

ALBUQUERQUE HOUSING SERVICES

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ALBUQUERQUE HOUSING SERVICES

5 Year Plan 2011 to 2015

Annual Plan 2011



A Division of
City of Albuquerque
Department of Family & Community Services
EQUAL HOUSING OPPORTUNITY

Board Resolution Approving the AMP Budgets
PHA Board Resolution
Approving Operating Budget

OMB No. 2577-0026 Approving
(exp. 10/31/2009)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Real Estate Assessment Center (PIH-REAC)

Previous editions are obsolete form HUD-52574 (08/2005) Public reporting burden for this collection of information is estimated to average 10 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 information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Albuquerque Housing Authority
PHA Fiscal Year Beginning: 2011

PHA Code: NM001
Board Resolution Number: 11-06

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

Operating Budgets (*for COCC and all Projects*) approved by Board resolution on:

05/26/2011

Operating Budget submitted to HUD, if applicable, on:

Operating Budget revision approved by Board resolution on:

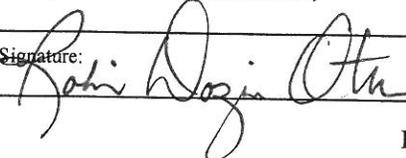
Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.325.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, 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 and 3802)

Print Board Chairman's Name: Robin Dozier-Otten	Signature: 	Date: May 26, 2011
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Summary of Individual Project Budgets

Albuquerque Housing Authority
For the year ended 6/30/2012

Occupancy Type (family, senior, mixed)
Built Date
Date of Last Renovation
ACC Units
Estimated Occupancy Rate:

Totals	GL 100	GL 101	GL 102	GL 103	GL 104	GL 105
	Mixed	Elderly	Senior	mixed	mixed	mixed
	8/1/1973	1/15/1973	9/1/1975	8/1/1972	12/1/1974	8/1/1975
	8/1/1998	1/15/1993	9/1/2004	9/1/2004	5/1/2005	1/0/1900
	152	156	163	189	146	146
	98%	98%	98%	98%	98%	98%

Operating Income:

11220	Gross Potential Rent	2,197,550	345,438	399,000	475,000	373,112	300,000	305,000
11230	Less: Vacancy Loss	-	-	-	-	-	-	-
70300	Net Tenant Rental Revenue	2,197,550	345,438	399,000	475,000	373,112	300,000	305,000
11240	Gross Potential Subsidy	3,140,416	676,416	354,000	335,000	750,000	573,000	452,000
11260	Less: Vacancy Loss	-	-	-	-	-	-	-
11250	Less: Proration Amount	-	-	-	-	-	-	-
70600	Net Operating Subsidy	3,140,416	676,416	354,000	335,000	750,000	573,000	452,000
70600	HUD PHA Operating Grant-CFP	167,209	20,000	36,000	55,000	19,709	33,000	3,500
70400	Other Tenant Charges	16,400	2,300	5,300	7,000	1,100	-	700
70400	Excess Utilities	-	-	-	-	-	-	-
71100	Investment Income	59,300	9,500	9,400	10,000	12,000	9,200	9,200
71400	Fraud Recovery	700	-	-	-	-	700	-
71500	Non-Dwelling Rent	-	-	-	-	-	-	-
71500	Other Income	-	-	-	-	-	-	-
70000	Total Operating Income	5,581,575	1,053,654	803,700	882,000	1,155,921	915,900	770,400

Operating Expenditures:

Administrative

91100	Administrative Salaries	445,745	67,245	71,500	80,000	89,000	67,000	71,000
91500	Employee Benefits - Administrative	200,000	30,000	32,000	36,000	40,000	30,000	32,000
91200	Auditing Fees	4,200	700	700	700	700	700	700
91300	Management Fees	514,894	80,858	85,532	89,730	101,774	78,000	79,000
91310	Bookkeeping Fees	85,445	13,445	14,040	14,670	17,010	13,140	13,140
91400	Advertising and Marketing	1,000	500	500	-	-	-	-
91600	Office Expense	47,581	6,082	6,443	8,463	7,735	12,496	6,362
91700	Legal Expense	15,000	2,500	2,500	2,500	2,500	2,500	2,500
91800	Travel	22,002	4,194	4,278	3,424	3,970	3,068	3,068
91900	Other Administrative Costs	35,839	11,480	5,813	5,586	7,193	-	5,767
91000	Total Administrative	1,371,706	217,004	223,306	241,073	269,882	206,904	213,537

