

Regional Housing Authorities

MFA Legislative Oversight Committee

August 24, 2016

Presenter:

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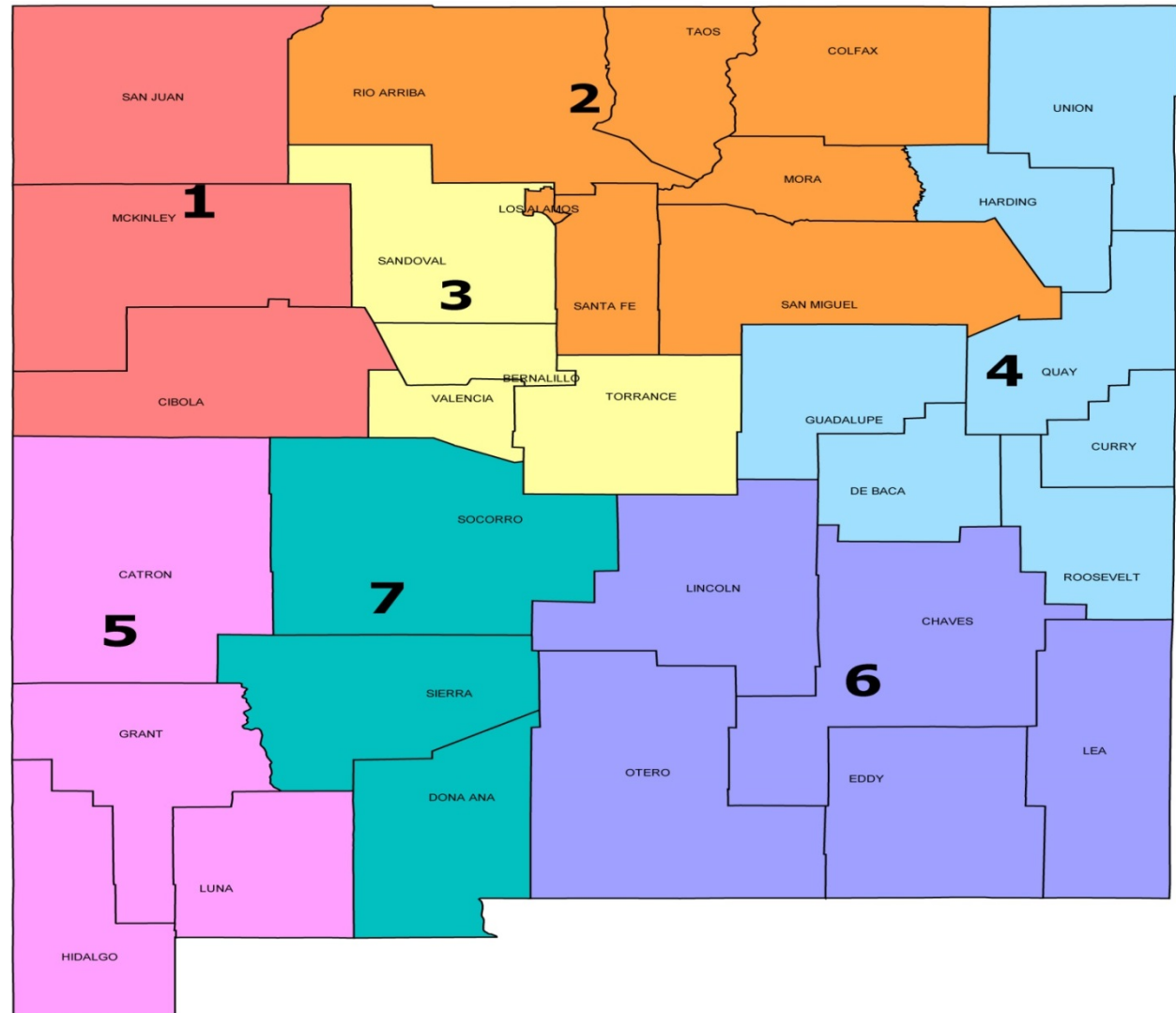
Seven Regional Housing Authorities

- In 1970, seven regional housing authorities were created by the state legislature for the purpose of developing affordable housing. They were given bonding capacity and power of eminent domain.
- In 1977, no direct oversight; some regionals did not receive federal funding and others did not have the capacity to support affordable housing development.
- In 2006, Region III defaults on a \$5 mm state bond.
- Allegations of misspending soon followed.
- Scandals and receivership

Seven Regional Housing Authorities

(continued)

-  **Region 1**
-  **Region 2**
-  **Region 3**
-  **Region 4**
-  **Region 5**
-  **Region 6**
-  **Region 7**



