To: Albuquerque Housing Authority Board of Housing Commissioners

From: Linda Bridge, Executive Director

Date: January 15, 2020

Re: Executive Communication (EC) 2020-01 Project Based Voucher (PBV) Contract Awards

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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 PHA's 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). 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 or PHA controlled units were appropriately 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

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

Discussion: AHA has selected two additional proposals for PBV rental assistance. One through the walk-up method and one is an AHA owned property. Project summaries are attached.

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
Luminaria Senior Community, 10600 Central Av SE	Greater Albuquerque Housing Partnership	23	20 years	$3,909,600
Broadway/McKnight, 1840-1878 Broadway Pl NE	Albuquerque Housing Authority	13	20 years	$2,539,200

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.

Pending AHA Board approval and compliance with all HUD requirements, AHA will execute an Agreement to Enter into HAP Contract (AHAP) Contract with each project. Additionally, the AHA project would be subject to the independent entity review of the selection process. Once construction is complete and the project meets all HUD requirements, AHA would enter into HAP contracts with each project. The AHA project would be inspected by an independent entity to determine compliance with housing quality standards.

Staff Recommendation:

Request board approval of the AHAP and HAP contracts for Luminaria Senior Community and Broadway/McKnight.

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 an AHAP Contract and HAP Contract for Luminaria Senior Community, subject to compliance with all applicable HUD requirements.
2. Approve an AHAP Contract and HAP Contract for Broadway/McKnight, subject to compliance with all applicable HUD requirements including an independent entity review of the selection process.
3. Authorize the Executive Director, or a designee appointed by the Executive Director, to execute the AHAP and HAP contracts.

PASSED and ADOPTED this 15th day of January, 2020.
BY A VOTE OF 3 FOR, AND 0 AGAINST.

Members Absent: McHard, Rivera-Wiest
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