92000	Asset Management Fees	114,240	18,240	18,720	19,560	22,680	17,520	17,520
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Tenant Services

92100	Tenant Services - salaries	167,246	52,746	30,000	-	42,500	42,000	-
92300	Employee Benefits - Tenant Services	59,600	20,100	10,000	-	11,500	18,000	-
92200	Relocation Costs	-	-	-	-	-	-	-
92400	Tenant Services-Other	23,825	3,825	3,900	4,075	4,725	3,650	3,650
92500	Total Tenant Services	250,671	76,671	43,900	4,075	58,725	63,650	3,650

Utilities

93100	Water	392,570	63,000	65,000	49,000	83,000	59,570	73,000
93200	Electricity	213,200	5,200	45,000	93,000	7,500	26,500	36,000
93300	Gas	128,300	3,100	47,000	21,000	2,700	9,500	45,000
93400	Fuel	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-
93800	Other	-	-	-	-	-	-	-
93000	Total Utilities	734,070	71,300	157,000	163,000	93,200	95,570	154,000

Maintenance

94100	Labor	441,279	65,279	72,000	79,000	88,000	67,000	70,000
94500	Employee Benefits - Maintenance	189,700	30,000	30,000	33,700	38,000	28,000	30,000
94200	Maintenance Materials	318,000	85,000	24,000	37,000	65,000	66,000	41,000
	Maint. Contract:							
94300-010	Garbage and Trash Contracts	167,500	21,500	16,000	12,000	65,000	31,000	22,000
94300-020	Heating & Cooling Contracts	36,500	2,000	3,000	22,000	3,500	1,000	5,000
94300-030	Snow Removal Contracts	-	-	-	-	-	-	-
94300-040	Elevator Maintenance	7,000	-	-	7,000	-	-	-
94300-050	Landscape & Grounds Contracts	30,500	500	1,000	10,000	15,000	2,000	2,000
94300-060	Unit Turnaround Contract	326,762	10,393	51,804	60,935	53,975	66,694	82,961
94300-070	Electrical Contracts	4,536	160	1,700	171	2,199	153	153
94300-080	Plumbing Contracts	20,800	3,500	2,200	4,000	6,500	3,300	1,100
94300-090	Extermination Contracts	60,500	8,900	10,000	11,000	12,000	8,600	10,000
94300-100	Janitorial Contracts	51,100	1,600	2,000	17,000	14,000	7,500	9,000
94300-110	Routine Maintenance Contracts	35,008	9,808	5,000	6,000	5,000	5,000	4,200
94300-120	Other Misc. Contract Costs	27,000	27,000	-	-	-	-	-
94000	Total Maintenance	1,715,985	265,640	218,704	299,806	368,174	286,247	277,414

Protective Services

95100	Protective Services-Labor	-	-	-	-	-	-	-
95500	Employee Benefits - Protective Services	-	-	-	-	-	-	-
95200	Protective Services Contract Costs	-	-	-	-	-	-	-
95300	Protective Service Other	10,000	1,500	1,500	1,500	1,500	2,000	2,000
95000	Total Protective Services	10,000	1,500	1,500	1,500	1,500	2,000	2,000

Insurance:

96100	Property	196,006	30,000	29,006	31,000	33,000	45,000	28,000
96110	General Liability	-	-	-	-	-	-	-
96120	Worker's Comp.	-	-	-	-	-	-	-
96130	Other Insurance	-	-	-	-	-	-	-
96140	Total Insurance	196,006	30,000	29,006	31,000	33,000	45,000	28,000

General Expenses

96200	Other General Expense	-	-	-	-	-	-	-
96210	Compensated Absences	3,935	-	600	237	1,193	985	920
96300	Payments in Lieu of Taxes	-	-	-	-	-	-	-
96400	Bad Debt-Tenants	70,484	22,000	5,000	5,778	15,520	13,368	8,818
96800	Severance Expense	-	-	-	-	-	-	-
96000	Total General Expenses	74,419	22,000	5,600	6,015	16,713	14,353	9,738

