ALBUQUERQUE HOUSING AUTHORITY

Attachment 3

B.6 Resident Advisory Board (RAB) Comments and Public input

Overview:
Stakeholder input into the development of the goals and objectives for the 5YR Plan was gathered on February 5, 2019 and February 7, 2019 during two face to face meetings. The chart below list the Exhibits associated with these two meetings. Input from the meetings was used to refine the five year goals and objectives for the Albuquerque Housing Authority's (AHA) FY2020-2024 Strategic Plan and to develop thoughtful and doable activities for the FY2020 Annual Plan.

Name of document	Exhibit Number
Focus Group Meeting Agendas 3.5.2019 and 3.7.2019	**#1**
Presentation Materials for 3.5.2019 and 3.7.2019	**#2**
Results of focus group discussions	**#3**
Invite lists and Sign-in sheets	**#4**

Additional input for the AHA FY2020-2024 Strategic Plan and the FY2020 Annual Plan documents is being requested during a 45-day Public Comment Period beginning February 17th. **Exhibit #5** lists the dates, times, and locations for additional public meetings as well as provides information on where and how documents can be accessed online. All input gathered during the 45 day Public Comment Period will be compiled, addressed, and submitted with the FY2020-2024 Strategic Plan.

Exhibit 1. Agendas

Albuquerque Housing Authority
5YR Strategic Plan and Annual Plan
Staff meeting

February 5, 2019
9am-12pm
AHA Main Office conference room

Meeting Objectives:

- Have everyone on the same page as to "why" we are doing what we are doing
- Common way to talk about why the Plans look the way that they do
- Check for gaps in current thinking
- Support the writing of the FY2019 Annual and FY2019-FY2023 Strategic Plan narratives

9:00am-9:20am	**Introductions and Overview**
9:20-9:50am	**Overview of Needs Assessment data, Plan objectives, available funding**
9:50am-10:40am	**Analysis of needs/proposed interventions/available resources activity**
10:40am-10:50am	**Summary of activity results**
10:50am-11:00am	**Break**
11:00-11:45am	**Year One activities/strategies**
11:45am-12:00pm	**Summary of Year One activities**

Albuquerque Housing Authority
5YR Strategic Plan and Annual Plan
Stakeholder Focus Group Meeting

February 7, 2019
2pm-4pm
AHA Main Office conference room

Meeting Objectives:

- Common understanding of HUD Strategic Plan and Annual Plan PHA Objectives
- Review of affordable housing needs and 5YR Goals
- Analysis of Identified housing needs by target population
- Identify AHA and community resources which support increased access to affordable housing opportunities (AHA Strategic Plan Goals #3, #6, and #7)

2:00pm-2:20pm	**Introductions and Overview of the meeting**
2:20pm-2:40pm	**Overview of Plan objectives, housing needs, available funding**
2:40pm-3:20pm	**Review and analysis of areas of collaboration (activity)**
3:20pm-3:50pm	**Summary discussion of recommendations and available supports**
3:50pm-4:00pm	**Next Steps**

ALBUQUERQUE HOUSING AUTHORITY 5YR STRATEGIC PLAN AND ANNUAL PLAN

EMPOWERING PEOPLE IN OUR COMMUNITY THROUGH AFFORDABLE HOUSING AND SELF-SUFFICIENCY OPPORTUNITIES.

ALBUQUERQUE HOUSING AUTHORITY

TIMELINE FOR 5YR STRATEGIC PLAN AND ANNUAL DEVELOPMENT

	July 1 Program Year Start Date
Begin preparations for developing PHA 5YR Strategic Plan and Annual Plan (Year One) including compiling information and obtaining a copy of the jurisdiction's Consolidated Plan	November
Draft Plan developed for discussion with partners	Mid-Jan
Notice of hearing and Plan on file for review	Mid-February
Public Hearing	First week of April
PHA 5YR Strategic and Annual Plan (Year One) due*	Mid-April

TODAY'S ACTIVITIES AND NEXT STEPS

Review Identified Housing Needs for HUD AHA Target Populations

Review the AHA 5YR Strategic Plan goals

Build on analysis begun by AHA staff "strengths", "internal" and "external" challenges

Analysis of the challenges and available resources for Goals #3, #6, and #7

Analysis of potential partnerships

Next Steps:

- **input from today will be compiled and sent back out to focus group participants**
- **Participants will have 24 hours to review compiled input and give additional input**
- **45 day review period begins 2/15/2019**

Identified Housing Needs and Strategic Plan Goals

Sources of Data for Housing Needs

- COA Consolidated Plan Housing Needs Assessment
- COA Consolidated Plan Housing Market Analysis
- Further Fair Housing Plan (COA, City of Rio Rancho, Albuquerque Housing Authority, et.al)

HUD AHA Target Populations:

- low- income, very low- income, and extremely low- income families
- Elderly families
- Families with disabilities
- Victims of domestic violence
- Households of various races and ethnicities

The most common housing problem by far in the City is being cost burdened and severely cost burdened

Identified Housing Needs: Low Income Populations

- 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** are **severely cost burdened** (spend >50% of income on housing)
- The majority of **severely** cost burdened renter households (**12,370 households**) are **extremely** low income (earn less than 30% of AMI).
- There are **12,299 homeowner households** that are **severely** cost burdened. **4,220 homeowner households** are **severely** cost burdened and **extremely** low income.

