BOARD OF HOUSING COMMISSIONERS
RESOLUTION NO. 2014-18

EXTENDING THE RESTRICTION OF INTAKE OF NEW APPLICATIONS IN 2014

WHEREAS, the Board of Housing Commissioners adopted the Admissions and Continued Occupancy Policy (ACOP) of the Albuquerque Housing Authority (AHA) to establish an intake process for applicants seeking admission to the AHA Public Housing Program and the AHA Section 8 Housing Choice Voucher rental assistance program;

WHEREAS, the AHA ACOP (Chapter 4.7) indicates that AHA may choose to close the waiting for admission lists if the wait for certain services exceed 24 months;

WHEREAS, the Public Housing Program and Section 8 Housing Choice Voucher Program waiting lists both presently have a long wait for vacant units (exceeds 24 months). Demand from the public for services provided by AHA greatly exceeds the available supply of resources.

WHEREAS, AHA aspires to serve people in need as fast as possible and to keep the waiting list for these programs as short as possible, and the aspirational goal is that the waiting lists never be more than 2 years in length.

WHEREAS, by extending the existing restriction of the intake of new applications for admission AHA can focus its limited resources on serving those already on the waiting lists and improving internal processes so that when the intake of applications is again expanded in the future, our clients will find shorter wait times and improved services.

NOW, THEREFORE, BE IT RESOLVED BY THE AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA that:

The Board finds that:

1. This new Resolution supersedes the previously adopted AHA Resolution 2013-19.
2. There is a well-documented shortage of safe, sanitary and decent housing units currently for rent at rates affordable to low income and extremely low income persons in the City of Albuquerque. Thus local demand for affordable housing services provided by the AHA now greatly exceeds available supply, due to AHA budget limitations. The result is a multiple year wait for services for thousands of qualified low income families.
3. To better serve our community by being wise stewards of limited public resources, as has been the policy since December 5, 2013, AHA will continue to only accept a very limited number of new applications for admission. AHA will only accept new applications for admission from applicants that must meet at least one (1) of these three (3) narrow criteria:

    a) Applicant qualifies for an Involuntary Displacement preference (as defined in the AHA ACOP, Chapter 4.4), and/or

b) Applicant is an eligible Military Veteran of the United States of America (USA), who is homeless or at-risk of becoming homeless, and who has also qualified for and is admitted by the United States (U.S.) Department of Veteran Affairs (VA) to the U.S. Department of Housing and Urban Development (HUD) Veterans Affairs Supportive Housing (VASH) Program, and/or

c) Applicant is a person with a documented disability who qualifies for a special use Section 8 Housing Choice Voucher for disabled individuals transitioning from living full time as a patient in a skilled nursing facility (i.e. in-patient in a hospital, nursing home, medical care facility or rehabilitation center) to living in an independent living setting in the community.

And these three (3) narrow criteria for acceptance of a new application for admission are in addition to the regular criteria for admission listed in the AHA ACOP, which will also still apply to all applicants for admission. New applications for admission from applicants who do not meet at least one of the three additional eligibility criteria have not been accepted since December 5, 2013. The use of these restrictions has been successful in slowing the previously rapid growth of the waiting lists at AHA.

And be it further resolved that: the waiting lists for admission to either the AHA Public Housing Program and/or the Section 8 Housing Choice Voucher rental assistance programs may or may not be opened to new applicants in the future, either partially or in full, on or after October 1, 2014. One or more of the waiting lists may be partially opened in the future. The waiting list(s) maybe opened with additional eligibility criteria to apply for admission being added on by AHA. The eligibility criteria could be, but are not limited to: only accepting applications for the Public Housing program waiting lists or the Section 8 Housing program waiting lists, or age limits, household size limits, income limits, disability status, work requirements, limits on the amount of time to live in a unit or participate in an AHA housing assistance program, Family Self Sufficiency (FSS) program participation requirement, etc. These new limits would be imposed by AHA to carefully restrict and limit the intake of any new applications for admission, to achieve an agency policy goal. AHA also reserves the right to open any one or more of the program waiting lists in the future to the intake of new applications without additional eligibility criteria.

And be it further resolved that: the Board reserves the right to change this policy as it sees fit in the future.

PASSED and ADOPTED this 24th day of June 2014.
BY A VOTE OF 3 FOR, AND 0 AGAINST.
Absent: Todd Clark & Rebecca Chavez
Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: _____
Janet McHard
Chairperson of the Board

ATTEST:

_____
Linda Bridge, Secretary to the Board and Executive Director

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