

Goals	Objectives	Status of Objectives	Notes on Activities
<u>Goal 1: Increase quantity of affordable housing opportunities for households at or below 50% of AMI.</u>	Objective 1.1: Partner with external funding sources to expand housing opportunities for low-income households.	On track	<p>VASH Program is on track: Annual recertifications (162) have been completed on time, Inspections completed on time, 225 vouchers utilized (74% Voucher utilization rate) and there are enough households with vouchers that if they are housed VASH will be at 90% voucher utilization rate. EHV Program is on track: 52/68 Vouchers utilized (76% voucher utilization rate), Annual recertification have been completed on time, Inspections completed on time, 23 households searching which means enough vouchers have been issued to be on track of utilizing all 68 by August 30th. Revisions to the AHA Portability Program are complete and processes have been put into place. A meeting with Catholic Charities has been requested to review Tony's gift as well as learning about the new programs they have in place. Activities to support the SRO/MOD Rehab Programs have been completed for the year and activities to implement the Section 8 PBV Program are on track. Inspections for both programs are on track for the year, intake activities are being implemented and are on track or are completed and annual recertifications are on track and/or have been completed. Activities to ensure that the Section 8 NED Category 1 and 2 Programs are pending. The focus is now on processes to streamline referral and community outreach.</p>
	Objective 1.2: Increase supply of affordable housing opportunities for families at or below 50% of	On track	60 th Street WFHTF Development Agreement approved by City Council, waiting on signatures. LOMA in process. Planning to submit tax credit

	<p>AMI by identifying and applying for new funding sources.</p>		<p>application in February. Shawn and Linda have been meeting with CABQ to discuss potential projects for Choice Neighborhoods application.</p>
	<p>Objective 1.3: Maintain current portfolio of 945 public housing units and 3,800 Section 8 vouchers.</p>	<p>On track</p>	<p>Activities to implement comprehensive annual monitoring activities for all Programs have started. Activities to implement monthly monitoring activities for the Housing Voucher Program, RAD Program, and Public Housing Program are underway and on track and data is being used to refine practices and processes. Agency wide efforts to track/review/discuss funding notices, HUD PIH Notices, and guidance at leadership levels are on track in all Programming Departments. Tracking of outreach to external partners is occurring on track and revisions to processes are pending. Reviewing the effectiveness of AHA technology and the identification of technology training for staff and tenants has been imbedded in staff PEGs. Annual Strategic planning and reporting processes are on track. Staff have reviewed Program policies for the Section 8 and Public Housing Programs and drafts of the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP) are being prepared to go out for Public Process per HUD Annual Plan regulations. Activities to develop pre and post planning and debriefing procedures for internal and external audits and monitoring activities is on track. Monitoring processes to meet audit benchmarks including the elimination of repeat findings, obtaining unqualified opinion, and submitting audits to the City/State/HUD on time are underway. Lastly, activities to maintain and enhance AHA</p>

			support systems and processes (eg, payroll, procurement, and warehouse operations, and legal) by setting measurable benchmarks for inputs, outputs and outcomes and assessing effectiveness of support processes are pending.
<u>Goal 2: Improve the quality of affordable housing opportunities for households at or below 80% of AML.</u>	Objective 2.1: Implement a Rental Assistance Demonstration Program (RAD) to renovate and address deferred maintenance needs.	On track	Activities to move forward with 60 th Street, La Plata, and Veranda Developments are on track. RAD application submitted for 60th and CHAP received. Concept call/Financing Plan for La Plata and Veranda submittal was slightly delayed but is on track to be submitted in February. Activities to ensure that the RAD relocation process (transfer of households) is in compliance with all applicable regulations are on being implemented. Activities to identify and track training opportunities for RAD/LIHTC are pending. Efforts to convert construction loans to perm loans for The Commons at Martineztown are now on track and are pending for Harper and Broadway. The Commons at Martineztown was fully occupied by Dec. 31 2022. Intake activities are continuing on track for all other RAD properties. Activities to develop and use monitoring processes and tools to track occupancy rates, leasing procedures, monitor tenant files, ensure inspections and intake processes are in compliance and to submit compliance and reporting documents on time to lenders and investors, outside agencies are underway. Lastly, efforts to continue outreach out to potential partners and to conduct advocacy and education activities with staff, residents, neighborhoods, and other stakeholders on RAD activities are underway.

	<p>Objective 2.2: Improve the Implementation of Property/Asset Management Best Practices</p>	<p>On track</p>	<p>Activities to improve Public Housing PHAS scores are underway. The AHA HUD Recovery Plan is being implemented and monitored daily. Required monthly reports have been submitted to HUD per requirements and timelines. The monitoring of occupancy rates is on track. Activities to ensure a REAC Inspection score of not less than 60% for all AMPs are underway. Efforts to create Dashboard for RAD/Finance Compliance and to develop a monitoring system to monitor the implementation of LURA standards are pending. VCA certification of compliance with ADA for the main office, Comanche, 514 Morris, 2709 12th Street, 320 Roma, and 415 Fruit have been received. Work is also complete at La Plata and City View and certification is pending. Some site work at Lafayette (parking spaces and handrails) and Barelmas (handrails) is outstanding. A short list of corrections remains at other properties and are being addressed. Activities to identify accessibility needs and develop improvement plans with measurable targets are pending and AHA continues to monitor and maintain its Rio Vista portfolio as planned. Activities to identify opportunities for use of AHA Annex are pending. AHA received CDBG funding for FY22-23 and is included in the City's draft plan for FY23-24. AHA received a Safety and Security grant and is in the process of implementing. Lastly, the creation/implementation of CPTED plans for each property is pending.</p>
	<p>Objective 2.3: Improve the Implementation of Inspection processes and best practices</p>	<p>On track</p>	<p>Efforts to comply with OHR Ordinance 5 business day timeline for inspection process are being implemented on schedule. Staff are tracking</p>

