



ALBUQUERQUE HOUSING AUTHORITY
Empowering people in our community through affordable housing and self-sufficiency opportunities

To: Albuquerque Housing Authority Board of Housing Commissioners
From: Shawn Watson, Housing Development Associate
Date: December 21, 2022
Re: Executive Communication 2022-06 Approval of 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 an 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 Ave 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
Hiland Plaza, 5000 Central Ave SE	Greater Albuquerque Housing Partnership	23	20 years	\$4,368,960
Felician Villa Apartments, 4210 Meadowlark Lane SE, Rio Rancho	CC Housing Inc.	16	20 years	\$2,871,600
Calle Cuarta, 3525 4 th Street NW	YES Housing	15	20 years	\$2,807,280

- 3) AHA Owned or Controlled Property

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
Broadway/McKnight, 1840-1878 Broadway Place NE	Albuquerque Housing Authority	13	20 years	\$2,539,200
The Commons at Martineztown, 320 Roma Avenue NE	The Commons at Martineztown, LLLP	24	20 years	\$6,495,600

Discussion:

AHA has selected two additional proposals for PBV rental assistance. One through the walk-up method (had been competitively selected under other federal, state or local housing assistance programs) and one is an AHA owned property. Project summaries are attached.

Project Name	Owner	# PBV units	Initial Contract Term	Estimated Contract Value Initial Term
Route 66 Flats, 7600 Central Avenue SW	High Desert Housing, Inc. and BlueLine Development, Inc.	25	20 years	\$5,520,000
60th Street/Knotts Landing Court (working name) 112-114, 116-118, 120-122, 200-202, 204, 205, 207, 208, 212, 213, 215-217, 220, 221, 224, 228, 232 60th Street NW, Albuquerque, NM 87105 and Knotts Landing Court, Albuquerque, NM, 87105	Albuquerque Housing Authority	25	20 years	\$7,233,360

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 Housing Assistance Payment Contract (AHAP) Contract with the 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 a Housing Assistance Payment (HAP) contract with the 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 Route 66 Flats and 60th Street/Knotts Landing Court (working name).

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 Route 66 Flats, subject to compliance with all applicable HUD requirements.
2. Approve an AHAP Contract and HAP Contract for 60th Street/Knotts Landing Court (working name), 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 21st day of December 2022.
BY A VOTE OF 4 FOR, AND 0 AGAINST.

Members Absent: Skowran
Members voting against:

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

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

ATTEST:

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