Legislative Changes to the Regional Housing Authorities

- In 2007, during the legislative session, regionals lost bonding capacity and power of eminent domain.
- MFA, Legislative Oversight Committee, Dept. of Finance & Administration and the Legislative Finance Committee are tasked with a plan to reform the regional housing authorities

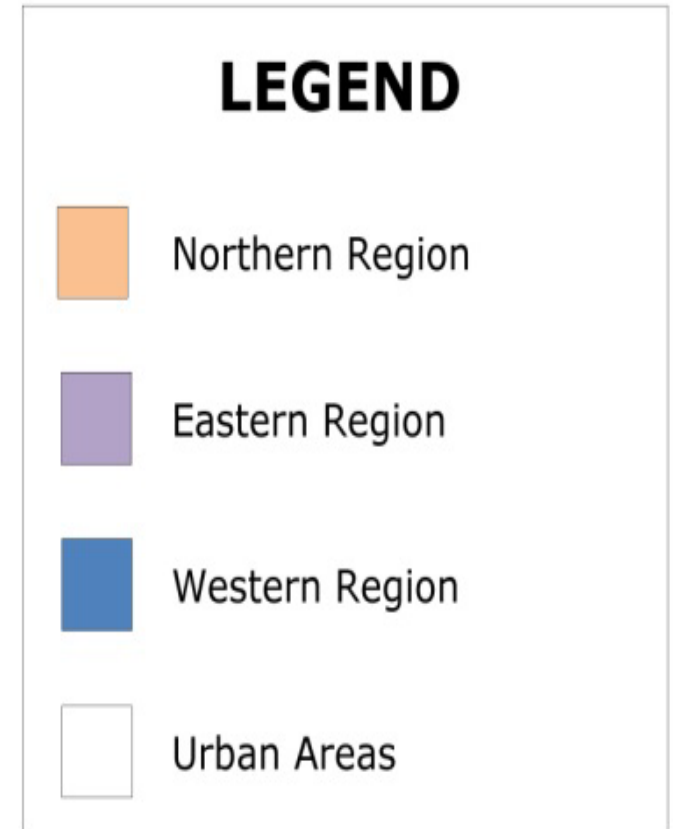
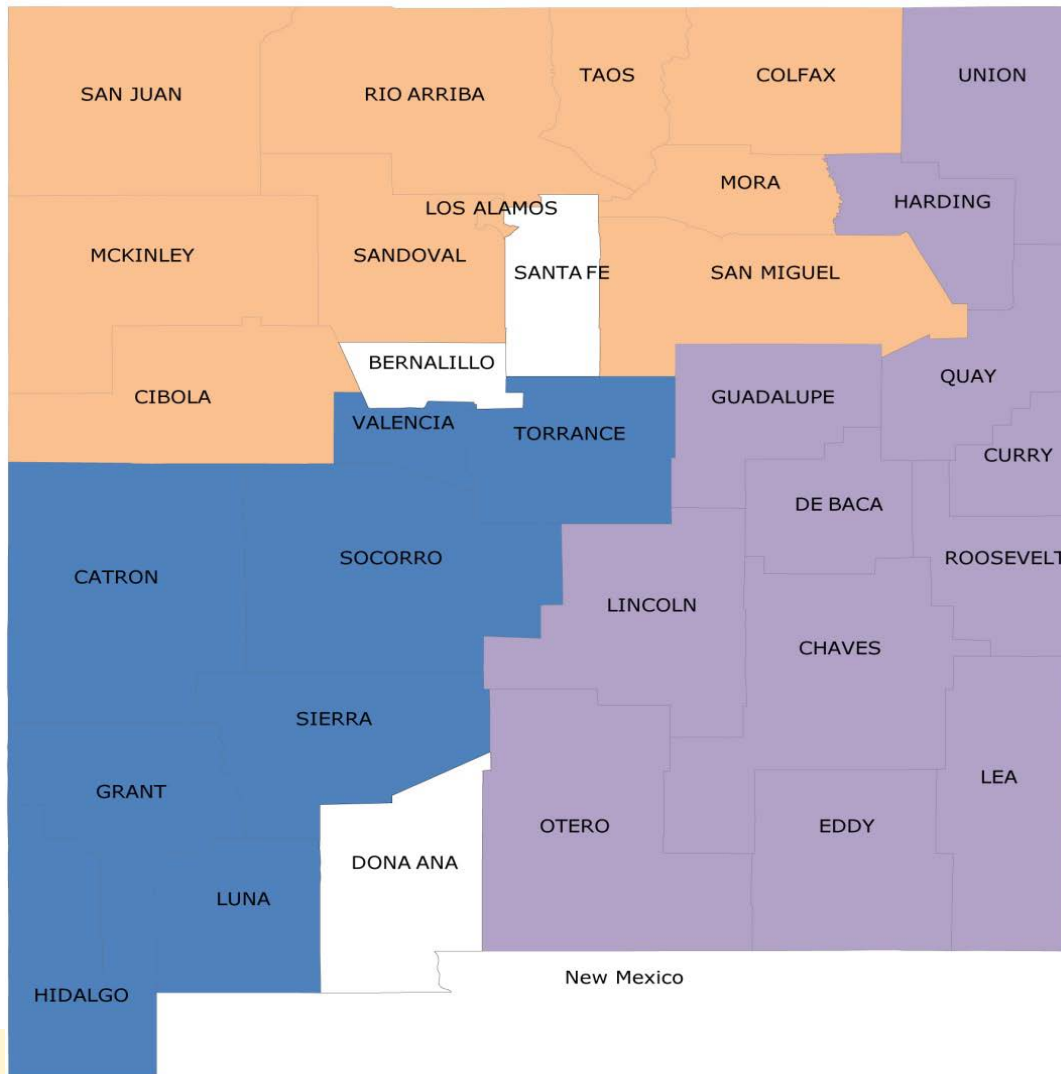
MFA Restructures

