BOARD OF HOUSING COMMISSIONERS
RESOLUTION NO. 2012-10

APPROPRIATING FUNDS FOR THE AHA FOR FINANCIAL YEAR 2013, BEGINNING JULY 1, 2012 AND ENDING JUNE 30, 2012.

WHEREAS, the City Council, the Governing Body of the City of Albuquerque, a New Mexico Municipal Corporation, passed and adopted City Resolution 2010-97 (Enactment # R-2010-145), on December 6, 2010, to establish a Board of Housing Commissioners to govern the Albuquerque Housing Authority (AHA), and to make AHA a Public Body Corporate; and

WHEREAS, Richard J. Berry, Mayor of the City of Albuquerque, signed and approved Bill no. R-2010-97, on December 22, 2010, enacting it as the Municipal Housing Policy of the City of Albuquerque, pursuant to the City's delegated powers from the State, under the Municipal Housing Law of New Mexico (§3-45-1 NMSA 1978); and

WHEREAS, the Municipal Housing Law of New Mexico (§3-45-1 NMSA 1978) and City of Albuquerque Resolution 2010-97, both authorize the Board to adopt an annual budget to appropriate funding for the continued operation of the Albuquerque Housing Authority, and for capital improvements in AHA programs; and

WHEREAS, the AHA Board of Housing Commissioners, the Governing Body of AHA, finds that it is in the long term best interest of AHA to approve adoption of this Budget (a copy of the Financial Year 2013 Budget is attached as Exhibit 1) to appropriate continued funding for the operation of AHA programs, and to fund capital improvements; and

WHEREAS, Fiscal Year 2013, begins on July 1, 2012 and ends on June 30, 2013; and

WHEREAS, the program budgets have been prepared using current and previous year data; and

WHEREAS, these budgets apply to all AHA programs (e.g. Public Housing, Section 8 Housing Choice Vouchers, and all other programs); and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that AHA submit the Public Housing Program budget to the HUD Field Office for review each year. And Form HUD 52574 must be signed by the AHA Board Chairperson and submitted with the Budget to HUD; and,

NOW, THEREFORE, BE IT RESOLVED BY THE AHA BOARD OF HOUSING COMMISSIONERS that: the proposed Budget for Financial Year 2013 is a hereby approved. The Board Chairman is given authorization to sign Form HUD 52574, after which it shall be submitted to the U.S. Department of Housing and Urban Development (HUD) for review (see Form HUD 52574).

PASSED AND ADOPTED this 28th day of June, 2012

BY A VOTE OF 4 FOR, AND 0 AGAINST.

Members Absent: 1

Members voting against: 0

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: _____
Stephen J. Vogel, Chairperson of the Board

ATTEST:

_____ Associate Director
Andrew Estocin on behalf of Robin Dozier Otten, Interim Secretary to the Board
and Interim Executive Director

