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## ALBUQUERQUE HOUSING AUTHORITY

### **Attachment 2: New Activities**

#### *Mixed Finance Modernization or Development*

AHA manages a portfolio of 849 units of public housing. All the units were built in the 70's and early 80's. No major rehab has taken place at these properties. The properties have been maintained primarily with annual capital fund grants. Energy performance contracts in 2005 and 2018 and ARRA funding in 2009 allowed for some additional infusions of capital into the properties, these were primarily used for improving energy efficiency. CDBG monies were also received from the City of Albuquerque. Based on a recent assessment these properties have, conservatively, immediate critical capital needs of \$5.3 million and another \$18.5 million over the next 20 years. AHA receives approximately \$1 million a year for the capital needs of the properties. The capital needs at these properties outweigh the annual funding we receive. The agency must find additional sources to supplement current funding.

#### *Demolition and/or Disposition*

AHA submitted an application and has been approved for LIHTC funding for the demolition of the housing units currently located at 1840-1878 Broadway Place NE (30 units) as part of the RAD conversion of this property, which has been approved by HUD and the RAD closing/conversion is scheduled for May 2021. The goal is to replace the existing units with a greater number of new units and may utilize Tenant Protection Vouchers at the property.

AHA submitted an application for the disposition of 8 scattered site public housing homes (development number NM-01-30) which was approved by HUD. AHA is currently in the process of selling the properties.

In addition, AHA intends to submit applications for the disposition of units in AMP NM001000000, AMP NM001000001, AMP NM001000003 and AMP NM001000005 to utilize Tenant Protection Vouchers at the properties using Section 18 disposition process. See Conversion of Public Housing to Project-Based Assistance under RAD below for additional details.

#### *Designated Housing for Elderly and/or Disabled Families*

**AHA plans to resubmit applications for designated Housing for Elderly and Disabled on the following properties:** 1212 Candelaria NW, 701 5th St SW, 9725 Comanche NE, and Embudo Towers (8010 Constitution NE), Wainwright Apts. (5601 Gibson SE).

*Conversion of Public Housing to Project-Based Assistance under RAD*

**Conversion of Public Housing to Project-Based Assistance under RAD**

AMP: NM001000001 & NM001000003

Development Names: (NM001000001) 1212 Candelaria (50 units); 615 Arno (8 units); 415 Fruit (38 units); 701 5<sup>th</sup> Street (60 units); (NM001000003) Broadway (30 units); 320 Roma (50 units); 6100 Harper (59 units); 120 La Plata (32 units); 3224 LaFayette (18)

Application Status: An application for the phased conversion of the AMPs was submitted to HUD in August 2018. Individual applications were simultaneously submitted for phase 1 (615 Arno, 415 Fruit, and 320 Roma) and phase 2 (6100 Harper). In November 2018, HUD issued a Commitment to Enter into a Housing Assistance Payments (CHAP) for phase 1 and phase 2 conversions. In February 2020, HUD issued a CHAP for phase 3, conversion of 1840-1878 Broadway Place NE.

Number of units affected: 345

Description: The first phase of the proposed RAD conversion is the conversion and rehabilitation of the properties at 415 Fruit Ave NE (38 units), 615 Arno St. NE (8 units), and 320 Roma Ave NE (50 units) has been completed (conversion completed and rehabilitation commenced). This project utilized a blending of the RAD program with a Section 18 disposition process whereby 25% of the converted units are supported by Tenant Protection Vouchers (TPV) and AHA awarded 24 project based vouchers to maintain project based assistance on the non-RAD units. The second phase of the proposed RAD conversion is the conversion and rehabilitation of the property at 6100 Harper Dr NE (59 units). The third phase of the proposed RAD conversion is the conversion of 1840-1878 Broadway Place NE (30 units). This proposed third phase will involve the demolition of the existing and redevelopment of the site with a larger number of newly constructed units. AHA plans to utilize 13 project based vouchers for a portion of the non-RAD units in this project. The second and third phases are progressing simultaneously and the closing/conversion is scheduled for May 2021. AHA plans to submit an application in the spring of 2021 for the conversion of 120 La Plata as the fourth phase. Remaining units in the AMPs will be converted and rehabilitated at future dates.

**Conversion of Public Housing to Project-Based Assistance under RAD**

AMP: NM001000000

Development Names: Sunset Gardens (57 units); 60<sup>th</sup> Street (42 units); Don Gabal (31 units); 12<sup>th</sup> Street (22 units)

Anticipated Application Date: AHA anticipates submitting a phased application for the conversion of the AMP in the spring of 2021.

Number of units affected: 152

Description: The first phase of the proposed conversion will be the conversion and rehabilitation of 60<sup>th</sup> Street. AHA plans to utilize project based vouchers for the non-RAD units in this project. Remaining units in the AMPs will be converted and rehabilitated at future dates.

**Conversion of Public Housing to Project-Based Assistance under RAD**

AMP: NM001000005

Development Names: Comanche (20 units); Veranda (35 units); City View (50 units); Chelwood (25 units); Nakomis (16 units)

Anticipated Application Date: AHA anticipates submitting a phased application for the conversion of the AMP in the spring of 2021.