			Inspection timelines and gathering data daily to improve processes. 98% of units passed HQS inspection before the beginning date of the assisted lease and HAP contract, and less than 5% of required units under contract have overdue HQS inspections.
<u>Goal 3: Improve access to higher income neighborhoods for families at or below 50% of AML.</u>	Objective 3.1: Increase dispersion of Section 8 Housing Choice Vouchers	On track	Activities to ensure that the HCV Program meets all 6 criteria for establishing and implementing a deconcentration of poverty strategy have begun. Staff reviewed poverty data and average income data to develop the CY2023 Payment Standards and to ensure Voucher holders have opportunities to increased mobility into low poverty areas of the City. Payment Standards were approved by the Board in December. Staff continue to monitor the “Rent Reasonableness Analysis” process. Current data demonstrate that accuracy rates are meeting the SEMAP benchmark of 98%. Compliance of the process will be monitored and verified quarterly at a minimum by Management.
	Objective 3.2: Increase landlord participation in Section 8 housing voucher programs)	On track	The AHA “Service Fee” Project to support applicants and voucher holders to pay for application fees, holding fees and deposits is being implemented and on track. Additional funds for this Project were received from the City of Albuquerque and those funds are being utilized. Activities to review and revise landlord AHA landlord supports such as the AHA Landlord Portal and the Change of Ownership Process are in process. Activities to conduct outreach to Managers/Owners who have stopped taking Section 8 vouchers over the last two years are pending and scheduled for the next quarter. Finally staff

			conducted the quarterly Landlord Seminar, met with NM Apartment Association to develop a partnership, continue outreach with landlords, and have hired a hired an HQS Liaison to support property managers/owners to better understand Section 8 voucher HQS regulations and procedures.
<u>Goal 4: Increase affordable housing and neighborhood revitalization efforts that support families at or below 50% of AMI</u>	Objective 4.1: Work in collaboration with community partners to identify new funding sources and build political awareness of the importance of affordable housing and neighborhood revitalization efforts.	On track	Activities for this quarter include: Conducting advocacy for Housing Forward plan; Continuing to meet with City staff on Choice Neighborhood Grant application and partnering with UNM MRCP program; Sharing copy of a model Good Neighbor Agreement (GNA) and power point slides from 2022 NM Housing Summit training class with local affordable housing developer,
<u>Goal 5: Improve placement rates and housing success rates for vulnerable populations.</u>	Objective 5.1 Increase housing readiness	Caution	AHA applied for but did not receive an FSS Grant. The Program will continue to run funded by AHA funds and staff will reapply for the Grant at the next available opportunity. Activities to get a Program Coordinating Committee (PCC) up and running to advise AHA on supporting vulnerable populations is behind schedule. Activities to develop and distribute AHA intake guidance documents/media to referring agencies and the public are pending until the 3 rd quarter. However, activities to review/revise the waitlist selection notification process and waitlist management processes for all AHA programs are happening and are on track. Housing voucher program has a staff member taking a Nan McKay training covering waitlist management and processes. Public Housing staff have added additional staff to support intake for Public Housing, streamlined the RA process,

			streamlined how intake files are distributed to the properties, and requested and received Board approval to open up a new Public Housing pre-application process. Also on track is refining and implementing service coordination procedures and best practices.
	Objective 5.2 Increase housing success of vulnerable populations	Caution	The FSS Program and the ROSS Program are being implemented at capacity and reports are being completed and submitted on time to HUD. The AHA ROSS Program grant is coming to an end as of April 2023. Staff are currently reviewing budgets to determine how to keep the Program going until AHA can apply for a new ROSS Grant. In the meantime, staff are working with ROSS Program participants to make progress on their Individualized Training and Service Plans (ITSP) and complete some of their identified goals. Staff continue to develop and maintain partnerships to support vulnerable populations as planned. Activities to develop and maintain a Service Coordination Community of Practice Group are pending. Efforts to monitor and revise ""Notification"" processes/forms to comply with AHA LEP Plan, Fair Housing and AHA policies to support households with disabilities and populations who do not speak English are being implemented. Processes to revise and implement the AHA "Request for Reasonable Accommodation"" process for all AHA Programs is behind schedule as is the review and revision of the repayment agreement process. Activities to support tenant, resident, applicant knowledge and usage of available technology to support access to AHA

			programing has been embedded into some staff PEGs. Lastly, activities to develop and implement a training calendar to support tenants and residents to access training opportunities that support them to access AHA programs and maintain affordable housing opportunities are behind schedule.
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