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ALBUQUERQUE HOUSING AUTHORITY

**Attachment 2: New Activities**

*Mixed Finance Modernization or Development*

AHA manages a portfolio of 949 units of public housing. All the units were built in the 70's and early 80's. No major rehab has taken place at these properties. The properties have been maintained primarily with annual capital fund grants. Energy performance contracts in 2005 and 2018 and ARRA funding in 2009 allowed for some additional infusions of capital into the properties, these were primarily used for improving energy efficiency. Based on a recent assessment these properties have, conservatively, immediate critical capital needs of \$5.3 million and another \$18.5 million over the next 20 years. AHA receives approximately \$1 million a year for the capital needs of the properties. The capital needs at these properties outweigh the annual funding we receive. The agency must find additional sources to supplement current funding.

*Demolition and/or Disposition*

AHA has submitted applications for the demolition of the housing units currently located at 1840-1878 Broadway Place NE (30 units) as part of the RAD conversion of this property. The goal is to replace the existing units with a greater number of new units and may utilize Tenant Protection Vouchers at the property. In addition, AHA intends to submit applications for the disposition of units in AMP NM001000000, AMP NM001000001, and AMP NM001000003 to utilize Tenant Protection Vouchers at the properties. See Conversion of Public Housing to Project-Based Assistance under RAD below for additional details.

*Designated Housing for Elderly and/or Disabled Families*

**AHA plans to resubmit applications for designated Housing for Elderly and Disabled on the following properties:** 1212 Candelaria NW, 701 5th St SW, and 9725 Comanche NE

**AHA plans to resubmit applications for Near Elderly on the following properties:** mbudo Towers (8010 Constitution NE), Wainwright Apts. (5601 Gibson SE).

*Conversion of Public Housing to Project-Based Assistance under RAD*

**Conversion of Public Housing to Project-Based Assistance under RAD**

AMP: NM001000001 & NM00100003

Development Names: (NM001000001) 1212 Candelaria (50 units); 615 Arno (8 units); 415 Fruit (38 units); 701 5<sup>th</sup> Street (60 units); (NM001000003) Broadway (30 units); 320 Roma (50 units); 6100 Harper (59 units); 120 La Plata (32 units); 3224 Lafayette (18)

Application Status: An application for the phased conversion of the AMPs was submitted to HUD in August 2018. Individual applications were simultaneously submitted for phase 1 (615 Arno, 415 Fruit, and 320 Roma) and phase 2 (6100 Harper). In November 2018, HUD issued a Commitment to Enter into a Housing Assistance Payments (CHAP) for phase 1 and phase 2 conversions. In February 2020, HUD issued a CHAP for phase 3, conversion of 1840-1878 Broadway Place NE.

Number of units affected: 345

Description: The Commons at Martineztown, Broadway, & Harper the first phase of the proposed RAD conversion is the conversion and rehabilitation of the properties at 415 Fruit Ave NE (38 units), 615 Arno St. NE (8 units), and 320 Roma Ave NE (50 units). The second phase of the proposed RAD conversion is the conversion and rehabilitation of the property at 6100 Harper Dr NE (59 units). The third phase of the proposed RAD conversion is the conversion of 1840-1878 Broadway Place NE (30 units). This proposed third phase will involve the demolition of the existing and redevelopment of the site with a larger number of newly constructed units. AHA intends to assign 13 Project-Based Vouchers to this project. Remaining units in the AMPs will be converted and rehabilitated at future dates.

**Conversion of Public Housing to Project-Based Assistance under RAD**

AMP: NM001000000

Development Names: Sunset Gardens (57 units); 60<sup>th</sup> Street (42 units); Don Gabal (31 units); 12<sup>th</sup> Street (22 units)

Application Status: Letter of Interest to be submitted March 2018

Anticipated Application Date: AHA anticipates submitting a phased application for the conversion of the AMP in the summer of 2019.

Number of units affected: 152

Description: The first phase of the proposed conversion will be the conversion and rehabilitation of 60<sup>th</sup> Street, and the possible addition of new units. If new units are added, AHA may assign Project-Based Vouchers to the new units. Remaining units in the AMPs will be converted and rehabilitated at future dates.

