



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: November 18, 2020
Re: Executive Communication 2020-05 Project Based Voucher (PBV) Contract Awards

Background: The United States Department of Housing and Urban Development (HUD) allows 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) to Project-Base up to 20 percent of the PHAs authorized HCV units, 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). Additionally, a PHA may select a PHA owned or controlled project for PBV rental assistance without using one of the two previously mentioned processes. The HUD field office or a HUD-approved independent entity must review the selection process and determine that the PHA-owned units were selected in accordance with the PHA administrative plan.

The AHA Board has previously approved the following projects for PBV rental assistance.

1) Proposals selected through a RFP process

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



- 2) Proposals selected through the walk-up method (had been competitively selected under other federal, state or local housing assistance programs)

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
Luminaria Senior Community, 10600 Central Ave SE	Greater Albuquerque Housing Partnership	23	20 years	\$3,909,600

- 3) AHA Owned or Controlled Property

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
Broadway/McKnight, 1840-1878 Broadway PI NE	Albuquerque Housing Authority	13	20 years	\$2,539,200

Discussion: In the RAD conversion of the properties at 415 Fruit Avenue NE, 320 Roma Avenue NE, and 615 Arno Street NE the AHA Board approved Resolution 2019-25 that allows a blending of the RAD program with a Section 18 disposition process whereby 25% of the converting units are supported by Tenant Protection Vouchers (TPV). AHA’s Section 18 disposition request was approved and AHA is eligible to receive a maximum of 24 replacement TPVs for these units. The application for TPVs is pending. To maintain project based assistance on these 24 non-RAD units, AHA will need to provide a PBV HAP contract as summarized below:

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
The Commons at Martineztown, 320 Roma Avenue, NE, Albuquerque, NM 87102	The Commons at Martineztown, LLLP	24	20 years	\$6,495,600

The other 72 units will be under 3 RAD PBV HAP contracts, as follows. These PBV units are not counted against our agency PBV cap.

Project Name	Owner	# RAD PBV units	Initial Contract Term	Estimated Contract Value Initial Term
The Commons at Martineztown, 320 Roma Avenue, NE, Albuquerque, NM 87102	The Commons at Martineztown, LLLP	26	20 years	\$3,959,520
The Commons at Martineztown, 615 Arno Street NE, Albuquerque, NM 87102	The Commons at Martineztown, LLLP	8	20 years	\$1,207,680
The Commons at Martineztown, 415 Fruit Avenue NE, Albuquerque, NM 87102	The Commons at Martineztown, LLLP	38	20 years	\$5,736,480

The contract value was conservatively estimated based on the 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.

Staff Recommendation:

Request board approval of the HAP contracts for The Commons at Martineztown.

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

1. Approve the PBV Contract and RAD PBV Contracts for The Commons at Martineztown.
2. Authorize the Executive Director, or a designee appointed by the Executive Director, to execute the HAP contracts.

PASSED and ADOPTED this 18th day of November 2020.
 BY A VOTE OF 5 FOR, AND 0 AGAINST.

Members Absent: _____
 Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
 BOARD OF HOUSING COMMISSIONERS

By: /s Rebecca Robinson
 Rebecca Robinson, Chairperson of the Board

ATTEST:

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