



ALBUQUERQUE HOUSING AUTHORITY

Attachment 3

B.5 Progress Report

Goals	Objectives	Notes on Activities
<p><u>Goal 1: Increase quantity of affordable housing opportunities for households at or below 50% of AMI.</u></p>	<p><b>Objective 1.1: Partner with external funding sources to expand housing opportunities for low income households.</b></p>	<p>Activities to implement the current TBRA Program and the VASH Program are on track. Per this Objective the AHA will continue to look for opportunities to apply for VASH funds as needed.</p>
	<p><b>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.</b></p>	<p>Activities to apply for additional funds, develop relationships with commercial lenders and investors, and apply for LIHTC funds are on track. Processes to identify procedures to implement PBV projects are currently being developed.</p>
	<p><b>Objective 1.3: Maintain current portfolio of 945 public housing units and 3,800 Section 8 vouchers.</b></p>	<p>This Objective focuses on improving AHA Public Housing and Section HCV Program processes. These quality improvement activities are being implemented in addition to regular staff workloads and multi-year activities.</p> <p>Activities to identify technology resources and needs are being implemented on schedule as well as activities to implement employee engagement surveys and applications for CDBG funds.</p> <p>The following activities are behind schedule for Year 1: Development of information sharing processes across AHA Departments;</p>

		<p>identification of technology needs and resources to support staff development and information sharing across departments; improvement of processes and tools that support continued training for staff; and the maintenance and enhancement of systems for hiring and retaining employees</p> <p>That these quality improvement activities are overdue is most likely an indicator that the AHA was a bit too ambitious in setting these timelines. Timelines for quality improvement initiatives will need to be revisited during the next planning cycle. There is no concern at this time that this Objective will not be met.</p>
<p><u>Goal 2: Improve the quality of affordable housing opportunities for households at or below 80% of AMI.</u></p>	<p><b>Objective 2.1: Implement a Rental Assistance Demonstration Program (RAD) to renovate and address deferred maintenance needs.</b></p>	<p>Activities for this Objective are on track. Activities to implement education and advocacy have included: meetings and outreach with the Mayor, City Councilors and State legislators; distribution of the AHA Annual Report; holding regional office open houses; outreach to neighborhood associations; and resident meetings</p> <p>One activity that is behind schedule is: training staff on how to implement the RAD Program. This activity is being implemented and the timeline has been adjusted</p>
	<p><b>Objective 2.2: Increase the number of accessible public housing units for families at or below 50 % of AMI by 48 housing units.</b></p>	<p>Work is completed on the accessibility improvements to AHA units and common areas. The timeline to obtain certification for improvements has been extended. Partnership activities with the COA and with other external partners are behind schedule. Activities to develop a survey tool to identify resident needs are also behind schedule. These activities are quality improvement initiatives and therefore need to be implemented on top of current workloads. The initial timeline for these activities may</p>

		have been too ambitious. Timelines will be revisited during the next planning cycle.
	<b>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.</b>	Activities to: a) research incentives for landlords; b) to survey Section 8 and PBV tenants concerning modification needs; and c) to update forms are behind schedule. Activities are taking place, but timelines will need to be adjusted during next planning cycle.
	<b>Objective 2.4: Maintain portfolio of 75 units of senior housing.</b>	Activities to maintain the Rio Vista portfolio are being implemented on schedule.
	<b>Objective 2.5: Improve quality housing opportunities by implementing community stabilization initiatives</b>	Activities to support Resident/Tenant Advisory Boards and to improve processes and tools to handle lease violations are behind schedule. Timelines for these activities are being adjusted to get these activities back on track. All other activities are being implemented on schedule.
<u>Goal 3: Improve access to higher income neighborhoods for families at or below 50% of AMI.</u>	<b>Objective 3.1: Increase dispersion of Section 8 Housing Choice Vouchers by effectively adjusting payment standards.</b>	Activities to: a) research deconcentration of poverty strategies, b) develop tracking mechanisms to measure impact of payment standards on deconcentration of poverty, and, c) to evaluate the effectiveness of payment standards are behind schedule. While timelines for these activities will need to be adjusted, there is not a concern at this time that this objective will not be met.
	<b>Objective 3.2: Increase landlord participation in Section 8 Housing Choice Voucher program by implementing landlord incentive programs for eligible landlords.</b>	Activities to research landlord incentives that support tenants to access housing opportunities are behind schedule. Timelines will be adjusted so that the objective is still achieved within the 5-year timeframe.

<p><u>Goal 4: Increase affordable housing and neighborhood revitalization efforts that support families at or below 50% of AMI</u></p>	<p><b>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.</b></p>	<p>Activities to identify community partners and set up exploratory groups are being implemented on schedule.</p>
<p><u>Goal 5: Improve placement rates and housing success rates for vulnerable populations.</u></p>	<p><b>Objective 5.1 Increase housing readiness</b></p>	<p>Activities to: a) track timelines of voucher lease ups and PH waiting list timeframes; b) identify issues faced by persons on waiting lists are behind schedule. These activities are part of a larger culture shift for the AHA. Timelines for this culture shift may have been too ambitious for the first year. Timelines will be revisited during next planning cycle.</p>
	<p><b>Objective 5.2 Increase housing success of vulnerable populations</b></p>	<p>Activities to: a) set up Program Coordinating Committee for the ROSS and FSS Programs are being implemented but are behind schedule. Activities to identify partners for comprehensive service support network are underway and the network is constantly being updated. Timelines to complete this process will need to be extended and to be on going. In addition, developing a calendar to support and identify training needs for Program participants is overdue. Timelines will need to be revisited and revised. There is no concern at this time that this objective will not be met.</p>