



---

## ALBUQUERQUE HOUSING AUTHORITY

### **Attachment 2**

#### **B.2 New Activities**

##### **Mixed Finance Modernization or Development**

AHA manages a portfolio of 760 units of public housing. All the units were built between 1973 and 1986. No major rehab has taken place at these properties since they were first built. The properties have been maintained primarily with annual Capital Fund Program (CFP) grants. Energy Performance Contracts (EPC) in 2005, 2018, and 2021 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 \$2 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 was 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. The RAD closing/conversion was completed in August 2021, the units have been demolished and construction is in progress. The existing units will be replaced with a greater number of new units and Project Based Vouchers will be used for some of the additional units. 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.

##### **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 Rd NW, 701 5th St SW, 9725 Comanche Rd NE, and Embudo Towers (8010 Constitution Av NE), Wainwright Apts. (5601 Gibson Blvd SE)

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

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

AMP: NM001000001 & NM00100003

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. On January 10, 2022, HUD issued a CHAP for the conversion of 120 La Plata and on January 28, 2022, AHA submitted a LIHTC application.

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 was the conversion and rehabilitation of the property at 6100 Harper Dr. NE (59 units). The third phase of the proposed RAD conversion was the conversion of 1840-1878 Broadway Place NE (30 units). This third phase involves the demolition of the existing buildings 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 was completed in August 2021 and construction is in progress. AHA submitted an application in the fall of 2021 for the conversion of 120 La Plata as the fourth phase and HUD issued a CHAP on January 10, 2022. 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 an application for the partial conversion of the AMP in the spring of 2022 for the conversion of 60<sup>th</sup> Street.

Number of units affected: 42

Description: The proposed conversion will be for the rehabilitation of the existing public housing units at 60<sup>th</sup> Street. The proposed conversion also contemplates the construction of 42 to 49 new units of low-income housing on the abutting site owned by AHA. The new affordable units would use Project Based Vouchers.

**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: In the fall of 2021 AHA submitted an application for the partial conversion of AMP 105 to allow for the conversion of 9000 Veranda and HUD issued a CHAP on November 16, 2021. AHA submitted a LIHTC application for this project on January 28, 2022.

Number of units affected: 35

Description: The proposed conversion will be for the rehabilitation of the 35 existing public housing units at 9000 Veranda and the addition of a new community building.

**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 and 9000 Veranda NE Apt. 9. Both offices 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. As noted above, AHA also plans to issue Project Based Vouchers to newly constructed units with the RAD conversion of the exiting public housing units at 60th Street.

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 St SE	New Life Homes	9 Homeless
Luna Lodge	9119 Central Ave NE	New Life Homes	7 Homeless
NLH4	6600 Delia Rd SW	New Life Homes	15 Homeless
Sundowner Lodge	6101 Central Ave NE	New Life Homes	18 Homeless
Generations at West Mesa	5710 Avalon Rd. NW	Gorman & Company; Catholic Charities	11 Seniors & grand families
Nuevo Atrisco	7909 Central Ave NW	YES Housing Inc.	20 Families with children
The Commons at Martineztown	320 Roma Ave NE	The Commons at Martineztown, LLLP (AHA)	24 Seniors & 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	Greater Albuquerque Housing Partnership	23 Seniors
Broadway / McKnight	1840-1878 Broadway Place NE	Albuquerque Housing Authority	13 Families with children

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

<b>Project Name</b>	<b>Location</b>	<b>Owner</b>	<b># of project based vouchers / population served</b>
Hiland Plaza	5000 Central Ave SE	Greater Albuquerque Housing Partnership	23 Families with children
Felician Villa	4210 Meadowlark Lane SE, Rio Rancho	CC Housing, Inc.	16 Seniors

### **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 ID	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. Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security and lighting.
NM-04B	87107	50	1212 Candelaria NW	LED lighting for interior of site. Increase "natural surveillance" by fence modification. Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security.
NM-10	87111	101	8010 Constitution NE	Install fencing/gates/defensive landscaping to discourage non-resident traffic and vagrancy. Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security.
NM-13B	87108	62	5601 Gibson SE	Install defensive landscaping to discourage non-resident traffic and vagrancy and Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security.
NM-13A	87108	18	608 Grove SE	Remove masonry walls that prevent "natural surveillance". Install additional security measures

				including but not limited to surveillance, unit entry point security, site entry point security.
NM-15E	87108	20	124 Pennsylvania SE	Remove masonry walls that prevent "natural surveillance". Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security.
NM-15A	87123	24	514 Morris NE	Remove masonry walls that prevent "natural surveillance". Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security.
NM-15B	87123	14	716 Morris NE	Remove masonry walls that prevent "natural surveillance". Install additional security measures including but not limited to surveillance, unit entry point security, site entry point security.
NM-All	All	760	All (except, Commons at Martineztown, Harper and Broadway)	Replace master key system and locks at all properties. Install vacant unit entry point protection methods.

### **Additional AHA Housing Funds**

AHA has approximately \$3.2 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 implemented 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 Rd NW and Los Alto Senior (9109 Copper Av NE).