Number of units affected: 146

Description: The first phase of the proposed conversion will be the conversion and rehabilitation of Veranda. Remaining units in the AMPs will be converted and rehabilitated at future dates

### *Occupancy by Police Officers*

AHA will continue to actively seek occupancy by law enforcement to further create safe environments for all tenants.

### *Non-Dwelling Units used for Public Housing Administrative proposes*

Currently, AHA has a HUD approved office at 6013 Sunset Gardens SW. AHA will be applying for two additional offices located at 6100 Harper NE Apt. 3 and 9000 Veranda NE Apt. 9. Both have been approved by the AHA Board of Commissioners.

### *Project-Based Vouchers*

AHA intends to issue approximately 50 to 75 project-based vouchers (PBV) to projects that help further AHA goals as outlined in the Admin Plan. Applications will be received and review in accordance with the Admin Plan.

The AHA has issued Section 8 Housing Assistance Payment (HAP) contracts to assign Project-Based Vouchers to the following local apartment complexes:

<b>Project Name</b>	<b>Location</b>	<b>Owner</b>	<b># of project based vouchers/ population served</b>
Kentucky Manor Apartments	437 Kentucky Street SE, Albuquerque	New Life Homes	9 Homeless
Luna Lodge	9119 Central Avenue NE, Albuquerque	New Life Homes	7 Homeless
NLH4	6600 Delia Road SW, Albuquerque	New Life Homes	15 Homeless
Sundowner Lodge	6101 Central Ave NE, Albuquerque	New Life Homes	18 Homeless
Generations at West Mesa	5710 Avalon Rd. NW, Albuquerque	Gorman & Company; Catholic Charities	11 Seniors and grand families
Nuevo Atrisco	7909 Central Avenue NW, Albuquerque	YES Housing Inc.	20 Families with Children
The Commons at Martineztown	320 Roma Avenue, NE, Albuquerque	The Commons at Martineztown, LLLP (AHA)	24 Seniors and Families

AHA has issued an Agreement to Enter Into Housing Assistance Payments Contract (AHAP) for the following project:

<b>Project Name</b>	<b>Location</b>	<b>Owner</b>	<b># of project based vouchers/ population served</b>
Luminaria Senior Community	10600 Central Ave SE, Albuquerque	Greater Albuquerque Housing Partnership	23 Seniors

AHA has selected the following application for an award of project-based vouchers:

Project Name	Location	Owner	# of project based vouchers/ population served
Broadway/McKnight	1840-1878 Broadway Place NE, Albuquerque	Albuquerque Housing Authority	13 Families with children
Hiland Plaza	5000 Central Ave SE, Albuquerque	Greater Albuquerque Housing Partnership	23 Families with children

*Units with Approved Vacancies for Modernization*

As AHA continues with rehabilitation of units and UFAS remodels, AHA will seek approval from HUD to remove these units from the PHAS count while they are being rehabilitated.

*Other Capital Grant Programs*

AHA intends to submit an Emergency Safety and Security Grants application. The table below summarizes the proposed activities.

**Emergency Safety & Security Grant Activity Summary**

PROPERTY				ACTIVITY
NM Identification	Zip Code	# of units	Property Name	
NM-15C	87107	32	120 La Plata NW	Install fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy.
NM-04B	87107	50	1212 Candelaria NW	LED lighting for interior of site. Increase "natural surveillance" by fence modification.
NM-10	87111	101	8010 Constitution NE	Install fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy and install additional video surveillance around parking lot.
NM-13B	87108	62	5601 Gibson SE	Install defensive landscaping to discourage non-resident traffic and vagrancy and install additional video surveillance around parking lot.
NM-13A	87108	18	608 Grove SE	Remove masonry walls that prevent "natural surveillance"
NM-15E	87108	20	124 Pennsylvania SE	Remove masonry walls that prevent "natural surveillance"
NM-15A	87123	24	514 Morris NE	Remove masonry walls that prevent "natural surveillance".
NM-15B	87123	14	716 Morris NE	Remove masonry walls that prevent "natural surveillance".
NM-All	All	768	All (except, Commons at Martineztown, Harper and Broadway)	Replace master key system and locks at all properties.

### *Additional AHA Housing Funds*

AHA has approximately \$6.8 million in the State of New Mexico Local Government Investment Pool (LGIP) from the proceeds from the sale of public housing units. AHA proposes to use these funds, with HUD approval, for some of the following purposes:

- 1) To construct units at existing sites or new sites.
- 2) Gap funding for soft or hard costs on moderate and substantial rehabilitation projects; acquisition of land and/or buildings; and demolition and replacement of public housing units.
- 3) Supplement capital fund to maintain existing housing stock.
- 4) Implement homeownership programs on units that are divested.

In 2016, AHA implemented an Energy Conservation Contract (EPC) to install a range of Energy Conservation Measures (ECM). AHA plans to conduct a second phase of the EPC to take advantage of lower interest rates and finance other ECMs at several properties including upgrading furnaces at 701 5th Street, General Bradley, and Comanche; and the installation of photovoltaic solar systems at 1212 Candelaria and Los Alto Senior (9109 Copper).