



ALBUQUERQUE HOUSING AUTHORITY

Attachment 1

B.2: Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

Overview:

Below are the prioritized goals and objectives to be implemented by the Albuquerque Housing Authority over the next five years to address the prioritized affordable housing needs identified during the *City of Albuquerque's 2018-2022 Consolidated Plan* development process and the City of Albuquerque/City of Rio Rancho Assessment of Fair Housing 2016-2017. In developing the goals and objectives listed below, the Albuquerque Housing Authority made a concentrated effort to ensure that goals and objectives fit the strengths and mission of the AHA, are aligned and consistent with the City of Albuquerque's Consolidated Plan, support on-going efforts to affirmatively further fair housing, and can effectively improve and increase affordable housing opportunities for low income children and families.

Goal 1: Increase quantity of affordable housing opportunities for households at or below 50% of AMI

Rational:

Greatest housing need: The most common housing problem by far in the City of Albuquerque is being cost burdened and severely cost burdened. Of the 222,491 households in Albuquerque (census 2006), 82,495 households (37%) earn less than 80% of AMI (\$47,989). Of these households, 20,374 renter households and 12, 299 homeowner households are severely cost burdened (spend >50% of income on housing costs). The majority of these severely cost burdened households (12,370 renter households and 4,220 homeowner households) are extremely low income, i.e. earn less than 30% of AMI. **Supply of affordable housing units for Very Low and Extremely Low Income populations:** There are 25,565 households in the City of Albuquerque earning 0-30% of AMI and only 4,040 units affordable to households at this income level. This equals a need for 21,525 additional housing units affordable to households earning 0-30 percent of AMI. There are 48,640 total households within the City with incomes under 50% of AMI. Of these households 26,949 are severely cost burdened. There are 20,400 housing units affordable to these income groups.

Objective 1.1: Partner with external funding sources to expand housing opportunities for 483 households per year

Objective 1.2: Increase supply of affordable housing opportunities for families at or below 50% of AMI by identifying and applying for new funding sources.

Objective 1.3: Maintain current portfolio of 945 public housing units and 3,800 Section 8 vouchers

Goal 2: Improve the quality of affordable housing opportunities for households at or below 80% of AMI

Rationale:

49% ABQ homeowner occupied housing stock is over 40 years, with an additional 29% over 20 years. 53% of the City's multifamily housing stock is over 40 years old with an additional 32% over 20 years old. As noted in the Assessment of Fair Housing, the majority of the City's multifamily housing stock was constructed prior to 1991 and requirements to meet federal access standards. Also noted in the Assessment of Fair Housing there are 62,528 persons in the region with ambulatory disabilities and only 2,751 publicly supported housing units (2,000 in Albuquerque and 51 in Rio Rancho) occupied by disabled persons.

Objective 2.1: Implement a Rental Assistance Demonstration Program (RAD) to renovate and address deferred maintenance needs

Objective 2.2: Increase the number of accessible public housing units for families at or below 50 % of AMI by 48 housing units.

Objective 2.3 Increase accessibility modifications for Section 8 Voucher holders for families at or below 50% of AMI by providing financial assistance to eligible landlords.

Objective 2.4 Maintain portfolio of 75 units of senior housing

Goal 3: Improve access to higher income neighborhoods for families at or below 50% of AMI.

Rationale:

The most common household type in Albuquerque is small family households, representing 41.9 percent of all households in the city. 50% of households with young children have earnings under 80% of AMI. 60% of households living in R/ECAP (Racially or Ethnically Concentrated Areas of Poverty) are families with children. Families with children are more likely to live in areas with lower performing schools (concentration of families with children in the International District, Albuquerque's SW neighborhoods, and within Singing Arrow.

Objective 3.1: Increase dispersion of Section 8 Housing Choice Vouchers by effectively adjusting payment standards

Objective 3.2: Increase landlord participation in Section 8 Housing Choice Voucher program by implementing landlord incentive programs for eligible landlords

Goal 4: Increase affordable housing and neighborhood revitalization efforts that support families at or below 50% of AMI.

Rationale:

The most common household type in Albuquerque is small family households, representing 41.9 percent of all households in the city. 50% of households with young children have earnings under 80% of AMI. 60% of households living in R/ECAP (Racially or Ethnically Concentrated Areas of Poverty) are families with children. Families with children are more likely to live in areas with lower performing schools (concentration of families with children in the International District, Albuquerque's SW neighborhoods, and within Singing Arrow.

Objective 4.1: Work in collaboration with community partners to identify new funding sources and build political awareness of the importance of affordable housing and neighborhood revitalization efforts.

Goal 5: Improve placement rates and housing success rates for vulnerable populations

Rationale:

The 2018 Section 8 waiting list had a 30% placement rate. The 2018 Section 8 Lottery had an estimated 32.3% placement rate. For Public Housing, of the 1334 households that were contacted 178 (13%) were able to be placed, During the same time period 51 evictions - Includes tenants that moved prior to court action or left owing money.

Objective 5.1: Increase housing readiness and housing success of vulnerable populations