



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

**To:** Albuquerque Housing Authority Board of Housing Commissioners  
**From:** Thea Guerin, Deputy Director  
**Date:** October 18, 2023  
**Re:** Executive Communication 2023-13 FY2024 AHA Action Plan

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### Overview

Over the past year, staff of the Albuquerque Housing Authority (AHA) continued to develop monitoring processes and data tracking tools to improve its U.S. Department of Housing & Urban Development (HUD) Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) scores. In addition, staff also identified strategic growth areas where AHA can strengthen its purpose as a Community Development agency and implement evidence-based practices that support AHA Core Values and its Mission to *Empower people in our community through affordable housing and self-sufficiency opportunities*.

Consequently, the FY2024 AHA Action Plan focuses on operationalizing the AHA Mission and Core Values in how staff support vulnerable populations in the work that AHA does every day out in the community with our tenants and residents. The current Housing Market and the anticipation and onset of new HUD inspection protocols and regulations on subsidy calculations are causing AHA to take a deeper look into how AHA processes and procedures support vulnerable households to not only obtain affordable housing but to also maintain these opportunities over time and stop or prevent intergenerational cycles of poverty. Additionally with the implementation of the RAD Program, it is becoming ever more crucial that AHA implement Community Development initiatives and programming to ensure that RAD Affordable Housing Developments provide the Albuquerque community with high quality and stable properties that support the revitalization of entire neighborhoods. Therefore, embedded in the FY2024 Action Plan “Activities” and “Tasks” are mechanisms for AHA staff to develop and use monitoring tools and processes that promote weekly, monthly and quarterly learning cycles across all levels of staff and within each Department. Also embedded within the FY2024 Action Plan “Activities” and “Tasks” are opportunities for staff to: expand partnerships that support increased security and safety measures at Public Housing properties; improve use of technology to support residents and tenants to access AHA services; and connect vulnerable households to community resources that empower individual households to create and sustain thriving vibrant local communities.

The Goals and Objectives of the FY2024 Action Plan are the same as the FY2023 Action Plan. No changes were made to agency Goals or Objectives.

### Recommendation

Request that the AHA Board of Housing Commissioners formally adopt the AHA FY2024 Action Plan and grant the Executive Director and AHA Leadership Team the discretion to adjust the Action Plan as needed throughout the year.



/abqha



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Equal Housing Opportunity Agency



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By voting to formally approve receipt of this Executive Communication, the AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA does:

1. Adopt the AHA FY2024 Action Plan; and
2. Grant the Executive Director and AHA Leadership Team the discretion to adjust the Action Plan as needed throughout the year.

PASSED and ADOPTED this 18th day of October 2023.

BY A VOTE OF  4  FOR, AND  0  AGAINST.

Members Absent:  McGee

Members voting against: \_\_\_\_\_

ALBUQUERQUE HOUSING AUTHORITY  
BOARD OF HOUSING COMMISSIONERS

By:  /s Maureen Skowran   
Maureen Skowran, Chairperson of the Board

ATTEST:

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