Identified Housing Needs: 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
  - The age of housing stock can also impact the quality of housing conditions: **49% ABQ homeowner occupied 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

Identified Housing Needs: Families

- **The most common household type in Albuquerque is small family households, representing 41.9 percent of all households in the city.**

- 30.2% of small family households and approximately 38% of large family households earn less than 80% of AMI, indicating significant household economic stress regardless of family size.

There are 11,500 severely cost burdened small related families: 4,595 renter households, 1,365 homeowner households

Identified Housing Needs: Families

- **There are 970 severely cost burdened large related families:** 745 renter households, 225 homeowner households
- 50% of households with young children have earnings under 80 percent of AMI.
- There are 12,445 Households with one or more children 6 years old or younger: 5,235 households at 0-30% of AMI, 4,615 households at >30-50% of AMI and 6,055 households at >50-80% AMI.
- 60% of households living in R/ECAP (Racially or Ethnically Concentrated Areas of Poverty) are families with children.

Identified Housing Needs: Populations with disabilities

- There are **over 100,000 people** aged 5 years and up in the region that have some type of disability. Of these, approximately 44,000 are elderly.

- **The most common disability is Ambulatory difficulties (7.1% of residents in the region), followed by Cognitive difficulties (5.4%), Independent living difficulties (4.9%), and Hearing difficulties (4%).**

- Looking at individual disabilities, 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.

Identified Housing Needs: Populations with disabilities

- Most single-family housing is not accessible to people with disabilities unless state or local government requires it, it is part of a HUD program, or a homeowner has made modifications for themselves. Most multifamily properties built after 1991 are required to meet federal access standards so the age of housing can be a useful gauge).
- **There is very little assistance for people who need expensive modifications in their residences**, either for themselves or a disabled family member. This is a problem for low income elderly who want to stay in their own homes and for families with disabled family members. Family members with disabled adult children reported the problems they have adapting modifications as their children grow into adulthood.

Identified Housing Needs: Race and Ethnicity

- **Albuquerque:** 46.7% Hispanic, 42.1% "White alone," "Native American" (3.8%), "Black" (2.7%), and "Asian/Pacific Islander" (2.6%).

  - **Percentages of racial/ethnic households in Albuquerque experiencing any of the four housing problems**: Blacks 45.8%, Hispanics 42%, Other non-Hispanics 41.7%, Native American 39.7%, and Asian/Pacific Islander 36.6%).

- **59,644 foreign-born residents** (about 10.9% of the population) Current estimates show that a majority (67%) of the foreign-born population is from Latin America, with 57% of individuals having been born in Mexico. The next largest immigrant group is from Asia, with 21% of individuals coming from Asian countries, including Vietnam (4%), China (3%), the Philippines (2%), and India (2%).

- **LEP**: An estimated 7.9% of the population over the age of 5, or about 40,775 people, speaks English “less than well.” Of this population, about 82% speaks Spanish (33,340 people), while 11% speaks Asian languages (4,300 people).

- COA Consolidated Plan Focus group participants emphasized that culturally specific, responsive solutions "must look like the people whom they serve." They also stressed that services must be linguistically appropriate. In the Albuquerque service area, Spanish, Navajo, myriad other native dialects, a variety of Asian languages, and sign language are among the many languages needed for service delivery. **However, no funds are currently available for Limited English Proficiency outreach and services to ethnic communities**.

R/ECAPs (Racially or Ethnically Concentrated Areas of Poverty)

- **The International District** (Los Altos, La Mesa, Trumbull Village, South San Pedro, and Elder Homestead. These neighborhoods have a higher concentration of Black, Asian, and Hispanic residents and poverty rates approaching 50% in some cases.

- **Inner NE Heights:** An area that has seen a growth in minority populations and includes a high concentration of Black, Asian, and Native American residents. Minorities make up about 75% of the population in these tracts and the poverty rate is about 40%.

- **<u>South Broadway and San Jose</u> (Tract 12):** This tract has a high concentration of Hispanic, Black, and Asian residents. The tract population is 73% minority and the poverty rate is approximately 31%.

<u>West Mesa</u> (Tract 47.35): Sections between Unser Blvd and Coors Blvd south of Arenal Rd. This R/ECAP has a high concentration of Hispanic residents (87%), and a poverty rate around 39% of all individuals. All opportunity indices are low

Identified Housing Needs: Child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

- In 2016, the Albuquerque Police Department responded to a total of 7,744 calls related to domestic violence. Of these reported domestic incidents, 6,401, or 83 percent of the calls, involved a weapon.

268 homeless victims of domestic violence were also identified, of whom 164 were sheltered and 104 were unsheltered

