To: Albuquerque Housing Authority Board of Housing Commissioners

From: Linda Bridge, Executive Director

Date: October 15, 2025

Re: Executive Communication 2025-07 FY2026 AHA Action Plan

Background:
AHA created and implemented a 5-year strategic plan for the fiscal years 2020-2024. The Goals and Objectives in that strategic plan were focused on strategies that increase affordable housing opportunities for low income populations, improve quality of affordable housing opportunities, promote healthy and safe living environments that provide opportunities for AHA program participants to access quality social services and self-sufficiency opportunities, and use affordable housing as a mechanism for sustainable community and neighborhood revitalization and stabilization efforts.

During this period HUD changed the planning cycle. To align the HUD 5-year Strategic Plan and AHA Strategic Plan cycles, the AHA Goals and Objectives that were only in the 3rd year of its original 5-year cycle were incorporated into the new HUD 5-Year Strategic Plan that covers fiscal years 2023-2027.

These Goals and Objective remain important and appropriate, and are incorporated into the FY2026 Action Plan with no changes. There were no changes to the Activities. Tasks were updated for 2026.

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 partner and implement practices that support AHA Core Values and its Mission to *Empower people in our community through affordable housing and self-sufficiency opportunities*. A large focus this last year was the software conversion and through that work interdepartmental teams were strengthened and processes examined.

Consequently, the FY2026 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, while continuing to implement new tools and processes to maintain compliance and improve efficiencies in our core programs. Additionally embedded in the FY2026 Action Plan is the implementation of our new software and ongoing review of data, processes and reporting that will take place across the agency as part of the software implementation.

Recommendation:
Request that the AHA Board of Housing Commissioners formally adopt the AHA FY2026 Action Plan and grant the Executive Director and AHA Leadership Team the discretion to adjust the Action Plan as needed throughout the year.

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 FY2026 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 15th day of October 2025.

BY A VOTE OF 4 FOR, AND 0 AGAINST.

Members Absent: Smith

Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: /s/ Maurreen Skowran
Maurreen Skowran, Vice-Chairperson of Board

ATTEST:

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