



ALBUQUERQUE HOUSING AUTHORITY

Attachment 2: New Activities

B.2 New Activities

Choice Neighborhoods

AHA was awarded a Choice Neighborhoods Planning grant in the amount of \$500,000 for the revitalization of Wainwright Manor (5601 Gibson Blvd SE), 608 Grove SE and 120 Pennsylvania St SE and the surrounding neighborhoods in the SE Heights. These are public housing sites in AMP 102 (NM00100002) and AMP 104 (NM00100004). The planning grant includes funding for predevelopment and planning expenses. AHA and the City of Albuquerque are working together on this planning grant to create a transformation plan and apply for a Choice Neighborhood Implementation grant. The goal of the Choice Neighborhoods program is to leverage significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and other stakeholders, such as public housing agencies, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood.

Mixed Finance Modernization or Development

AHA manages a portfolio of 693 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 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

AMP: NM001000001 & NM00100003

Development Names: (NM001000001) 1212 Candelaria (50 units); 615 Arno (8 units); 415 Fruit (38 units); 701 5th Street (60 units); (NM00100003) 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 that was awarded.

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 substantially completed). 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 complete. 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. RAD Conversion completed in

December 2023 and rehabilitation work is starting. 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); 60th Street (42 units); Don Gabal (31 units); 12th Street (22 units)

Anticipated Application Date: AHA submitted an application for the partial conversion of the AMP in the fall of 2022 for the conversion of 60th Street. On December 3, 2022, HUD issued a CHAP for the conversion of 60th Street. AHA will submit a LIHTC application in 2024 for RAD Conversion and construction start in summer 2024.

Number of units affected: 42

Description: The proposed conversion will be for the rehabilitation of the existing public housing units at 60th Street. The proposed conversion will also include the construction of 46 new units of low-income housing and a new community building on the abutting site owned by AHA. A portion of the new affordable units will use 25 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 that was awarded.

Number of units affected: 35

Description: The conversion will be for the rehabilitation of the 35 existing public housing units at 9000 Veranda and the addition of a new community building. RAD Conversion completed in December 2023 and rehabilitation work is starting.

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.

Non-Dwelling Units used for other proposes

Currently, AHA has two HUD approved units offline at 5605 Gibson SE. “The Unit Tenant Status” is categorized as *Special Use “Other Resident Activities”*.

Project-Based Vouchers

AHA Selection of Proposals Subject to a Previous Competition under a Federal, State, or Local Housing Assistance Program: AHA intends to issue up to 60 project-based vouchers (PBV) to projects in this category that help further AHA goals as outlined in the Admin Plan. Applications will be received and reviewed in accordance with the Admin Plan.

Units Selected Non-Competitively: AHA intends to issue project-based vouchers (PBV) to certain public housing projects where the PHA has an ownership interest or control. PBV units in this category will not count towards the 60 unit cap mentioned above. AHA plans to issue 25 Project Based Vouchers to newly constructed units with the RAD conversion of the exiting public housing units at 60th Street. AHA certifies that the site is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto. In addition, AHA certifies that, in conducting its review of site selection for the proposed project, AHA completed a review with respect to accessibility for persons with disabilities and that the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA.

At this time, AHA does not plan on issuing a Request for PBV Proposals to select proposals on a competitive basis. If a Request for Proposals is issued any additional PBV units that would be eligible under that competitive process will be outlined in the Request.

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

Project Name	Location	Owner	# of project based vouchers / population served
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	201 Unser Blvd 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
Luminaria Senior Community	10600 Central Ave SE	Greater Albuquerque Housing Partnership	23 Seniors
PAH! Hiland Plaza	5000 Central Ave SE	Greater Albuquerque Housing Partnership	23 Families with children
Broadway / McKnight	300 McKnight Ave NE	Albuquerque Housing Authority	13 Families with children

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

Project Name	Location	Owner	# of project based vouchers / population served
Felician Villa I	1301 Stephanie Road SE, Rio Rancho	CC Housing, Inc.	16 Seniors
Calle Cuarta	3525 4 th Street NW	YES Housing	15 Families with children

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

Project Name	Location	Owner	# of project based vouchers / population served

Route 66 Flats	7600 Central Avenue SW	High Desert Housing, Inc. and BlueLine Development, Inc.	25 Homeless
Felician Villa II	4210 Meadowlark Lane SE	CC Housing Inc. / Chelsea Investment Corporation	25 Seniors
Casitas Del Camino (60th Street/Knotts Landing)	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 Housing Authority	25 Families with children
Farolito Senior Community	10501 Central Ave NE	Greater Albuquerque Housing Partnership	25 Seniors
Somos	7200 Central Ave SE	Greater Albuquerque Housing Partnership	25 Households with special needs

Units with Approved Vacancies for Modernization

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

Other Capital Grant Programs

AHA submitted an Emergency Safety and Security Grants application in June of 2022 and was successful in receiving a \$250,000 award of funds. The table below summarizes the proposed activities included in the application.

Emergency Safety & Security Grant Activity Summary

Property NM ID	Zip Code	# of units	Property Name	Activity
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.

In July 2022 AHA requested funds for the FFY 2021 and 2022 Capital Fund At Risk, Receivership, Substandard, and Troubled funding opportunity for public housing agencies (PHAs) under the stated designations and was successful in receiving additional capital funds in the amount of **\$1,623,300** for landscaping, irrigation, and common area improvements; window replacement; playground installation and update; sliding door replacement and stucco/paint repair; lighting replacement; electrical work; security cameras; and replacement of shut-off valves for NM001000004.

Capital Fund Financing Program

AHA plans to submit a Capital Fund Financing Program application to fund the construction of additional Public Housing units on the existing Public Housing site at 9109 Copper Avenue North East.

Additional AHA Housing Funds

AHA has approximately \$2.4 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 Altos Senior (9109 Copper Av NE).