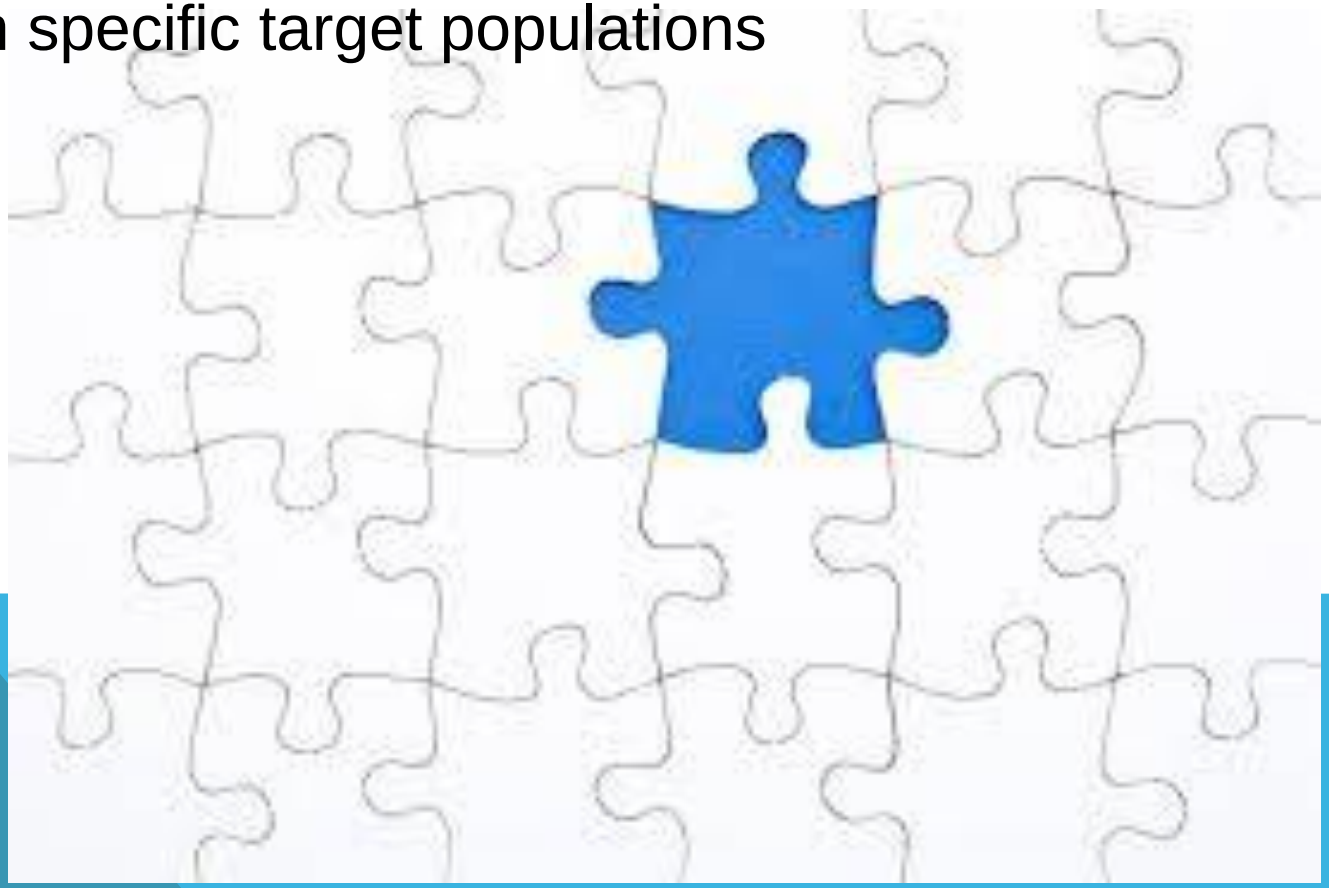
Identified Housing Needs: Child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

According to focus group participants, women escaping domestic violence need an array of supportive services. These including receiving medical examinations and medical treatment, obtaining legal advocacy to execute temporary restraining orders, assist with the filing of criminal complaints, or assist with immigration issues, as well as receiving day care assistance, marriage and family counseling, and accessing parenting programs.

- Interpreter services are often needed for foreign born and LEP populations

Development of goals:

- Data driven
- Focused on what the AHA does well
- In compliance with HUD funding requirements and emphasis on specific target populations



Goal 1: Rehabilitate and expand Albuquerque Housing Authority (AHA) housing units through generating more funding for investment in public housing

Goal 2: Adjust payment standards to encourage greater dispersion of vouchers throughout Albuquerque and Rio Rancho

Goal 3: Implement landlord incentive programs to increase landlord participation in Section 8 Housing Choice Voucher program.

Goal 4: Increase number of accessible units to a total of at least 5% of all public housing units.

Goal 5: Provide financial assistance to landlords for accessibility modifications for Section 8 Voucher holders

Goal 6: Investigate new funding sources to bring into Albuquerque for housing and neighborhood revitalization

Goal 7: Improve housing readiness and housing success of vulnerable populations through review of referral and intake processes and implementation of self-sufficiency programs in partnership with community stakeholders,

Goal 3: Implement landlord incentive programs to increase landlord participation in Section 8 Housing Choice Voucher program.

Discussion: The landlord initiatives are being funded out of limited AHA reserves. These initiatives include:

1)**Reimbursement to Section 8 landlords who have received a court ordered judgment for damages against an AHA HCV Voucher Holder**; and
2) **Compensation to landlords who agree to rent to Section 8 Vouchers Holders and incur vacancy expenses due to waiting for Section 8 HQS Inspections.** T

he goal in these programs is to increase the number of participating landlords and help dispel negative stereotypes of Section 8 renters. With greater landlord participation, Section 8 voucher holders should have more choice in housing options. These programs will have limits and requirements on participation. These are pilot programs subject to available funding.

Goal 6: Investigate new funding sources to bring into Albuquerque for housing and neighborhood revitalization

Discussion

Planning efforts need to be coordinated between public entities such as the City of Albuquerque, the Albuquerque Housing Authority and perhaps the Bernalillo County Housing Department to bring new funding to Albuquerque for planning and development.

