Exeter
Somerville		Christian	Farmington
South Hadley	Allegan	Clay	Fremont
Southborough	Bay	Clinton	Goffstown
Southbridge	Berrien	Franklin	Greenland
Southhampton	Calhoun	Greene	Greenville
Southwick	Clinton	Jackson	Hampstead
Spencer	Eaton	Jasper	Hampton
Springfield	Genesee	Jefferson	Hampton Falls
Sterling	Ingham	Lafayette	Hollis
Stockbridge	Jackson	Lincoln	Hooksett
Stoneham	Kalamazoo	Newton	Hudson
Stoughton	Kent	Platte	Kensington
Stow	Lapeer	Ray	Kingston
Sturbridge	Lenawee	St. Charles	Lee
Sudbury	Livingston	St. Louis	Litchfield
Sunderland	Macomb	St. Louis City	Londonderry
Sutton	Midland	Sullivan City	Madbury
Swampscott	Monroe	Warren	Manchester
Swansea	Muskegon	Webster	Mason
Taunton	Oakland		Merrimack
Templeton	Ottawa	MONTANA	Milford
Tewksbury	Saginaw		Milton
Topsfield	St. Clair	Cascade	Mont Vernon
Townsend	Van Buren	Missoula	Nashua
Tyngsborough	Washtenaw	Yellowstone	New Castle
Upton	Wayne		New Ipswich
Uxbridge		NEBRASKA	Newfields
Wakefield	MINNESOTA		Newington
Walpole		Cass	Newmarket
Waltham	Anoka	Dakota	Newton
Ware	Benton	Douglas	North Hampton
Wareham	Carver	Lancaster	Pelham
Watertown	Chisago	Sarpy	Plaistow
Wayland	Clay	Washington	Portsmouth
Webster	Dakota		Raymond
Wellesley	Hennepin		Rochester
Wenham	Houston		Rollinsford
West Boylston	Isanti	NEVADA	Rye
West Bridgewater	Olmstead		Salem
West Brookfield	Polk	Clark	Sandown
West Newbury	Ramsey	Nye	Seabrook
West Springfield	St. Louis	Washoe	Somersworth
Westborough	Scott		South Hampton
Westfield	Sherburne	NEW HAMPSHIRE	Stratham
Westford	Stearns	(towns)	Weare
Westminster	Washington		Wilton
Weston	Wright	Allenstown	Windham

LISTING OF METROPOLITAN AREAS  
 (For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
 Note: Areas listed are counties, unless otherwise identified.

NEW JERSEY	NY (cont.)	OH (cont.)	PENNSYLVANIA
Atlantic	Schenectady	Clark	Allegheny
Bergen	Schoharie	Clermont	Beaver
Burlington	Suffolk	Columbiana	Berks
Camden	Tioga	Crawford	Blair
Cape May	Warren	Cuyahoga	Bucks
Cumberland	Washington	Delaware	Butler
Essex	Wayne	Fairfield	Cambria
Gloucester	Westchester	Franklin	Carbon
Hudson		Fulton	Centre
Hunterdon	NORTH CAROLINA	Geauga	Chester
Mercer	Alamance	Greene	Columbia
Middlesex	Alexander	Hamilton	Cumberland
Monmouth	Brunswick	Jefferson	Dauphin
Morris	Buncombe	Lake	Delaware
Ocean	Burke	Lawrence	Erie
Passaic	Cabarrus	Licking	Fayette
Salem	Caldwell	Lorain	Lackawanna
Somerset	Catawba	Lucas	Lancaster
Sussex	Chatham	Madison	Lebanon
Union	Cumberland	Mahoning	Lehigh
Warren	Currituck	Medina	Luzerne
	Davidson	Miami	Lycoming
NEW MEXICO	Davie	Montgomery	Mercer
Bernalillo	Durham	Pickaway	Montgomery
Dona Ana	Edgecombe	Portage	Northampton
Los Alamos	Forsyth	Richland	Perry
Sandoval	Franklin	Stark	Philadelphia
Santa Fe	Gaston	Summit	Pike
Valencia	Guilford	Trumbull	Somerset
	Johnston	Warren	Washington
NEW YORK	Lincoln	Washington	Westmoreland
Albany	Madison	Wood	Wyoming
Bronx	Mecklenburg		York
Broome	Nash	OKLAHOMA	RHODE ISLAND
Cayuga	New Hanover		(towns)
Chautauqua	Onslow	Canadian	Barrington
Chemung	Orange	Cleveland	Bristol
Dutchess	Pitt	Comanche	Burrillville
Erie	Randolph	Creek	Central Falls
Genesee	Rowan	Garfield	Charlestown
Herkimer	Stokes	Logan	Coventry
Kings	Union	McClain	Cranston
Livingston	Wake	Oklahoma	Cumberland
Madison	Wayne	Osage	East Greenwich
Monroe	Yadkin	Pottawatomie	East Providence
Montgomery	NORTH DAKOTA	Rogers	Exeter
Nassau	Burleigh	Sequoyah	Foster
New York	Cass	Tulsa	Glocester
Niagara	Grand Forks	Wagoner	Hopkinton
Oneida	Morton	OREGON	Jamestown
Onondaga			Johnston
Ontario		* Benton	Lincoln
Orange	OHIO	Clackamas	Little Compton
Orleans		Columbia	Narragansett
Oswego	Allen	Jackson	North Kingstown
Putnam	Ashtabula	Lane	North Providence
Queens	Auglaize	Marion	North Smithfield
Rensselaer	Belmont	Multnomah	Pawtucket
Richmond	Brown	Polk	Providence
Rockland	Butler	Washington	Richmond
Saratoga	Carroll	Yamhill	Scituate

LISTING OF METROPOLITAN AREAS  
 (For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
 Note: Areas listed are counties, unless otherwise identified.

