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ALBUQUERQUE HOUSING AUTHORITY

## Attachment 2

### **B.1 Revision of Plan Elements**

#### *Deconcentration of Poverty Policy*

##### **Overview:**

Additional information on the Albuquerque Housing Authority's Deconcentration of Poverty Policy can be found in Chapter 4 of the *Admissions and Continued Occupancy Policy (ACOP)* as well as in Chapter 13 of the AHA's *Section 8 Housing Choice Voucher Program Administrative Plan*.

#### **ACOP Chapter 4: Applications, Waiting List and Tenant Selection, Section 4-III.B. Selection Method.**

##### AHA Policy

The AHA will determine the average income of all families in all covered developments on an annual basis and will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

For developments outside the EIRAHA will take the following actions to provide for deconcentration of poverty and income mixing:

##### ***Skipping families on the wait list to achieve required goals. Order of Selection [24 CFR 960.206(e)]***

AHA's system of preferences will select families according to the date and time of application. Families will be selected from the waiting list based on preference points. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by AHA. When selecting applicants from the waiting list, AHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. AHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features. By matching unit and family characteristics as well as taking into consideration an applicant's readiness to move, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and AHA policy.

### **Section 8 Housing Choice Voucher Program Chapter 13: Part I.A. Owner Recruitment and Retention**

Recruitment AHAs are responsible for ensuring that very low income families have access to all types and ranges of affordable housing in the AHA's jurisdiction, particularly housing outside areas of poverty or minority concentration. A critical element in fulfilling this responsibility is for the AHA to ensure that a sufficient number of owners, representing all types and ranges of affordable housing in the AHA's jurisdiction, are willing to participate in the HCV program. To accomplish this objective, AHAs must identify and recruit new owners to participate in the program.

#### AHA Policy

The AHA will conduct owner outreach to ensure that owners are familiar with the program and its advantages. The AHA will actively recruit property owners with property located outside areas of poverty and minority concentration. These outreach strategies will include: Distributing printed material about the program to property owners and managers; Contacting property owners and managers by phone or in-person; Holding owner recruitment/information meetings at least once a year; Participating in community based organizations comprised of private property and apartment owners and managers; and developing working relationships with owners and real estate brokers associations. Outreach strategies will be monitored for effectiveness, and adapted accordingly.

AHA presently uses a variety of payment standards to increase mobility throughout its service area. These payment standards are established to provide increased opportunity for voucher holders to fully access housing in all areas of the Albuquerque and Rio Rancho. Payments standards that approach 110% of FMR are designed to deconcentrate poverty and reduce the clustering of vouchers in certain areas.

*Financial Resources*

**Financial Resources (Albuquerque Housing Authority 2019 Annual Budget)**

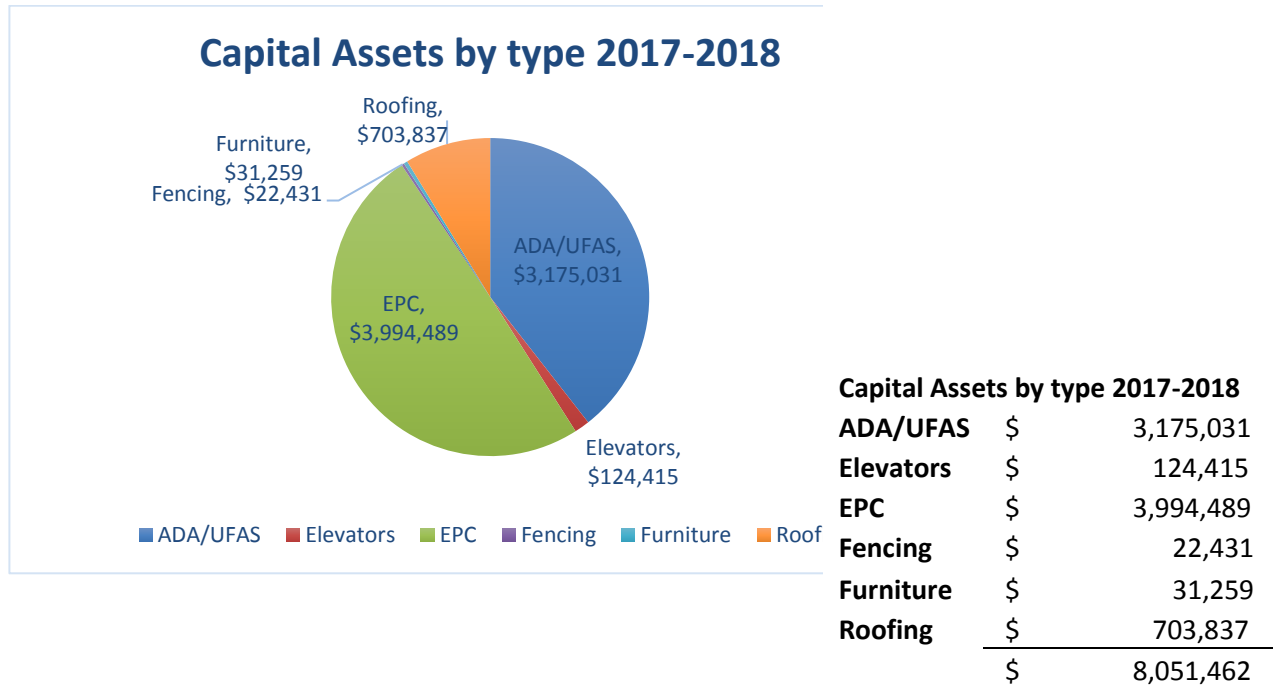
The adopted operating budget for FY 2019 is \$37,440,355. The adopted development budget for FY 2019 is \$1,274,000.