Goal 7: Improve housing readiness and housing success of vulnerable populations through review of referral and intake processes and implementation of self-sufficiency programs in partnership with community stakeholders

From referral to placement

Section 8 waiting list:

Letters sent out to 183 households.

- Of the 183 households sent letters, 68 applicants (37%) were eligible.
- Of the 68 applicants that were eligible an estimated 80% (54 households) were successful in using Section 8 voucher.
- 30% placement rate

2018 Lottery

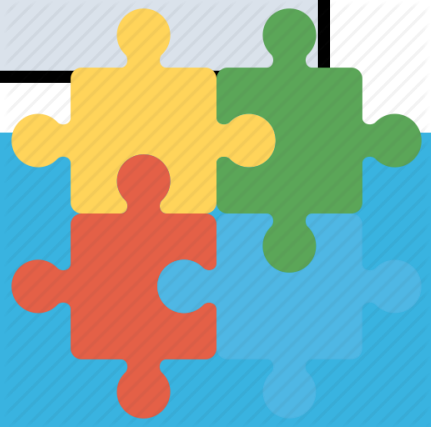
Letters sent out to 365 households

- Of those 365 households sent letters: 188 (51%) came to Orientation, 177 households **did not** make it to Orientation (48%)
- Of the 188 households that made it to the Orientation: 118 completed the necessary paperwork and were eligible. 77 households did not complete necessary paperwork or were not found eligible.
- Estimated 32.3% of the original 365 households were able to be placed.

Section 8 continued

Reasons why the 247 households (67.7%) were not able to be placed:

- Estimated 50% of the 247 households did not fit the definition of homeless
- Estimated 40% of the households did not finish the process
- Estimated 10% were not eligible because of background checks



Public Housing:

Fiscal 2018

1297 households + 37 displacements on waiting list were contacted (letters and robocalls)

- Of the 1334 households that were contacted 178 (13%) were able to be placed

Reasons for households on waiting list not being placed

- Estimated 50 households declined units, most common reason because of location of unit
- Majority(estimated 90%) did not respond to outreach efforts
- Estimated 10% were not found eligible

During the same time period
51 evictions - Includes tenants that moved prior to court action or left owing money.

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Review the AHA 5YR Strategic Plan goals

Analysis of the "Strengths", "Internal Challenges", and "External Challenges" of implementing AHA 5YR Goals

Brainstorm Year One Activities and Objectives for Annual Plan

Next Steps:

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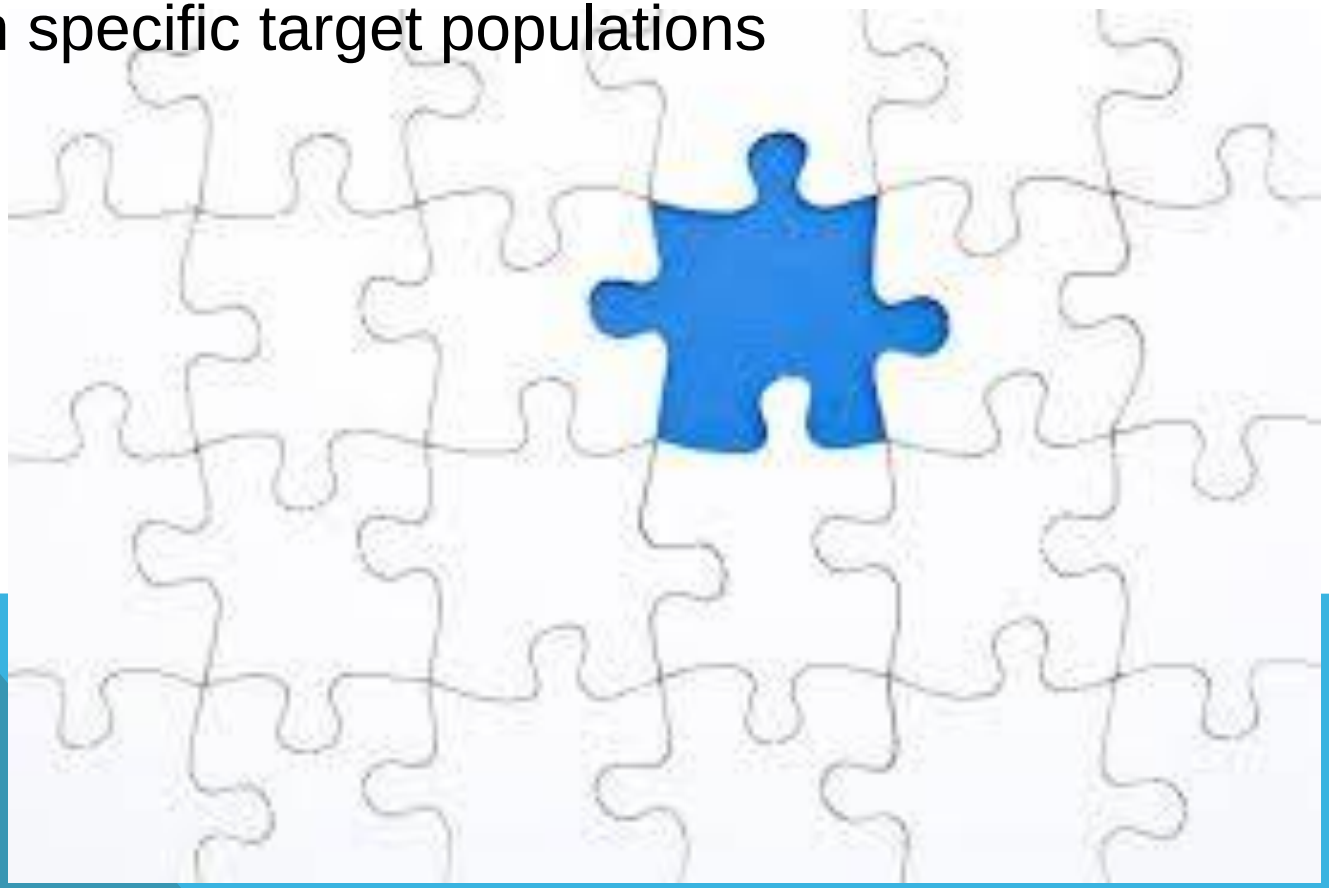