RI towns (cont.)	TN (cont.)	UTAH	VA (cont.)
Smithfield	Wilson	Davis	Henrico Co.
South Kingstown		Kane	Hopewell City
Tiverton	TEXAS	Salt Lake	Isle of Wight
Warren	Archer	Utah	Co.
Warwick	Bastrop	Weber	James City Co.
West Greenwich	Bell		King George Co.
West Warwick	Bexar	VERMONT (towns)	Loudoun Co.
Westerly	Bowie		Lynchburg City
Woonsocket	Brazoria	Burlington	Manassas City
	Brazos	Charlotte	Manassas Park
SOUTH CAROLINA	Caldwell	Colchester	City
	Cameron	Essex	Mathews Co.
Aiken	Chambers	Fairfax	New Kent Co.
Anderson	Collin	Georgia	Newport News City
Berkeley	Comal	Grand Isle	Norfolk City
Charleston	Coryell	Hinesburg	Petersburg City
Cherokee	Dallas	Jericho	Pittsylvania Co.
Dorchester	Denton	Milton	Poquoson City
Edgefield	Ector	Richmond	Portsmouth City
Florence	El Paso	St. Albans City	Powhatan Co.
Greenville	Ellis	St. Albans Town	Prince George Co.
Horry	Fort Bend	St. George	Prince William
Lexington	Galveston	Shelburne	Co.
Pickens	Grayson	South Burlington	Richmond City
Richland	Gregg	South Hero	Roanoke City
Spartanburg	Guadalupe	Swanton	Roanoke Co.
Sumter	Hardin	Williston	Salem City
York	Harris	Winooski	Scott Co.
	Harrison		Spotsylvania Co.
SOUTH DAKOTA	Hays	VIRGINIA	Stafford Co.
	Henderson		Suffolk City
Lincoln	Hidalgo	Albemarle Co.	Va. Beach City
Mineaha	Hood	Alexandria City	Warren Co.
Pennington	Hunt	Amherst Co.	Washington Co.
	Jefferson	Arlington Co.	Williamsburg City
TENNESSEE	Johnson	Bedford City	York Co.
	Kaufman	Bedford Co.	
Anderson	Liberty	Bristol City	WASHINGTON
Blount	Lubbock	Botetourt Co.	
Carter	McLennan	Campbell Co.	Benton
Cheatham	Midland	Charles City Co.	Clark
Chester	Montgomery	Charlottesville	Franklin
Davidson	Nueces	City	Island
Dickson	Orange	Chesapeake City	Kitsap
Fayette	Parker	Chesterfield Co.	King
Hamilton	Potter	Clarke Co.	Pierce
Hawkins	Randall	Colonial Heights	Snohomish
Knox	Rockwall	City	Spokane
Loudon	San Patricio	Culpeper Co.	Thurston
Madison	Smith	Danville City	Whatcom
Marion	Tarrant	Dinwiddie Co.	Yakima
Montgomery	Taylor	Fairfax City	
Robertson	Tom Green	Fairfax Co.	WEST VIRGINIA
Rutherford	Travis	Falls Church City	
Sevier	Upshur	Fauquier Co.	Berkeley
Shelby	Victoria	Fluvanna Co.	Brooke
Sullivan	Waller	Fredericksburg	Cabell
Sumner	Webb	City	Hancock
Tipton	Wichita	Gloucester Co.	Jefferson
Unicoi	Williamson	Goochland Co.	Kanawha
Union	Wilson	Greene Co.	Marshall
Washington		Hampton City	Mineral
Williamson		Hanover Co.	Ohio

LISTING OF METROPOLITAN AREAS  
(For PHA/IHA Fiscal Years Beginning In Calendar Year 2000)  
Note: Areas listed are counties, unless otherwise identified.

WV (cont.)

Putnam  
Wayne  
Wood

WISCONSIN

Brown  
Calumet  
Chippewa  
Dane  
Douglas  
Eau Claire  
Kenosha  
La Crosse  
Marathon  
Milwaukee  
Outagamie  
Ozaukee  
Pierce  
Racine  
Rock  
Sheboygan  
St. Croix  
Washington  
Waukesha  
Winnebago

WYOMING

Laramie  
Natrona

INSTRUCTIONS FOR THE MODIFICATION OF FORM HUD-52723 TO REFLECT NEW TREATMENT OF RENTAL AND NON-RENTAL INCOME. THE INSTRUCTIONS APPLY TO HAS ELIGIBLE TO RECEIVE OPERATING FUND SUBSIDY, EXCEPT WHERE OTHERWISE DETERMINED BY THE SECRETARY

A. Modification of Form HUD-52723

Part C. Non-dwelling Income

Line 19. LEAVE BLANK

Line 20. Enter that amount expected to be charged to tenants for excess utility consumption of HA supplied utilities (account 3120) and charges, including charges for utilities and equipment, for the rental of dwelling units used for non-dwelling use (account 3190). The charges projected for the budget year should reflect the previous year's actual experience coupled with known factors that would increase or decrease that amount.

Please note that there have been no changes in the determination of dwelling rental income for the budget year. It is recommended that HAS establish sub-accounts in account 3190 to distinguish between those charges for rental of non-dwelling facilities and charges for the rental of dwelling units used for non-dwelling use.