96900	Total Operating Expenditures	4,467,097	702,355	697,736	766,029	863,874	731,244	705,859
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97000	Cash Flow from Operations	1,114,478	351,299	105,964	115,971	292,047	184,656	64,541
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Other Financial Items-Sources & (Uses)

10010	Operating Transfers In	-	-	-	-	-	-	-
10020	Operating Transfers Out	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-
70610	HUD Grants-Capital Contributions	-	-	-	-	-	-	-
11020/96710	Debt Service Payment (Principal & Interest)	(127,580)	(19,137)	(20,413)	(22,964)	(25,516)	(19,137)	(20,413)
97100	Extraordinary Maintenance	(854,500)	(299,000)	(63,000)	(85,500)	(245,000)	(138,000)	(24,000)
	Capital Expenditures	-	-	-	-	-	-	-
	Other Items (PYA)	-	-	-	-	-	-	-
	Total Other Financial Items	(982,080)	(318,137)	(83,413)	(108,464)	(270,516)	(157,137)	(44,413)

10000	Net Cash Flow	132,398	33,162	22,551	7,507	21,531	27,519	20,128
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		PHA Name: ALBUQUERQUE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____		FFY of Grant: 2011 FFY of Grant Approval: _____	
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Revised ²		Total Actual Cost ¹	
Line	Summary by Development Account	Original		Obligated	Expended				
1	Total non-CFF Funds								
2	1406 Operations (may not exceed 20% of line 21) ³	145,000							
3	1408 Management Improvements	145,000							
4	1410 Administration (may not exceed 10% of line 21)	100,000							
5	1411 Audit	6,000							
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition								
9	1450 Site Improvement								
10	1460 Dwelling Structures	337,703							
11	1465.1 Dwelling Equipment—Nonexpendable	495,000							
12	1470 Non-dwelling Structures								
13	1475 Non-dwelling Equipment								
14	1485 Demolition								
15	1492 Moving to Work Demonstration								
16	1495.1 Relocation Costs								
17	1499 Development Activities ⁴								
18a	1501 Collateralization or Debt Service paid by the PHA								
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment								
19	1502 Contingency (may not exceed 8% of line 20)								
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,228,703							
21	Amount of line 20 Related to LBP Activities								
22	Amount of line 20 Related to Section 504 Activities								
23	Amount of line 20 Related to Security – Soft Costs								
24	Amount of line 20 Related to Security – Hard Costs								
25	Amount of line 20 Related to Energy Conservation Measures								

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: ALBUQUERQUE HOUSING AUTHORITY		Capital Fund Program Grant No: Date of CFFP: _____		2011	
Replacement Housing Factor Grant No: _____		FFY of Grant Approval: _____			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
		Date	Signature of Public Housing Director	Date	
		07/22/2011	<i>Dally Newman</i>		

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name/Number/AHS NM001	Locality (City/County & State) Albuquerque, Bernalillo, NM	Original 5-Year Plan			Revision No:	
		Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
A.						
B.	Physical Improvements Subtotal	Annual Statement	770,000	500,000	725,000	800,000
C.	Management Improvements		145,000	145,000	145,000	145,000
D.	PHA-Wide Non-dwelling Structures and Equipment		100,000	100,000	100,000	150,000
E.	Administration		100,000	100,000	100,000	100,000
F.	Other		50,000	50,000	50,000	50,000
G.	Operations		145,000	145,000	145,000	145,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds		1,265,000	1,310,000	1,040,000	1,400,000
L.	Total Non-CFP Funds					
M.	Grand Total		1,265,000	1,310,000	1,040,000	1,400,000

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Albuquerque Housing Services

NM 001

PHA Name

PHA Number/HA Code

x _____ 5-Year PHA Plan for Fiscal Years 20¹¹ - 20¹⁵ _____

x _____ Annual PHA Plan for Fiscal Years 20¹¹ - 20 _____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