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Goal 7: Improve housing readiness and housing success of vulnerable populations through review of referral and intake processes and implementation of self-sufficiency programs in partnership with community stakeholders,

Goal 3: Implement landlord incentive programs to increase landlord participation in Section 8 Housing Choice Voucher program.

Identified Challenges	**Community Resources available to address challenges**
• Funding to restore tenant credit history problems • Landlords participation on inspection of units • Impact on reserves for government shutdown and uncertain federal funding • Financial assistance to help pay past utility bills • Doing outreach at Apartment Association of NM events to announce new programs • Landlords don't like paying for or have difficulty paying for required compliance repairs • Research best practices for landlord incentives	• AANM positioned to help deliver messaging to property owners (events and bulk mail) • RE: Market /conv----Allow property owners to keep rents at their predetermined levels instead of having to adjust down • Tax credits incentives for landlords for housing Section 8 voucher holders • Utility incentives for maintaining units • Working with screening companies to "pre-qualify" residents • *ACH for residents portion of the rent (this addresses the added challenge)
Added • *Could result in disparate impact	

Goal 6: Investigate new funding sources to bring into Albuquerque for housing and neighborhood revitalization

Identified Challenges	**Community Resources available to address challenges**
• Not in my neighborhood attitude • Neighborhood revitalization projects will require partnering with agencies that may not have skills and/or motivation for new projects • Bringing the partners together necessary for collaboration • Need to establish new relationships with different agencies • Changes at MFA that make it harder to do LIHTC projects • Need state of NM Capital outlay funding since State has a budget surplus • Need County Commission to approve Industrial revenue Bonds (IRB) to waive property tax on RAD and Tax Credit housing sites • Need City Council to share City General Fund money with AHA • Political pressure to quickly solve problem • Local resistance to raising property taxes • Lack of federal funding from HUD to build more Public Housing units • Highly competitive environment to get 7% LIHTC award in NM • Need neighborhood/public safety help. • Needs support from landlords to hold up their end of	• Strong housing partners to form exploratory committee for neighborhood stabilization grant • City and AHA are working together more as partners • Opportunities for reaching out to tribal communities for Urban housing partnerships • Opportunities for including not only community agencies but people living in the neighborhoods • Opportunities to look to businesses willing to bring in needed services-grocery stores, banks, etc.to areas. Providing jobs and community support by having available services and a sense of community for residents

property management • Incent ves for corporations to fund programs • Staff need to develop capacity and to apply for and manage these highly regulated programs • Staff experience is with primarily with housing revitalization versus neighborhood • Need new corporate entities for community revitalization projects • Don't have a position dedicated to planning and grant writing	

Goal 7: Improve housing readiness and housing success of vulnerable populations through review of referral and intake processes and implementation of self-sufficiency programs in partnership with community stakeholders

Challenges	**Community Resources available to address challenges**
• Assistance with how to be a tenant, i.e. respect for neighbors and impact on neighbors, etc. • People not used to paying for rent • Some households need support with the burden of lease up process with Section 8 funding a unit • Providing education to applicants on self-sufficiency skills • Identification of populations that need assistance with intake process • Accessibility for those without address or phone number • Applicants don't have necessary documentation • Applicants are not updating contact info-can't find them • Additional funds for self-sufficiency training for tenants • Learn more about other populations such as homelessness and how their lives are compared to non-homeless populations/gather more data on housing needs of target populations • Lack of support for tenants with outstanding utility bills • Non authorized residents in units • Security deposit assistance • Support for households to update applications/files • Many tenants have difficulties with finances/money management both in the present and the past • Issues with evictions-need motion of hearing or satisfaction of judgement	• Forms translated in other languages, especially legal notices like 3-day • Strong non-profit partners in the community that can debrief the 2018 lottery process and identify ways to improve and look at lottery data on success rate for those who were actually in a supportive housing program • Authorize sharing of information between current owner and agency with resident's acknowledgement • Counseling on housing selection for voucher holders

Challenge added: • Disqualification of Public Housing applicants due to rent related evictions and due to debt • No fair housing enforcement in NM, no funding? • Intake/application processes can be challenging and cumbersome, how can processes be simplified, i.e., easier to update contact information, shorter lottery application? • Need (more?) mediation to prevent loss of voucher • More support for mental health issues	

Additional Data sources to consider to housing needs of Child and Adult victims of domestic violence, dating violence, sexual assault, or stalking: Coalition to end Domestic Violence and Crime Victims Reparation Commission