*Occupancy by Police Officers*

AHA will continue to actively seek occupancy by law enforcement to further create safe environments for all tenants.

*Project-Based Vouchers*

AHA intends to issue approximately 50 to 75 project-based vouchers (PBV) to projects that help further AHA goals as outlined in the Admin Plan, and this will include assigning Project-Based Vouchers to AHA-owned units. All applications will be received and review in accordance with the Admin Plan.

The AHA has issued Section 8 Housing Assistance Payment (HAP) contracts to assign Project-Based Vouchers to five local apartment complexes:

<b>Project Name</b>	<b>Location</b>	<b>Owner</b>	<b># of project based vouchers/ population served</b>
Kentucky Manor Apartments	437 Kentucky Street SE, Albuquerque	New Life Homes	9 Homeless
Luna Lodge	9119 Central Avenue NE, Albuquerque	New Life Homes	7 Homeless
NLH4	6600 Delia Road SW, Albuquerque	New Life Homes	15 Homeless
Sundowner Lodge	6101 Central Ave NE, Albuquerque	New Life Homes	18 Homeless
Generations at West Mesa	5710 Avalon Rd. NW, Albuquerque	Gorman & Company; Catholic Charities	11 Seniors and grand families

AHA has issued an Agreement to Enter Into Housing Assistance Payments Contract (AHAP) for one project:

<b>Project Name</b>	<b>Location</b>	<b>Owner</b>	<b># of project based vouchers/ population served</b>
Nuevo Atrisco	7909 Central Avenue NW, Albuquerque	YES Housing Inc.	20 Families with children

AHA has selected two applications for an award of project-based vouchers:

<b>Project Name</b>	<b>Location</b>	<b>Owner</b>	<b># of project based vouchers/ population served</b>
Luminaria Senior Community	10600 Central Avenue SE, Albuquerque	Greater Albuquerque Housing Partnership	23 Seniors
Broadway/McKnight	1840-1878 Broadway Place NE, Albuquerque	Albuquerque Housing Authority	13 Families with Children

*Units with Approved Vacancies for Modernization*

As AHA continues with rehabilitation of units and UFAS remodels, AHA will seek approval from HUD to remove these units from the PHAS count while they are being rehabilitated.

*Other Capital Grant Programs*

AHA intends to submit request for funds from the City of Albuquerque CDBG program to help develop and preserve decent affordable public housing, to provide services to the most vulnerable in our communities.

AHA intends to submit an Emergency Safety and Security Grants application. The table below summarizes the proposed activities.

## Emergency Safety & Security Grant Activity Summary

PROPERTY			Activity
<i>NM Identification</i>	<i># of units</i>	<i>Property Name</i>	
NM-16B	32	120 La Plata NW	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-04B	50	1212 Candelaria NW	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-10	101	8010 Constitution NE	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-13B	62	5601 Gibson SE	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>

NM-13A	18	608 Grove SE	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-15E	20	124 Pennsylvania SE	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-20/21	59	6100 Harper NE	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-15A NM-15B	24 14	514 Morris NE 716 Morris NE	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> <li>• Increase "natural surveillance" by fence modification.</li> <li>• Install additional exterior lighting</li> </ul>
NM-All	953	All	<ul style="list-style-type: none"> <li>• Install property improvements to increase physical safety and security measures necessary to address crime and drug-related emergencies such as fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy</li> <li>• Install additional video surveillance around parking lot.</li> </ul>

			<ul style="list-style-type: none"><li>• Increase "natural surveillance" by fence modification.</li><li>• Install additional exterior lighting</li></ul>
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*Additional AHA Housing Funds*

AHA has approximately \$6.8 million in the State of New Mexico Local Government Investment Pool (LGIP) from the proceeds from the sale of public housing units. AHA proposes to use these funds, with HUD approval, for some of the following purposes:

- 1) To construct units at existing sites or new sites.
- 2) Gap funding for soft or hard costs on moderate and substantial rehabilitation projects; including acquisition of land and/or buildings; and demolition and replacement of public housing units.
- 3) Supplement capital fund to maintain existing housing stock.
- 4) Implement homeownership programs on units that are divested.