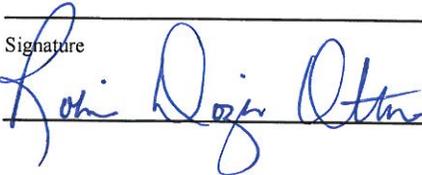
Title

Robin Dozier-Otten

Director, Department of Family and Community Services

Signature

Date



5/3/11

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Albuquerque Housing Services

Program/Activity Receiving Federal Grant Funding

CFP 2011

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

NM-15D 2709 12th Street, NW, Albuquerque, Bernalillo County, NM

NM-15C 3224 Lafayette NE, Albuquerque, Bernalillo County, NM

NM-15E 124 Pennsylvania SE, Albuquerque, Bernalillo County, NM

NM-04B 1212 Candelaria RD., NW, Albuquerque, Bernalillo County, NM

NM-10 8010 Constitution NE, Albuquerque, Bernalillo County, NM

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Dolly Newman

Title

Executive Director

Signature

X 

Date

04/19/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Albuquerque Housing Services

Program/Activity Receiving Federal Grant Funding

CFP 2011

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Dolly Newman

Title

Executive Director

Signature

Date (mm/dd/yyyy)

04/19/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Albuquerque Housing Authority</i> <i>1840 University Blvd, SE</i> <i>Albuquerque, NM 87106</i> Congressional District, if known: 3rd	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Dept. of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Dolly Newman</i></u> Print Name: <u>Dolly Newman</u> Title: <u>Executive Director</u> Telephone No.: <u>505-764-3999</u> Date: <u>5/31/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

ALBUQUERQUE HOUSING SERVICES

1840 University Boulevard SE / Albuquerque, NM 87106
Telephone 505 764-3920 FAX 764-3970 TDD 505 764-3994



April 19, 2011

On March 1, 2011 and April 10, 2011 a notice was posted in the Albuquerque Journal to advertise the 45 day comment period. A copy of the advertisement is attached. A copy of our plan was made available for review at our front desk, with a sign in/out sheet during our 45 day comment period. No one came in to review our plan during that time

On April 18, at 10:00 am, a meeting was held at the location advertised. Present were Ed Stang, Annette Gomez and Dolly Newman, all Housing Services employees. No citizens, participants or residents were in attendance from 10:00 am to 10:15 am.

Albuquerque Housing Services did not receive any written correspondence during the comment period.

A handwritten signature in blue ink that reads "Dolly Newman".

Dolly Newman
Executive Director



A Division of
City of Albuquerque
Department of Family & Community Services
EQUAL HOUSING OPPORTUNITY

*** Proof ***

Albuquerque Publishing Company
7777 Jefferson NE
Albuquerque, NM 87109
(505)823-7777

Account Information

Phone: (505) 764-3921
Name: CITY OF ALB-HOUSING SVCS
Account #: C80048
Address: PO BOX 1293

ALBUQUERQUE, NM 87103

Client:
Email:
Placed by: ANETTE GOMEZ
Fax #:

Ad Information

Classification: 0000-Legals - Government
Size: 1 x 68.820
Start date: 04-10-11 Billed size: 68.00 5.14 agate lines
Stop date: 04-10-11 Ad #: 6629310
Insertions: 1 Ad type: In-Column Display Ad
Description: Notice of Public Meeting on Housi
Rate code: Gov't Legal Display
Publications: Journal Sunday

Ad Cost: \$ 42.84
Tax @ 7.0000%: \$ 3.00
Tax @ 7.4375%: \$
Tax @ 8.1875%: \$
Total: \$ 45.84

Ad Copy:



Notice of Public Meeting on
Housing Services Plans
City of Albuquerque Housing
Services

The Quality Housing and Work Responsibility Act of 1998 requires the Housing Services Division of the City of Albuquerque to prepare a Five-Year Plan and Annual Plan covering operations of the Public Housing and Section 8 Housing Assistance Programs. On Monday April 18, 2011 at 10:00a.m. Albuquerque Housing Services (AHS) will hold a public meeting to receive comments from interested citizens and program participants on AHS' 20011-2015 Five-Year Plan and 2011 Annual Plan. The meeting will take place in AHS' Manuel Cordova Conference Room located at 1840 University SE, Albuquerque, NM.

