

Attachment 4_AHA current Monitoring Report

| Goals | Objectives | Status of Objectives | Notes on Activities |
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| <p><u>Goal 1: Increase quantity of affordable housing opportunities for households at or below 50% of AMI.</u></p> | <p>Objective 1.1: Partner with external funding sources to expand housing opportunities for low income households.</p> | <p>Caution</p> | <p>TBRA Program is coming to a close. A city audit has been scheduled. AHA will incorporate the results of the audit in the next monitoring report. Staff currently working on developing transition plans for remaining TBRA Program participants. Transition Plan template has been developed. Completion of transition plans with program participants is behind schedule. The search for additional funding sources is pending and is also slightly behind schedule. Activities with the VASH Program and the rental deposit assistance project with Catholic Charities are on track and going well. AHA was awarded additional VASH vouchers. Staff continue to work with CYFD and NMCEH and local HUD office to explore possibilities of applying for vouchers to serve homeless youth.</p> |
| | <p>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.</p> | <p>On track</p> | <p>Activities are on track for developing relationships with commercial lenders and LIHTC investors and commercial brokers. Activities to ensure that the AHA PBV Program processes are in compliance and running efficiently are on track. Staff have reviewed the PBV sections Admin Plan and have developed tracking tools and improved communication processes with external PBV partners. Activities to update housing plan to determine projects and timeline for future deals is on track.</p> |
| | <p>Objective 1.3: Maintain current portfolio of 945 public housing units and 3,800 Section 8 vouchers.</p> | <p>Caution</p> | <p>Efforts to improve communication across departments to track efficiency of programming is still behind schedule and efforts are being made to support staff to implement these activities. However, activities to support departments to develop data tracking tools/processes; to refine remote working processes and procedures; and to set-up information sharing folders are on track. Additionally, activities to improve and refine AHA training processes are being implemented on schedule and activities to develop criteria for the AHA incentive program</p> |

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| | | | have been completed. Other activities to review onboarding and recruitment activities are on track. Lastly, activities to apply for additional CDBG funds and to implement CDBG activities are on track and staff are implementing activities to improve AHA reporting tools and processes are being implemented on schedule. |
| <p><u>Goal 2: Improve the quality of affordable housing opportunities for households at or below 80% of AMI.</u></p> | <p>Objective 2.1: Implement a Rental Assistance Demonstration Program (RAD) to renovate and address deferred maintenance needs.</p> | On track | <p>Activities to submit application for 60th Street, update AHA housing plan to determine projects & timeline for future deals, and to participate in applicable RAD webinars & training opportunities are all on track. Additionally staff are utilizing the plan developed for The Commons and creating plans for implementation of RAD for Broadway and Harper as scheduled. Staff also continue outreach out to potential partners as planned and are working to create tracking mechanism for tracking outreach to stakeholders on schedule. Additionally, staff have completed tasks to hire a “File Compliance” company and are implementing activities to document the RAD Relo process and file process for LIHTC and PBV compliance on schedule. Lastly, activities to train Section staff on the RAD PBV recertification process has been completed.</p> |
| | <p>Objective 2.2: Increase the number of accessible public housing units for families at or below 50 % of AMI by 48 housing units.</p> | Caution | <p>Activities to create a partnership between COA Department of Senior Affairs and to develop referral process are currently being implemented and staff are continuing to work on identifying and setting up referral processes with agencies that support to residents needing support with accessibility issues. Activities to identify tenant/property needs, i.e., elderly/disability properties for rehab are behind schedule as are activities to review and revise internal processes for the delivery and storage of supplies for the regional offices. Activities to develop a Covid-19 emergency work order protocol have been completed. Lastly staff continue to work on obtaining a VCA certification.</p> |
| | <p>Objective 2.3: Increase accessibility modifications</p> | On track | <p>Activities to research possible landlord incentives and to establish partnerships with community partners are being</p> |

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| | for Section 8 Voucher holders for families at or below 50% of AMI by providing financial assistance to eligible landlords. | | implemented as well as activities to meet with organizations regarding wheel chair ramp and handicap accessibility programs. Activities to develop a survey and use the survey to identify the modification needs to Section 8 and PBV tenants are on track. |
| | Objective 2.4: Maintain portfolio of 75 units of senior housing. | On track | Oversight and maintenance activities for Rio Vista are happening on schedule. |
| | Objective 2.5: Improve quality housing opportunities by implementing community stabilization initiatives | Caution | Activities to develop and implement supports and procedures for Resident /Tenant Advisory groups are behind schedule and are in need of support. Activities to coordinate lease enforcement between the AHA PH and Legal departments are underway. Activities to review AHA policies on informal hearings and the impact of Covid-19 on these processes and policies has been completed. Activities to train Property Managers on current eviction moratoriums and processes have been completed. Staff have updated lease violation notice forms and activities to adopt new Covid-19 practices and processes are being implemented on schedule. Activities regarding the application for a Safety and Security Grant have been completed and activities to build partnerships with local law enforcement are being implemented on schedule. Outreach activities to neighborhood associations, COA, and other stakeholders are being implemented and are on track. |
| <u>Goal 3: Improve access to higher income neighborhoods for families at or below 50% of AMI.</u> | Objective 3.1: Increase dispersion of Section 8 Housing Choice Vouchers by effectively adjusting payment standards. | On track | Activities to review and revise AHA briefing packets to include information that support applicants to identify neighborhoods with high school ratings, good walkability scores, good bus routes, etc. are slightly behind schedule. Activities to review and revise Payment Standards have been completed. Activities to use data to analyze trends in per unit costs (PUC) and identify policy options for reducing PUC are currently being implemented on schedule. |

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| | Objective 3.2: Increase landlord participation in Section 8 Housing Choice Voucher program by implementing landlord incentive programs for eligible landlords. | On track | Activities to review budget utilization numbers in relation to market conditions are underway. Also, activities to develop strategies to support landlords with training and/or other incentives are pending. |
| <u>Goal 4: Increase affordable housing and neighborhood revitalization efforts that support families at or below 50% of AMI</u> | 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. | Complete | Same as last report. Recent check-in confirmed that the City is not ready to submit an application (Choice Neighborhood Grant) in 2020. Linda Bridge continued to meet with the Housing Committee, a subcommittee of the Homeless Coordinating Council. |
| <u>Goal 5: Improve placement rates and housing success rates for vulnerable populations.</u> | Objective 5.1 Increase housing readiness | On track | Activities to review AHA Admin and ACOP policies regarding application and intake processes have been completed. Inefficiencies have been identified and tools for tracking the application and intake processes have been developed. Improved communication processes and intake processes are being piloted. Referral processes (referral forms, tracking tools, and processes) to support applicants to complete and submit online applications and to gather intake paperwork have been developed and are now being piloted. |
| | Objective 5.2 Increase housing success of vulnerable populations | On track | Resident/Tenant Team triage plans are being implemented. FSS and ROSS programs are being implemented on schedule. Staff are working to distribute PPE supplies to Section 8 senior households and support families with children who are experiencing food insecurities. |