Goal 1			
Strengths	**Internal Challenges**	**External Challenges**	**Year One Activities**
AHA has well trained ___ and Capital Fund staff. AHA has expertise to apply for RAD fund and implement RAD program	Need to implement new processes for property management and accounting	Not in my neighborhood attitude	Hire RAD consultants
AHA has vacant land to build more units on 9109 Copper	AHA has vacant staff positions. AHA needs to fill all vacant positions to get more units built and to finish rehab project on time	AHA needs the City Council and EPC to approve City zooming Law and changes to allow higher density projects to be built on land AHA already owns. AHA wanted to increase density on existing sites that AHA already owns, Broadway Place NE	Submit new RAD application for 60th SE NW _____
AHA has unspent Capital funds in reserve from sale of San Jose PH site	AHA has excess staff turnover. AHA staff size is shrinking , not growing to meet growing to meet growing ____ for units	Land and construction costs are rising making new units more expensive to build	Submit financing plans (RAD) for: 1) The Commons at Martineztown (Fruit 415, 615 Arno, and 320 Roma)
Core staff has experience with primary funding mechanisms	Limited number of staff working on development initiatives	Get City Council to allocate more HUD grant funds (CDBG) to AHA projects like Embudo and Wainwright	Apply for CDBG Funds from CABQ for repair of PH units
Politics = 4,000 + voters Resource Center for citizens	Finding partners to support funding Create fundraising events through government resources. Marketing to explain the value of AHA to external funders	Limited Qualified Contractors	Hire at least 1 Dev elopement staff person
Unused Public Housing subsidy capacity (fair clot limit)	Housing stock is old needs rehab other physical needs	Neighborhood opposition to locating any new low income housing in their zip code (NIMBY)-	Hire architects for new and revitalization efforts

		example, conflict ____ to build Tiny House Village	
Aha is opening regional offices to provide onsite property management and active on site property maintenance staff in each AMP unit	Ability to (afford house) fund in areas where it isn't available	AHA is often see as the primary agency for solving this problem (poverty?). We need more and better jobs.	Apply for WFHTF from CABQ for RAD projects
Ability to do Project based vouchers		Limited available knowledgeable workforce	Develop project implementation schedule for RAD conversions
		Finding private funding through sponsors	Annual Plan: Implement energy conservation program and monitor
		Understanding the value to want to fund AHA	Create maintenance program for new equipment in EPC project for new equipment long lifetime
		Getting the County Commission to waive all property taxes on new LIHTC housing unites (like…..apartments?)	Develop relationships with commercial lenders and LIHTC investors and commercial brokers
		Cost availability of well -located land	Obtain HCCP or similar certifications for MGT & development staff
		Get City to waive all impact fees for building more affordable housing units	Include activities in PHA Plan so that they can be pursude
		Get the City to waive minimum parking space requirements for all new housing units	Develop stronger relationship with local elected officials (Mayor Keller)____ funding and zoning
		Funding is limited and application process competitive and sometimes expensive	Train staff on how to implement RAD-extra training for new employees

			Investigate possibility of changing zoning at Broadway to allow for increased density
			Train on LIHTC Program-how ti apply and implement
			Programs PH/CAP fund
			Conduct resident input meeting for rehabilitation projects
			Conduct outreach to neighborhood groups
			Do environmental review work for RAF and LIHTC projects
			Implement skills training for maintenance staff to expand work order service and technical skills

Goal 2			
Strengths	**Internal challenges**	**External challenges**	**Year One activities**
Payment standard breakdown by zip code 3 areas	Payment #2 standard lower cost per unit-to increase funding for more households	Landlords willing to accept Section 8 Housing costs (rents costs)	Already have 3 areas of payment standards
We do this already, can't do much more	Cost per unit is strained?	Everyone wants a high payment standard	Change bedroom occupancy policy to lower per unit cost
	Balance utility allowances with amounts for contract (unit) rent	Staying with HUD's MFR's	Put tracking mechanism in place to track if _____ standards are helping deconcentration of poverty
	Work with utility allowance to bring the standard up	Tenants do not want to move beyond reach of City bus route-lack of transportation in Rio Rancho and to jobs in the City of ABQ	Evaluate systems for determining utility allowances
			Create a workgroup to research possible cost savings of splitting payments into more areas Potentially raise payment standards in more zip codes
			Continuing implementing programs section 8 HCV
	Need to create mechanism to track if our changes are having the desired outcome	Abuse by landlords on payment standards	
	Do we have info/resources to make the right decisions on payment standards?		

Goal 3			
Strengths	**Internal challenges**	**External challenges**	**Year One activities**
Public awareness programs (SS Portal) SS ____informational	Discussed assisting tenants with security deposits-generating funding as landlord incentive	Funding restore tenant (credit)history problems PNM will assist with some deposits	Implement Section 8 HCV
Handouts we have funding for the deposit incentive	Working out move out charges Funding streamline process Create procedures for security deposits Pay for delayed rental on vacant units	SS participation on inspection of units	Create workgroup to figure out how to implement Landlord incentive to help assist tenants with security depostis
The AHA Board already approved ____ new policy. The incentives are already part of existing Admin Plan. Just need to implement the PLan	Landlords don't like paying for required compliance repairs	Impact on reserves for government shutdown and uncertain federal funding	Research best practices for landlord incentives
	Legal challenges "anti-donation" clause	Financial assistance to help pay past utility bills	Fill vacant staff positions to do the work
	Staff time to implement	Doing outreach at Apartment Association of NM events to announce new programs	
			Continue working on PBV
			Train with MRI to understand the program and processes in Tenmast Start intake process to fill units