The draft Plans and all supporting documentation are now available to the public for viewing at the administrative offices of the Albuquerque Housing Services (AHS)

*** * * Proof * * ***

**Albuquerque Publishing Company
7777 Jefferson NE
Albuquerque, NM 87109
(505)823-7777**

located at 1840 University SE
Monday-Friday between the hours
of 8:00a.m. - 12:00p.m.

For additional information, includ-
ing accessibility for persons with
disabilities, call the Administrative
Offices of Albuquerque Housing
Services at 764-3915 or by TTY at
764-3994.
Journal: March 1, April 10, 2011

Notice of Public Meeting on Housing Services Plans

City of Albuquerque Housing Services

The Quality Housing and Work Responsibility Act of 1998 requires the Housing Services Division of the City of Albuquerque to prepare a Five-Year Plan and Annual Plan covering operations of the Public Housing and Section 8 Housing Assistance Programs. On Monday April 18, 2011 at 10:00 a.m. Albuquerque Housing Services (AHS) will hold a public meeting to receive comments from interested citizens and program participants on AHS' 2011-2015 Five-Year Plan and 2011 Annual Plan. The meeting will take place in AHS' Manuel Cordova Conference Room located at 1840 University S.E., Albuquerque, N.M.

The draft Plans and all supporting documentation are now available to the public for viewing at the administrative offices of the Albuquerque Housing Services (AHS) located at 1840 University S.E. Monday-Friday between the hours of 8:00 a.m.-12:00 p.m.

For additional information, including accessibility for persons with disabilities, call the Administrative Offices of Albuquerque Housing Services at (505) 764-3915 or by TTY at (505) 764-3994.

*Published in the Albuquerque Journal
March 2, 2011 and April 10, 2011*

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: Albuquerque Housing Services PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): July 1, 2011 PHA Code: NM001														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 953 Number of HCV units: 4152														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To improve the quality of life in our community by providing housing opportunities and services that help our participants and residents increase self sufficiency in a safe and healthy environment.														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. AHS will continue applying for funding to increase the programs and services for the clients and continue to modify its units through the Capital Fund Program. AHS will be addressing the 504 accessibility barriers through the CFP. In the past year AHS has been able to replace water heaters and heating systems with														
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No elements have been revised since the last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies are provided at the AHS Administrative Offices located at 1840 university Blvd., SE, Albuquerque, NM 97106														
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.														
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.														
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.														
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.														
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.														

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Please see attached</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Please see attached</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The prior Executive Director has retired from service. The new Executive Director has a vision of improving the status of the housing authority by partnering with other housing directors, community services, other governmental organizations and non profits to enhance the progress of family self sufficiency.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial Deviation: If new program activities are required or adopted to reflect changes in HUD regulations or as a result of national or local emergencies, these activities are exempted actions and will not be considered as substantial deviation from the 5 year plan.</p> <p>Significant Amendment/Modification: A change in policy pertaining to the operation of the housing authority relating to major strategies to address housing needs and to major policies governing eligibility, selection or admissions and rent determination will be considered significant amendments or modifications. All significant modifications require full public process.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

- 9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- 9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- 10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:
- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
 - (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.



ALBUQUERQUE HOUSING SERVICES VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

Notwithstanding its title, this policy is gender-neutral and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth Albuquerque Housing Services (herein called "AHS") policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This policy shall be applicable to the administration by AHS of all its federally subsidized public housing and Section 8 rental assistance programs under the United States Housing Act of 1937 (42 U.S.C. §1427 et seq.).

II. Goals and Objectives

This policy has the following principal goals and objectives:

- A. Maintaining compliance, including training of appropriate staff managing AHS properties, with all applicable legal requirements imposed by VAWA;
- B. Participating, with others, in protecting the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by AHS;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, or stalking;
- D. Cooperating, with others, in formation and maintenance of collaborative arrangements between AHS, law enforcement authorities, victim services providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by AHS; and
- E. Responding in accordance with AHS policies and procedures to incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by AHS.