PUBLIC HOUSING ASSET MANAGEMENT PROJECTS
FISCAL YEAR 2013
SITE BUDGETS

FDS LINE ITEM	ACCOUNT NUMBER	Description	Total AMPs	GL100	GL101	GL102	GL103	GL104	GL105
		OPERATING RECEIPTS							
703	311000	DWELLING RENTAL	$ 2,197,550	$ 345,438	$ 399,000	$ 475,000	$ 373,112	$ 300,000	$ 305,000
706	340100	REVENUE - PHA HUD SUBSIDY GRANT	$ 2,176,083	$ 430,817	$ 252,393	$ 271,163	$ 502,775	$ 370,390	$ 348,544
715	366000	CGP OPERATIONS INCOME	$ 109,430	$ 16,415	$ 17,509	$ 19,697	$ 21,886	$ 16,415	$ 17,509
715	369000	OTHER INCOME	$ 16,400	$ 2,300	$ 5,300	$ 7,000	$ 1,100	$ -	$ 700
	369001	FSS FORFEITURES	$ 700					$ 700	
	361000	INTEREST ON GF INVESTMENT	$ -						
		TOTAL OPERATING RECEIPTS	**$ 4,500,163**	**$ 794,970**	**$ 674,202**	**$ 772,860**	**$ 898,873**	**$ 687,505**	**$ 671,753**
		ADMINISTRATIVE EXPENSES							
911	411000	ADMINISTRATIVE SALARIES	$ 159,422	$ 23,913	$ 25,508	$ 28,696	$ 31,884	$ 23,913	$ 25,508
914	412000	COMPENSATED ABSENCES	$ 10,000	$ 1,500	$ 1,600	$ 1,800	$ 2,000	$ 1,500	$ 1,600
917	413000	LEGAL EXPENSE	$ 15,000	$ 2,250	$ 2,400	$ 2,700	$ 3,000	$ 2,250	$ 2,400
916	414000	STAFF TRAINING	$ 50,000	$ 7,500	$ 8,000	$ 9,000	$ 10,000	$ 7,500	$ 8,000
916	415000	TRAVEL	$ 15,000	$ 2,250	$ 2,400	$ 2,700	$ 3,000	$ 2,250	$ 2,400
	417000	ACCOUNTING & AUDITING FEE	$ 14,000	$ 2,100	$ 2,240	$ 2,520	$ 2,800	$ 2,100	$ 2,240
915	418200	ADMIN. EMPLOYEE BENEFITS	$ 72,584	$ 10,888	$ 11,613	$ 13,065	$ 14,517	$ 10,888	$ 11,613
916	419002	COLLECTION AGENCY FEES							
	419000	OFFICE EXPENSES							
916	419003	COPY MACHINE CHARGES	$ 1,000	$ 160	$ 164	$ 171	$ 199	$ 153	$ 153
916	419004	OFFICE SUPPLIES	$ 18,000	$ 2,700	$ 2,880	$ 3,240	$ 3,600	$ 2,700	$ 2,880
916	419005	MEMBERSHIP DUES/PUBLICATION	$ 1,000	$ 160	$ 164	$ 171	$ 199	$ 153	$ 153
916	419006	MINOR OFFICE EQUIPMENT	$ 1,000	$ 160	$ 164	$ 171	$ 199	$ 153	$ 153
916	419007	POSTAGE	$ 1,000	$ 160	$ 164	$ 171	$ 199	$ 153	$ 153
916	419008	POSTAGE MACHINE LEASE		$ -	$ -	$ -	$ -	$ -	$ -
916	419009	PRINTING/DUPLICATION	$ 1,500	$ 225	$ 240	$ 270	$ 300	$ 225	$ 240
916	419010	TEMP. FORCE CHARGES	$ 13,000	$ 1,950	$ 2,080	$ 2,340	$ 2,600	$ 1,950	$ 2,080
916	419011	TELEPHONE/ANSWERING SERV	$ 12,500	$ 1,875	$ 2,000	$ 2,250	$ 2,500	$ 1,875	$ 2,000
916	419012	OTHER	$ 200,000	$ 30,000	$ 32,000	$ 36,000	$ 40,000	$ 30,000	$ 32,000
916	419013	COMPUTER SUPPLIES		$ -	$ -	$ -	$ -	$ -	$ -
913	419014	MANAGEMENT FEE	$ 557,000	$ 83,550	$ 89,120	$ 100,260	$ 111,400	$ 83,550	$ 89,120
918	419015	BOOKKEEPING FEE	$ 85,000	$ 12,750	$ 13,600	$ 15,300	$ 17,000	$ 12,750	$ 13,600
920	419016	ASSET MGT FEE	$ 114,240	$ 17,136	$ 18,278	$ 20,563	$ 22,848	$ 17,136	$ 18,278