Goal 4			
Strengths	**Internal challenges**	**External challenges**	**Year One activities**
Program underway and on schedule	Monitor contractors closely Inspecting when contracto5rs complete tasks	Donate funds and services	Complete all required work under VCA
VCA (Voluntary Compliance Agreement	Cost to make old units accessible-inefficient use of resources	Cost of City building permits-ask for City fee waivers Fee increases	Complete rehab of new 504 units to close out VCA and move forward
	Lack of demand for 5 bedroom and for 4 bedroom	Increasing costs of constructions materials Increasing cost of labor Shortage of skilled labor to do the work Need for funding available from City	Implement capital fund public housing programs: PH/Capfund RAD
	Accessible public housing units	Site constraints Slope Building layout	When planning new units, include more accessible units
		Resources for accessibility	_____Planning to build more accessible units as part of RAD conversion at Broadway Pl NE
			Continue using COA senior for modifications on public housing Use volunteer labor to build ramps
			Identify agencies that can assist with accessibility issues Identify property needs, i.e., elderly/disability properties fir rehab (example showers instead of tub units).

			How can we rehab elderly smart Near accessible

Goal 5			
Strengths	**Internal challenges**	**External challenges**	**Year One activities**
We have funding for this Senior Affairs also helps with some modifications	Identify vendors Create procedures	Landlord willing to modify COST	Create AHA workgroup Create workgroup to research possible incentives and funding to motivate outside landlords to modify units for accessibility
We can do 504 already on this topic	Identify funding per unit Track units modified	Most tenants live in units for less than 2 years Turnover costs is high	Work with COA senior Affairs on assisting section 8 modifications Create forum for tenants to identify needs
	Staff time to implement	Impact of government shutdown and uncertain fed funding on our reserves	Meet with COA Dept of Senior Affairs regarding wheel chair ramp program to develop partnerships to build ramps
			Research best practices for landlord incentives
			ID funding per year? Per unit? Per tenant?
			Survey Section 8 and PBV tenants for modification needs
			Complete and evaluate data we currently have on accessibility needs
			Implement Section 8 and HCV programsw

Goal 6			
Strengths	**Internal challenges**	**External challenges**	**Year One activities**
AHA is actively applying for RAD funding, EPC funds, LITHTC funds, TBRA funds	Need new corporate entities for community revitalization projects	Not in my neighborhood attitude	Year One: Look at/evaluate revitalization opportunities proximate to public housing sites Obtain training on community revitalization funding
AHA has experts who understand this goal	Don't have a position dedicated to planning and grant writing	Neighborhood revitalization projects will require partnering with agencies that may not have skills and/or motivation for new projects	Year Two: Partner with groups to improve economic development jobs=solutions to housing Identify partners that need to be part of collaboration and start discussions: Partners to include: APD, Code Enforcement, neighborhood associations, Apt Assc of NM, City, County, PNM. Business Groups, Chamber of Commerce, City Council, County Commission, State reps and Senators, transportation, healthcare, small business administration, community loan fund, House and Senate Finance Committee, CABQ Redevelopment Dept
Models and resources available from other states and housing authorities	Staff need to develop capacity and to apply for and manager these highly regulated programs	Bringing the partners together necessary for collaboration	Hold joint AHA Board and City Affordable Housing Committee meetings
AHA has successfully won an award in LIHTC recently Rio Vista	Staff experience if primarily with housing revitalization versus neighborhood	Need to establish new relationships with different agencies	Key stakeholders need to determine who/how to bring in planner to help

Aprtments			
AHA has applied for RAD funds		Changes at MFA that make it harder to do LIHTC projects	Strategies for getting participation-support from Mayor, Council etc.
		Need state of NM Capital outlay funding since State has a budget surplus	Implement Public Housing, Capital Fund/RAD, PBV, Fair market rents/payment standards
		Need County Commission to approve Industrial revenue Bonds (IRB) to waive property tax on RAD and Tax Credit housing sites	
		Need City Council to share City General Fund money with AHA	
		Political pressure to quickly solve problem	
		Local resistance to raising property taxes	
		Lack of federal funding from HUD to build more _____ Public Housing nits	
		Highly competitive environment to get 7% LIHTC award in NM	
		Need neighborhood/public safety help: i.e. ____ SE, We can be the best but we need public safety help Also landlords in area need to hold up their end of property management	
		Incentives for corporations to fund programs	

Goal 7			
Strengths	**Internal challenges**	**External challenges**	**Year One activities**
Good Public housing processes, always looking at improvement	Need staff Security deposit assistance Awareness outreach (ad?)	Assistance with how to be a tenant, i.e. respect for neighbors and impact on neighbors, etc.	Use empty office space to leverage more "readiness" services
Good intake process at public housing, good support	Need more funding employment-how to change ____ Get more venders and community involvement Residents who are wanting help-but those who are afraid to get help	People not used to paying for rent Not used to apt living Poor choices with money management present and past Tenants take care others and not just their households	Hire an FSS Coordinator
Created project based and tenant based voucher programs-individuals on these lists partner with supportive hosuing agencies who provide resources, support and education	Have a lot of maintenance issues in Public housing-have non-authorized residents, criminal activity, property damage Not enough man power for maintenance Lack of expertise in maintenance, need more qualified staff	Transportation Burden of lease up process with Section 8 funding unit Need "babysitters", people with organized thinking to hand hold	Change the ACOP and Admin Plan to make easier to be admitted. Adopt a Housing First Model Lower credit standards Lower rental history standards Lower criminal record rule
Already in place initiative for providing places to live: 1)public, 2) section, 3) places for homeless, 4) disability already in place 5) funding-in place for future use	Don't have $ to move in or p[ay utilities Apps: don't update info in files	Population homeless: Not enough jobs May need more funding Mental illness Drug addiction	Identify community support agencies who can prepare applicants Identify CSA that can assist tenants with various needs