III. Other AHS Policies and Procedures

This policy shall be referenced in and attached to AHS Five-Year PHA Plan and, where appropriate, provisions consistent with this Policy shall be incorporated in and made a part of AHS Admissions and Continued Occupancy Policy (ACOP), AHS Section 8 Administrative Plan (Admin Plan), and other AHS policies. AHS annual public housing agency plan shall

also contain information concerning AHS activities, services or programs relating to domestic violence, dating violence, and stalking.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* AHS will not deny admission to public housing or to the Section 8 rental assistance programs to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Admissions Preference.* Applicants for housing assistance from AHS will receive a preference in admissions by virtue of their status as victims of domestic violence. Applicant **MUST** certify to that effect and provide the required documentation (i.e., referral letter) from the District Attorneys office.

C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, AHS, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, AHS shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. AHS will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by AHS:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. The victim of domestic violence, once housed under the “preference” category, will be required to cooperate fully with the District Attorneys Office in the prosecution of the alleged domestic violence perpetrator(s). Failure to cooperate with the district attorney shall be cause to terminate housing assistance and the dwelling lease that was provided under the “preference” category of the ACOP.
3. In addition to the foregoing, tenancy or assistance will not be terminated by AHS as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of AHS' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither AHS nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of AHS or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or AHS, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, AHS or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by AHS. Leases used for all public housing operated by AHS and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by AHS, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, AHS or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., AHS shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by AHS. Section 8 owners or managers receiving rental assistance administered by AHS may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to AHS or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to AHS or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
3. *Police or court record* - by providing to AHS or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by AHS, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The AHS Division or his/her designee, or a Section 8 Owner or property manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Division Manager or his/her designee, owner or property manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to AHS or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by AHS shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence

A. *Requests for transfer.* The opportunity to transfer in Public Housing due to incidents of domestic violence, dating violence and/or stalking is described in the ACOP. The opportunity to relocate in the Section 8 rental assistance programs due to incidents of domestic violence, dating violence and/or stalking is described in the Admin Plan. Except with respect to portability of Section 8 assistance, as provided in section D below, the decision to approve or disapprove a transfer shall be made in accordance with the ACOP or Admin Plan, as applicable. This policy does not create an additional right on the part of any public housing tenant or Section 8-assisted tenant to be granted a transfer.

B. *Action on Request for Transfer.* AHS will act upon such a request promptly.

C. *Family rent obligations.* If a family occupying AHS public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by AHS. In cases where AHS determines that the family's decision to move was reasonable under the circumstances, AHS may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

D. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. *Court orders.* It is AHS policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by AHS and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other AHS policies regarding family break-up are contained in AHS ACOP and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of AHS to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If AHS staff becomes aware that an individual assisted by AHS is a victim of domestic violence, dating violence or stalking, AHS will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring AHS either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case.

XII. Notification

AHS shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by AHS.

Albuquerque Housing Needs 2011 Annual Plan

Using the 2008 estimate, the City of Albuquerque is estimated to have a population of 521,999. The racial compositions of Albuquerque in 2008 were as follows: 67.5% White, (44.2% Non Hispanic Whites), 3.5% Black or African American, 5.1% Native American, 2.6% Asian, <0.1% Native Hawaiian and other Pacific Islander, 18.0% Some other race, and 3.3% with two or more races.

The median income for a household in the city was \$38,272, and the median income for a family was \$46,979. Males had a median income of \$34,208 versus \$26,397 for females. The per capita income for the city was \$20,884. About 10.0% of families and 13.5% of the population were below the poverty line, including 17.4% of those under age 8 and 8.5% of those ages 65 or over.

There were 183,236 households out of which 30.2% had children under the age of 18 living with them, 43.656% were married couples living together, 12.9% had a female householder with no husband present, and 38.5% were non families. 30.5% of all households were made up of individuals and 8.4% had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 3.02.

