



# ALBUQUERQUE HOUSING AUTHORITY

Empowering people in our community through affordable housing and self-sufficiency opportunities

**To:** Albuquerque Housing Authority Board of Housing Commissioners

**From:** Linda Bridge, Executive Director

**Date:** April 17, 2019

**Re:** Executive Communication (EC) 2019-01 Project Based Voucher (PBV) Contract Awards

**Background:** The United States Department of Housing and Urban Development (HUD) allows local Public Housing Authorities (PHAs) that already administer a tenant-based Section 8 Housing Choice Voucher (HCV) rental assistance program under an Annual Contributions Contract (ACC) with HUD to locally choose take up to 20 percent of that PHAs authorized HCV units and attach the section 8 rental assistance funding to specific units (Project-Based) rather than using it for tenant-based vouchers. PHAs may only operate a Project Based Voucher (PBV) program if doing so is consistent with the PHA’s Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities. AHA has included this PBV option in its Annual Plan and the policies that govern the PBV program are included in the AHA Section 8 HCV Administrative Plan.

PBV rental assistance may be attached to existing rental housing or newly constructed or rehabilitated housing units. Projects can be selected by a PHA using two methods: 1) through a Request for Proposals (RFP) competition, or 2) proposals accepted on an ongoing basis from owners that were competitively selected under another federal, state or local housing assistance program (walk up to apply method).

**Discussion:** AHA issued an RFP in 2016 seeking competitive proposals from property owners of existing rental housing units to receive an allocation of PBVs to better serve homeless persons living in the City of Albuquerque. The four projects outlined below were selected from the RFP process and AHA entered into long term PBV Housing Assistance Payment (HAP) contracts with the owner of these apartment buildings in November 2018. Support services for PBV unit residents are provided on site.

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
Kentucky Manor, 437 Kentucky St SE	New Life Homes	9	5 years	\$369,900
Luna Lodge, 9119 Central Av NE	New Life Homes	7	5 years	\$282,660
NLH4, 6600 Delia Rd SW	New Life Homes	15	5 years	\$641,220
Sundowner, 6101 Central Av NE	New Life Homes	18	5 years	\$634,920



/abqha



/HousingABQ



Equal Housing Opportunity Agency



AHA has also selected two additional proposals (summarized below) that had been competitively selected under other federal, state or local housing assistance programs (e.g. federal housing tax credits). AHA executed an Agreement to Enter into HAP Contract (AHAP) with Generations at West Mesa in July 2018. That privately-owned project is currently under construction and expected to be complete in August 2019. Pending AHA Board approval and compliance with all HUD requirements, AHA would execute a long-term HAP contract with the owner at that time. AHA is proposing an AHAP Contract with Nuevo Atrisco, pending AHA Board approval. Construction starts in May 2019. Detailed project summaries are attached.

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
Generations at West Mesa, 5715 Avalon Rd NW	Gorman & Co., Catholic Charities	11	20 years	\$2,031,360
Nuevo Atrisco, 8081 Central Av NW	YES Housing	20	20 years	\$4,031,520

The contract value was conservatively estimated based on the full amount of initial rents, the number of units and the term of the initial contract. Any contracts estimated at a value over \$500,000 require AHA Board approval under the terms of the AHA Procurement Policy (Part 17.1, pg. 28), AHA Res. 2016-07.

**Staff Recommendation:**

- Request board ratification of the HAP contracts for NLH4 and Sundowner.
- Request board ratification of the AHAP contract for Generations at West Mesa and approval of the subsequent HAP contract.
- Request board approval of the AHAP and HAP contracts for Nuevo Atrisco.

By voting to formally approve receipt of this Executive Communication, the **AHA BOARD OF HOUSING COMMISSIONERS**, the governing body of the AHA does:

1. Ratify the HAP Contracts for NLH4 and Sundowner.
2. Ratify the AHAP Contract and approve a HAP Contract for Generations at West Mesa.
3. Approve an AHAP Contract and HAP Contract for Nuevo Atrisco.
4. Authorize the Executive Director, or a designee appointed by the Executive Director, to execute the AHAP and HAP contracts, pending compliance with all HUD requirements.

PASSED and ADOPTED this 17th day of April, 2019.  
 BY A VOTE OF  4  FOR, AND  0  AGAINST.

Members Absent:  Rivera-Wiest   
 Members voting against: \_\_\_\_\_

ALBUQUERQUE HOUSING AUTHORITY  
 BOARD OF HOUSING COMMISSIONERS

By:  /s Janet McHard   
 Janet McHard, Chairperson of the Board

ATTEST:

/s Linda Bridge   
 Linda Bridge, Secretary to the Board and Executive Director