		What about home or building that are empty to be renovated to place people	Identify CSA for mental health issues
	Identify populations that need assistance with intake Create process Accessibility for those without address or phone number	Agencies referring to AHA and being done with client	Begin developing partnerships with other agencies
	We cannot get people ready for housing, not enough time or funding	Building partnerships Deposit assistance	Getting lead techs certifications on plumbing, electrical to maximize maintenance
	Need to implement new tools/ideas to help communication in intake process especially when going to regional offices	Providing education to applicants Grant funding for family self sufficiency program Finding partners to help educate applicants/homeless population or low income, at-risk	Con't PD relations look into community policing
	Staffing on hand Have training for the reoccurring issues, basic maintenance issues Reduce calls to fees for service and resolve issues quicker and easier and cheaper Working smarter not harder	Improved relationships with police, fire, emergency health professionals, better collaboration	Fill maintenance positions
			Create a workgrup to research possible implementation in a tenant portal
		Applicants don't have documentation Outstanding utility bills Evictions-need motion of hearing or satisfaction of judgement	Create group to research outside agencies who can help with resources for areas of need for tenants as well as FSS participants

		Applicants are not updating contact info-can't find them, need a case manager	Get Veteran Affairs to get involved to help veteran homes
		AHA will be seen as contradicting housing fist model	Continue to implement FSS, PH SRO, Mod, Section 8, VASH, TBRA, PBV Programs
		Learn more about other populations such as homelessness and how their lives are compared to non-homeless populations	
		Idea: VASH type program	
		Non authorized residents	
		Help people with case management	

5 Year Plan - Stakeholder Focus Group
Thursday, February 07, 2019

Name	Signature
Adrien Lawyer	
Chris Houde	
Christina Young	
Connie Chavez	
Debbie Whitley	
Dorothee Otero	
Emily Martin / Trisstin Maroney	
Hank Hughes	
James Walker	
Jeanette Montano	
Kate Bennett	
Kelle Senye	
Kelsi Howell	
Kyle Tapaha	
Lisa Huval	
Lisa Maury	
Mandy Griego	
Michelle Melendez	
Norma Rodriguez-Campos	
Patricia Sainz	
Paula Bettencourt	
Peggy Candelaria	
Roman Seaburgh	
Tom Prettyman	
Torri Jacobus Paula Bettencourt	
Trisstin Maroney	
Wendy Webber	

5 Year Plan - Staff Focus Group
Tuesday, February 05, 2019

Name	Signature
Linda Bridge	
Andrew Estocin	
Dan Foster	
Brian Eagan	
Tabitha Cain	
Barbara D'Onofrio	
Mundy Petroff	
Lisa Garduno	
Lorenda Hanway	
Matthew Archuleta	
Lily Pineda	
Annamarie Romero	
Patrick Alvarado	
Tony Duran	Out of Office
Elfina Wauneka	
Matt Bailon	
Loretta Baca	
Esther Lucero	
Patricia McKenzie	
Kristin Meeker	
John Otero	Out of Office
Sara Villarreal	
Carles Nez	
JC Cowling	
Janio Martinez	
Stephen Vogel	
Janet McHard	
Roxanne Rivera-Weist	
Lovie McGee	
Rebecca Robinson	
Phillip Rivas	

ALBUQUERQUE HOUSING AUTHORITY

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

ALBUQUERQUE HOUSING AUTHORITY
RESIDENT ADVISORY/PUBLIC INPUT MEETINGS

Public Input is being requested on the following documents. Public Comment Period is from February 20-April 5:

Draft FY2020-2024 Strategic Plan, Draft FY2020 Annual Plan, Capital Fund 5-year Plan, Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Program Administrative Plan

Below are times, dates, and locations of public meetings to review and discuss documents and give public input.

All Are Welcome!

Documents are also available for review online at www.abqha.org *(Click on Annual Plan Documents)* or for more information call (505) 764-3915.

If you have any questions about this process or need reasonable accommodation to attend any of the meetings please contact **Mundy Petroff at (505) 764-3915 or mboen@abqha.org**

Monday, March 18, 2019
Wainwright Manor Community Room
5601 Gibson SE
3:00 PM-4:00 PM

Tuesday, March 19, 2019
Embudo Towers Community Room
8010 Constitution NE
3:00 PM-4:00 PM

Wednesday, March 20, 2019
La Amistad Community Center
415 Fruit NE
3:00 PM-4:00 PM

Listening Meetings
Friday March 8 and Friday March 22
1840 University Blvd SE
12:00 PM-1:00 PM

PUBLIC HEARING: Wednesday April 10, 2019
Albuquerque Housing Authority Offices, 1840 University SE, Albuquerque, NM 87106
1:00 PM-2:00 PM