As of February 2011, there were a total of 3892 households on the Albuquerque Housing Services Public Housing and Section 8 wait lists consisting of the following:

Extremely low income <=30% AMI	3142
Very low income >30% but <=50% AMI	749
Low income >50% by <=80% AMI	1
Households with children	2227
Elderly households	338
Households with disabilities	1124
Race/Ethnicity (White/Hispanic)	2295
White/non-Hispanic	886
Black/Hispanic	8
Black/non-Hispanic	221
All other (non White/non Hispanic)	473

2. **Developments designated for elderly, near elderly, disabled, and physically impaired families:** Elderly, near elderly, disabled and physically impaired families will receive a priority for admission to units or buildings covered by a HUD-approved Designation Plan.
3. **Mixed Population Developments:** Elderly and near elderly families, disabled families or physically impaired will receive equal priority for admission to such units together with other family types.

D. LOCAL PREFERENCE BASED ON INCOME

There is one local preference in effect based on ranges of income. Applicants will be grouped as follows:

- **Tier I:** Families with incomes between 0% and 30% of area median income (this group **MUST** constitute at least **40%** of all admissions in any year);
- **Tier II:** Families with incomes between 31% and 80% of area median income (the target for this group is **60%** of all admissions in any year).

Method of Applying Preferences

To ensure AHS admits the statutorily required 40% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income in any of our housing developments, AHS will rank applicants within both income tiers, in order, as Displacement, Upward Mobility or no preference. Four out of every ten applicants admitted will be from Tier I. Within each of the ranking preference categories, offers will be made by oldest application.

1. AHS will house applicants from Tiers I and II on the waiting list by selecting first from the Involuntary Displacement applications, then from Upward Mobility applicants within each Tier, and then, if the Upward Mobility applications are exhausted, by selecting from the No-preference applicants within each Tier.
2. AHS will also offer units to current residents on the transfer list. Certain types of transfers are processed before new admissions and other types of transfers are processed with new admissions, using a ratio set forth in the Tenant Selection and Assignment Plan (TSAP). Transfers do not count toward the 40% Tier I requirement.
3. AHS will not hold units vacant for applicants with preferences, nor will it relax eligibility or screening criteria to admit otherwise unqualified applicants with preferences.

E. OTHER PREFERENCES

All eligible families will be placed on the *waiting list by date and time following local "Ranking Preference(s)" with one (1) being the highest priority.*

- I. Involuntary Displacement Preference:
 - a) Families displaced by official government action; or
 - b) Families displaced by natural disaster declared by the President of the United States; or
 - c) Families displaced because of fire or explosion followed by condemnation; or
 - All Involuntary Displacements **MUST** provide an official "Notice and Order to Vacate" prior to assigning a preference. In the event, the governmental entity does not issue official notices, a letter can be substituted, but must include language that orders the occupying household to vacate the premises.
 - d) Families who are required to move due to a domestic violence situation that threatens the health and safety of the family; or