As in prior years, majority of AHA’s operating revenues is coming from federal financial assistance to provide low-income housing. Rental revenues are budgeted higher in 2019 to reflect an increase in operating subsidy due to Energy Performance Contract (EPC) fully implemented in all of ABQ Housing units. Rental revenues represent all tenant rents paid in the public housing units.

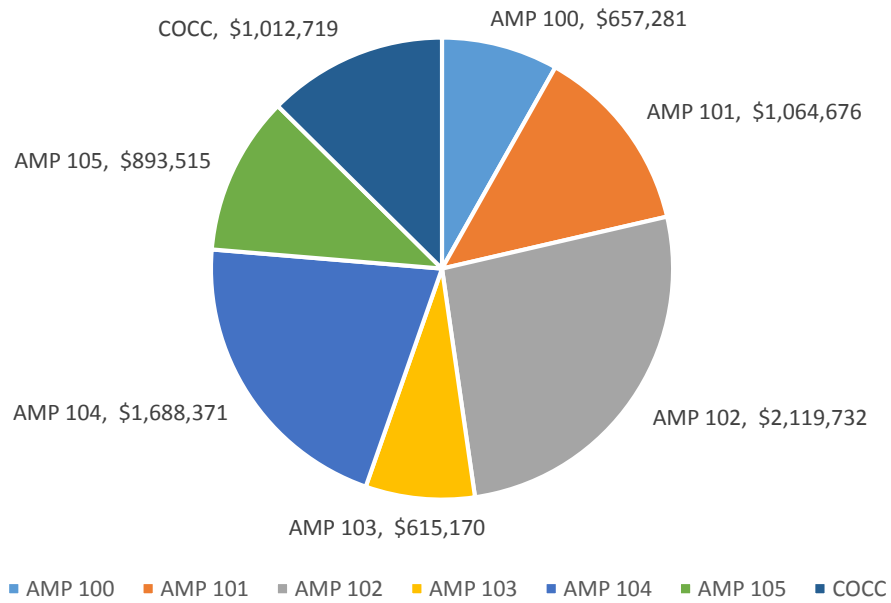
Federal financial assistance from HUD of \$30.1 million includes \$26.6 million in Housing Assistance Payments for the HCV and tenant based program clients, \$3.5 million in public housing operating subsidies and the remainder in various capital grants and other resident program grants. Other income and contributions of \$100,500 thousand consist mainly of service charges and late payment charges to tenants, and washer-dryer revenues. Sales proceeds are budgeted based on planned sales of land and property.

All Capital financings are shown as revenue sources due to AHA being the developer in various mixed finance real estate developments. These sources include, but not limited to, Low Income Housing Tax Credit (LIHTC) equity, and various HUD Capital grants. There is an increase in development activity in 2019.

See charts below:



### Capital Improvements 2017-2018



| Capital Improvements 2017-2018 |                     |
|--------------------------------|---------------------|
| <b>AMP 100</b>                 | \$ 657,281          |
| <b>AMP 101</b>                 | \$ 1,064,676        |
| <b>AMP 102</b>                 | \$ 2,119,732        |
| <b>AMP 103</b>                 | \$ 615,170          |
| <b>AMP 104</b>                 | \$ 1,688,371        |
| <b>AMP 105</b>                 | \$ 893,515          |
| <b>COCC</b>                    | \$ 1,012,719        |
|                                | <b>\$ 8,051,462</b> |

*Community Service and Self-Sufficiency Programs:*

AHA collaborates with a number of self-sufficiency programs throughout the City of Albuquerque. These services provide a range of services including food assistance, credit counseling, and job search assistance. AHA presently maintains a Family Self Sufficiency Program that brings these service together for regular workshops and client growth.

*Asset Management:*

**The proposed Albuquerque Housing Authority 5YR Strategic Plan is available for review at the following locations:**

- AHA Main Office, 1840 University SE, Albuquerque, NM 87106
- Embudo Towers, 8010 Constitution NE, Albuquerque, NM 87110
- La Amistad Community Center (AHA), 415 Fruit NE, Albuquerque, NM 87102
- Online at [www.abqha.org](http://www.abqha.org)

Information regarding the Public Hearing for the FY2020-2024 Strategic Plan, opportunities for the public to give input on the Plan during the Public Comment Period, and information on how the Public can review Albuquerque Housing Authority policies and other required documents was posted in Albuquerque Journal Sunday Edition (2/17/2019), is posted online at [www.abqha.org](http://www.abqha.org) and is posted in English and Spanish at the **following property sites:**

- AHA Main Office, 1840 University SE, Albuquerque, NM 87106
- Embudo Towers, 8010 Constitution NE, Albuquerque, NM 87110
- La Amistad Community Center (AHA), 415 Fruit NE, Albuquerque, NM 87102
- 1212 Candelaria Albuquerque, NM 87107
- 9109 Copper NE, Albuquerque, 87123
- Wainwright Manor, 5601 Gibson SE, 87108

**This information is also available online at [www.abqha.org](http://www.abqha.org)**

*Safety and Crime Prevention:*

*AHA monitors calls for service on a monthly basis throughout its properties and has taken steps to improve physical conditions to allow for more natural surveillance and crime deterrence. AHA consistently takes steps to pursue lease enforcement according to New Mexico law.*

*Criteria for Substantial Deviation and Significant Amendment/Modification*

**Substantial Deviation:** Defined as a change in mission or policy that impacts the capacity of the Albuquerque Housing Authority to make progress towards the identified goals of its 5- Year Strategic Plan or resulting in a change in the goals of its 5-Year Strategic Plan.

**Significant Amendment or Modification:** Defined as: discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, or plans of the agency and which require formal approval of the Board of Commissioners