		Total Operating-Administrative	**$ 1,341,246**	**$ 201,226**	**$ 214,615**	**$ 241,389**	**$ 268,243**	**$ 201,200**	**$ 214,573**
		TENANT SERVICES							
921	421000	TENANT SERVICES -SALARIES	$ 192,969	$ 28,945	$ 30,875	$ 34,734	$ 38,594	$ 28,945	$ 30,875
923	428200	TENANT SERV EMP BENEFITS	$ 88,547	$ 13,282	$ 14,168	$ 15,938	$ 17,709	$ 13,282	$ 14,168
	422000	TENANT SERVICES OTHER	$ -						
		Total Tenant Services	**$ 281,516**	**$ 42,227**	**$ 45,043**	**$ 50,673**	**$ 56,303**	**$ 42,227**	**$ 45,043**
		UTILITIES							
931	431000	WATER	$ 448,000	$ 73,000	$ 75,000	$ 55,000	$ 95,000	$ 65,000	$ 85,000
932	432000	ELECTRICITY	$ 210,500	$ 5,500	$ 50,000	$ 110,000	$ 8,500	$ 30,000	$ 6,500
933	433000	GAS	$ 120,000	$ 5,000	$ 55,000	$ 35,000	$ 5,000	$ 10,000	$ 10,000
		Total Utilities	**$ 778,500**	**$ 83,500**	**$ 180,000**	**$ 200,000**	**$ 108,500**	**$ 105,000**	**$ 101,500**
		MAINTENANCE & OPERATIONS							
941	441000	OM&O LABOR	$ 261,040	$ 94,806	$ 30,056	$ 30,056	$ 36,546	$ 34,882	$ 34,694
942	442000	OM&O MATERIALS	$ 325,000	$ 70,000	$ 20,000	$ 25,000	$ 75,000	$ 85,000	$ 50,000
942	442001	OM&O MATERIALS-TOOLS	$ 12,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
	443000	OM&O CONTRACTS	$ 301,718	$ 70,052	$ 24,619	$ 27,274	$ 76,049	$ 48,368	$ 55,356
943	443001	OM&O ELEVATORS	$ 7,000			$ 7,000			
943	443002	MAINTENANCE UNIFORMS	$ 6,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
943	443003	VEHICLE MAINTENANCE	$ 31,000	$ 6,000	$ 3,500	$ 4,000	$ 7,000	$ 7,000	$ 3,500
943	443004	HVAC MAINTENANCE	$ 24,500	$ 2,000	$ 3,000	$ 10,000	$ 3,500	$ 1,000	$ 5,000
943	443005	OFFICE EQUIP. SERVICE							
943	443008	ROOF REPAIRS	$ 50,000	$ 10,000	$ 5,000	$ 5,000	$ 10,000	$ 10,000	$ 10,000
943	443009	FIRE EXTING/PROTEC. SERVICE	$ 7,000	$ 1,500	$ 1,000	$ 500	$ 1,500	$ 1,500	$ 1,000
943	443010	ELECTRICAL REPAIRS	$ 15,000	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
943	443012	PLUMBING REPAIRS	$ 20,600	$ 3,500	$ 2,200	$ 4,000	$ 6,500	$ 3,300	$ 1,100
943	443013	PEST CONTROL	$ 54,000	$ 8,000	$ 8,000	$ 10,000	$ 12,000	$ 8,000	$ 8,000
943	443015	BUILDING MAINTENANCE							
943	443016	GLASS/SCREEN/DOOR REPAIR	$ 26,500	$ 3,975	$ 4,240	$ 4,770	$ 5,300	$ 3,975	$ 4,240
943	443017	GROUNDS MAINTENANCE	$ 27,500	$ 500	$ 1,000	$ 7,000	$ 15,000	$ 2,000	$ 2,000
943	443018	OTHER REPAIRS/MAINT.	$ 36,000	$ 10,000	$ 5,000	$ 6,000	$ 5,000	$ 5,000	$ 5,000
943	443019	COMPUTER MAINTENANCE							
943	443021	TEMP FORCE/WORK SOURCE	$ 210,000	$ 31,500	$ 33,600	$ 37,800	$ 42,000	$ 31,500	$ 33,600
943	443022	CLEANING SERVICES	$ 40,000	$ 6,000	$ 6,400	$ 7,200	$ 8,000	$ 6,000	$ 6,400
943	443023	BATHTUB REFINISHING	$ 5,000	$ 750	$ 800	$ 900	$ 1,000	$ 750	$ 800