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2007 FFY of Grant Approval: 2008	
PHA Name: ALBUQUERQUE HOUSING AUTHORITY		Capital Fund Program Grant No: NM02P00150107 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no:)			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	139,400.00	139,400.00	139,400.00	139,400.00
3	1408 Management Improvements	200,500.00	160,500.00	160,500.00	150,057.61
4	1410 Administration (may not exceed 10% of line 21)	139,400.00	139,400.00	139,400.00	139,400.00
5	1411 Audit	6,000.00	6,000.00	6,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	1,000.00	1,000.00	1,000.00	207.54
9	1450 Site Improvement	300,000.00	300,000.00	300,000.00	73,491.16
10	1460 Dwelling Structures	226,780.00	348,280.00	348,280.00	348,280.00
11	1465.1 Dwelling Equipment—Nonexpendable	198,000.00	198,000.00	198,000.00	185,480.87
12	1470 Non-dwelling Structures	5000.00	5000.00	5000.00	
13	1475 Non-dwelling Equipment	117,200.00	117,200.00	117,200.00	117,200.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1000.00	1000.00	1000.00	900.00
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2008	
PHA Name: Albuquerque Housing Authority	Grant Type and Number Capital Fund Program Grant No: NM02P001501-07 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
18a	1501 Collateralization or Debt Service paid by the PHIA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	81,500.00	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,415,780.00	1,415,780.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Daly Hewman</i>		Signature of Public Housing Director	
Date 4/29/11		Date 4/29/11	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2008 FFY of Grant Approval: 2009	
PHA Name: ALBUQUERQUE HOUSING AUTHORITY		Capital Fund Program Grant No: NM02P001501-08 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant	Original	Revised ²	Total Actual Cost ¹	Obligated	Expended
Line	Original	Revised ²	Total Estimated Cost	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	127,584.00		127,584.00	127,584.00
3	1408 Management Improvements	255,168.00		255,168.00	
4	1410 Administration (may not exceed 10% of line 21)	127,584.00		127,584.00	127,584.00
5	1411 Audit	5000.00		5,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00		1,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00		50,000.00	20180.20
10	1460 Dwelling Structures	235,000.00		235,000.00	235,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	342,750.00		342,750.00	332,759.00
12	1470 Non-dwelling Structures	70,000.00		70,000.00	
13	1475 Non-dwelling Equipment	118,618.00		118,618.00	73,336.53
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1000.00		1000.00	
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2009	
PHA Name: ALBUQUERQUE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NM02P001501-08 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
Line		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	90,000.00	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,423,704.00	1,333,704.00
21	Amount of line 20 Related to LBP Activities		916,443.73
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Debra J. ...</i>		Signature of Public Housing Director	
Date 4/28/11		Date 4/28/11	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Albuquerque Housing Authority		Capital Fund Program Grant No: NM02S001501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report))	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	33,505.00		33,505.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	104,500.00		104,500.00	104,500.00
11	1465.1 Dwelling Equipment—Nonexpendable	613,885.00		613,885.00	613,885.00
12	1470 Non-dwelling Structures	1,050,238.00		1,050,238.00	932,099.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Albuquerque Housing Authority	Grant Type and Number Capital Fund Program Grant No: NM02S001501-09 Replacement Housing Factor Grant No: Date of CFPP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities	1,802,128.00	1,802,128.00
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Dorey Johnson</i>		Signature of Public Housing Director	
Date 4/27/11		Date 4/27/11	

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: ALBUQUERQUE HOUSING AUTHORITY		Capital Fund Program Grant No: NM02P001501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2010	
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost¹	
		Original		Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	142,190.00	142,190.00	142,190.00	
3	1408 Management Improvements	92,104.00			
4	1410 Administration (may not exceed 10% of line 21)	142,190.00	142,190.00	142,190.00	
5	1411 Audit	5000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	80,000.00			
10	1460 Dwelling Structures	731,520.00	15,620.00		
11	1465.1 Dwelling Equipment—Nonexpendable	60,000.00			
12	1470 Non-dwelling Structures	5,000.00			
13	1475 Non-dwelling Equipment	60,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1000.00			
17	1499 Development Activities ⁴				

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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2010	
PHA Name: ALBUQUERQUE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NM02P001501-09 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	85,000.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,414,004.00	300,000.00
21	Amount of line 20 Related to LBP Activities		284,380.00
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Dalyhman</i>		Signature of Public Housing Director	
Date 4/29/11		Date 4/29/11	

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 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2010 FFY of Grant Approval: 2011	
PHA Name: Albuquerque Housing Authority		Capital Fund Program Grant No: NM02P001501-10 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	141,269.00	141,269.00	141,269.00	141,269.00
3	1408 Management Improvements	30,000.00	30,000.00		
4	1410 Administration (may not exceed 10% of line 21)	141,269.00	141,269.00	141,269.00	141,269.00
5	1411 Audit	5,000.00	5,000.00	5,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00	15,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	277,152.00	277,152.00		
10	1460 Dwelling Structures	566,000.00	566,000.00	100,000.00	26,386.38
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	1,000.00	1,000.00		
13	1475 Non-dwelling Equipment	130,000.00	130,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1,000.00	1,000.00		
17	1499 Development Activities ⁴				

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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2011	
PHA Name: Albuquerque Housing Authority	Grant Type and Number Capital Fund Program Grant No: NM02P001501-10 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	103,580.00	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,411,270.00	382,538.00
21	Amount of line 20 Related to LBP Activities		308924.38
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Dale Newman</i>		Signature of Public Housing Director	Date 4/29/11
			Date 4/29/11

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