- MFA works with partners to review governance, employees, assets of each regional housing authority.
- MFA produces report which includes interviews and becomes the basis of legislation and passes at the 2009 session.
- Senator Mary Kay Papen sponsored legislation to restructure the regional housing authorities.

Eastern, Western and Northern Regional Housing Authorities

- MFA's oversight responsibilities include:
 - Reviews of annual audits
 - Reviews of annual reports (operational and financial)
 - Approval of contracts more than \$100K
 - Approval of all transfers, sales or liquidation of assets more than \$100K
 - Approval of board of commissioners, executive directors and by-laws.
 - Provide training and technical assistance and capacity building
- (This state mandate is not funded in the state budget)

Three Regional Housing Authorities



Regionalization Efforts

Regional Importance

- Public Housing Authorities – decreased funding (admin and HAP subsidies)
- PHAs – troubled/sub-standard status
- Preservation of housing and subsidies
- Incorporating other MFA housing programs
- Economies of scale

Public Housing Authorities in New Mexico by Region

Eastern Regional

155 Low Rent Units, 1892 Section 8 vouchers

Consolidations: Eunice, Vaughn & Lovington

Western Regional

54 Low Rent Units, 911 Section 8 vouchers

No consolidations to date

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard	Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Alamogordo	221	0		Bayard	70	0	
Artesia	138	0		El Camino Real	0	576	
Clayton	50	0		Lordsburg	100	0	
Clovis	132	608		Santa Clara	32	0	
Fort Sumner	47	0		Truth or Consequences	100	190	
Tucumcari	90	140					

Public Housing Authorities in New Mexico by Region

Northern Regional

169 Low Rent Units, 448 Section 8 Vouchers

Consolidated with Cimarron, negotiating with Cuba, Grants, Rio Arriba

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Chama	38	0	
Cimarron	16	0	
Cuba	28	0	
Gallup	267	63	✓
Grants	20	98	✓
Las Vegas	267	0	
Maxwell	22	0	

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Pecos	32	0	
Raton	156	0	
Rio Arriba	53	25	✓
San Juan	0	320	
San Miguel	0	177	
Springer	56	0	
Wagon Mound	19	0	

Eastern Regional Housing Authority Accomplishments

- MFA's Governor's Innovation Revolving Loan Fund commitment for Eunice 16 in Lea County; reservation for pending application for Jal 16
- Latest transfer – Lovington
- High performer in Section 8 Management System
- Linkages program

Western Regional Housing Authority Accomplishments

- MOU between WRHA and El Camino Real Housing Authority – skill sharing
- Unit inspections/cost allocation plans
- High performer in Section 8 Management System
- Linkages program
- Rental Assistance program

Northern Regional Housing Authority Accomplishments

- Successful transfer of Cimarron Housing Authority to NRHA
- Executive director hired in April 2016
- New staff hires/fee accountant
- Established new procedures
- Linkages program (PY2015/2016)
- Pending transfers with three troubled public housing authorities in its region

MFA Trainings and Technical Assistance

- Assistance with transfers
- Conducted peer exchange meetings
- On-site monitoring visits
- Housing Summit
- National Association of Housing & Redevelopment Officials (NAHRO) Annual Conference
- Attended Board of Commissioner meetings