$ 159,422
$ 10,000
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$ 72,584
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$ 12,500
$ 200,000
$ -
$ 557,000
$ 85,000

2012 SUBSIDY ALLOCATION ADJUSTMENT TOOL $2,176,083

AMP	JAN-JUNE	2,176,083 1,033,643	1,142,440	JULY-DEC
200	204,639	0.197978412	226,178	430,817
201	119,887	0.115984919	132,506	252,393
202	128,803	0.124610721	142,360	271,163
203	238,819	0.231045922	263,956	502,775
204	175,936	0.170209637	194,454	370,390
205	165,559	0.160170388	182,985	348,544
	1,033,643	100%	1,142,440	2,176,083

	200	201	202	203	204	205
	31,710	33,383	38,471	28,397	22,998	23,926
	28,959	32,933	39,243	36,433	23,151	23,446
	27,392	33,332	39,366	30,949	22,930	24,898
	26,518	32,724	38,681	33,240	26,477	28,926
	27,301	33,461	42,410	28,851	24,818	25,730
	28,864	34,077	39,685	33,970	26,615	23,999
	29,660	32,747	39,322	28,545	26,743	25,706
	29,889	33,401	39,523	28,357	26,656	26,906
	28,494	33,498	39,152	29,390	26,012	23,695
FY11	258,986	299,756	356,055	278,334	226,604	227,436
FY12	240,844	303,600	350,231	249,174	240,617	182,767
	0.92995049	1.012824338	0.98364184	0.89523308	1.06183901	0.80359767
	5.68708644					
	0.94784774					
FY12	341,526	398,555	471,605	361,840	306,856	300,340
	321,034	398,555	462,173	325,656	306,856	240,272
FY11&12	499,830	603,356	706,286	527,508	467,221	410,203
AVG	333,220	402,237	470,858	351,672	311,481	273,469

PUBLIC HOUSING ASSET MANAGEMENT PROJECTS
FISCAL YEAR 2013
SITE BUDGETS

FDS LINE ITEM	ACCOUNT NUMBER	Description	Total AMPs	GL100	GL101	GL102	GL103	GL104	GL105	
943	443029	EQUIP REPAIRS & MAINT	$ 6,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	
943	443031	CARPENTRY SERVICES	$ 90,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	
943	443033	EQUIPMENT RENTAL	$ 3,000	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	
943	4431	GARBAGE & TRASH REMOVAL	$ 180,000	$ 27,000	$ 28,800	$ 32,400	$ 36,000	$ 27,000	$ 28,800	
	447000	PROTECTIVE SERVICES								
945	448200	MAINTENANCE EMP BENEFITS	$ 121,931	$ 18,290	$ 19,509	$ 21,948	$ 24,386	$ 18,290	$ 19,509	
		Total Maintenance	**$ 1,860,789**	**$ 385,873**	**$ 218,724**	**$ 262,848**	**$ 386,781**	**$ 315,565**	**$ 290,999**	
		INSURANCE PREMIUMS								
961	451000	INSURANCE	$ 156,478	$ 23,472	$ 25,036	$ 28,166	$ 31,296	$ 23,472	$ 25,036	
		Total insurance Premiums	**$ 156,478**	**$ 23,472**	**$ 25,036**	**$ 28,166**	**$ 31,296**	**$ 23,472**	**$ 25,036**	
		OTHER GENERAL EXPENSES								
964	457000	COLLECTION LOSSES BAD DEBT TENAN	$ 70,484	$ 22,000	$ 5,000	$ 5,778	$ 15,520	$ 13,368	$ 8,818	
962	459000	OTHER GENERAL EXPENSES								
		Total Other General Expenses	**$ 70,484**	**$ 22,000**	**$ 5,000**	**$ 5,778**	**$ 15,520**	**$ 13,368**	**$ 8,818**	
		INTEREST EXPENSE								
967	5610	Interest on Notes Payable (Short and Long Term	$ 11,150	$ 1,673	$ 1,784	$ 2,007	$ 2,230	$ 1,673	$ 1,784	
		Interest expense and Amortization cost	**$ 11,150**	**$ 1,673**	**$ 1,784**	**$ 2,007**	**$ 2,230**	**$ 1,673**	**$ 1,784**	
		NON ROUTINE EXPENSE								
967	461030	Extraordinary Maintenance								
		Interest expense and Amortization cost	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		Total Operating Expenses	**$ 4,500,163**	**$ 759,970**	**$ 690,202**	**$ 790,861**	**$ 868,873**	**$ 702,505**	**$ 687,753**	
		Excess Revenue Over Operating Expenses	**$ -**	**$ (35,000)**	**$ 16,000**	**$ 18,000**	**$ (30,000)**	**$ 15,000**	**$ 16,000**	**$ 1**

2012 SUBSIDY ALLOCATION ADJUSTMENT TOOL $2,176,083

PHA Board Resolution
Approving Operating Budget

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

OMB No. 2577-0026
(exp.12/31/2012)

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 Code: NM-01

PHA Fiscal Year Beginning: 7/01/2012

Board Resolution Number: 2012-10

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 Budget approved by Board resolution on:	6/28/2012
☑	Operating Budget submitted to HUD, if applicable, on:	6/28/2012
☐	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 expenditure 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(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

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 Chairperson's Name:	Signature:	Date:
Stephen J. Vogel, Chairperson of the Board		6/28/2012