



## 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 low income households.

**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 public housing units and 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:** Improve the implementation of Property/Asset Management Best Practices

**Objective 2.3:** Improve the Implementation of Inspection processes and best practices.

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 the dispersion of Section 8 housing vouchers to neighborhoods outside of high poverty areas.

**Objective 3.2:** Increase landlord participation in Section 8 housing voucher programs

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:**

This Goal to improve placement rates and housing success rates for vulnerable populations came about as staff noticed increases in the number of applicants and tenants who were having difficulties completing AHA intake and annual certification processes. Additionally, over the past few years staff have experienced an increase in households who have difficulty living independently, maintaining safe and secure housing environments, maintaining budgets, and/or maintaining the good mental health and supporting good mental health of within their households and communities. Consequently to ensure that AHA Programs are accessible to all applicants and that residents have access to AHA Service Coordination Programs, objectives 5.1 and 5.2 were developed.

**Objective 5.1:** Increase housing readiness for AHA applicants

**Objective 5.2:** Increase housing success rates of vulnerable populations participating in AHA Programs