

Highlights on Regional Housing Authorities and the Affordable Housing Act

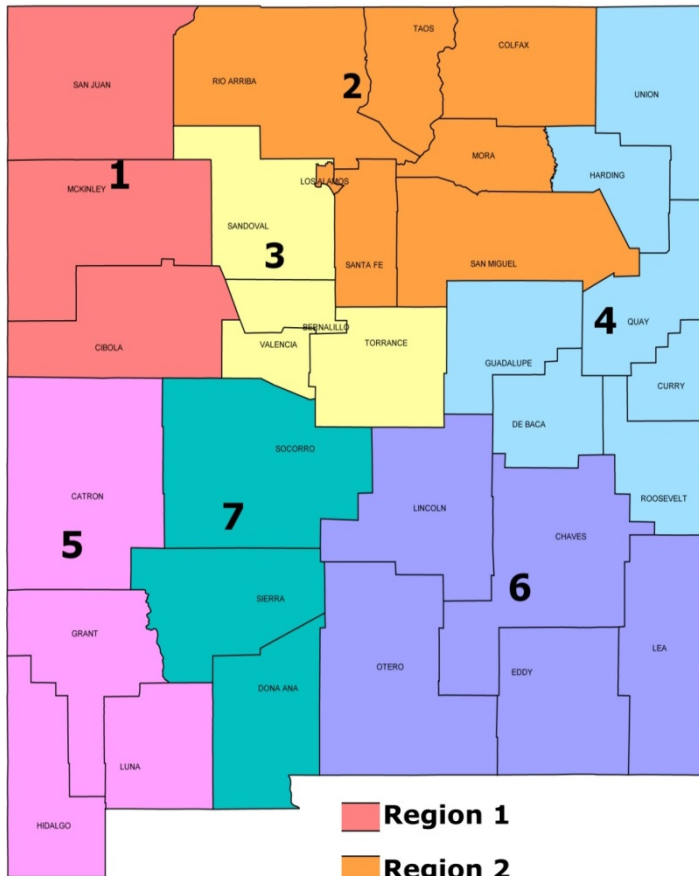
MFA Legislative Oversight Committee
November 10, 2016

Presenter:

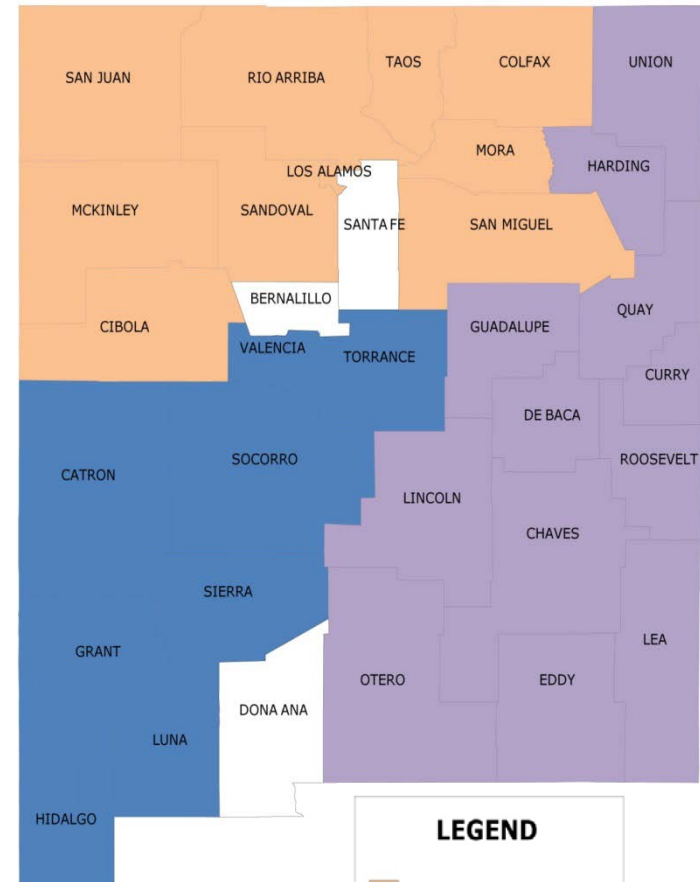
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Seven to Three Regional Housing Authorities



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



LEGEND

- Northern Region
- Eastern Region
- Western Region
- Urban Areas

MFA Oversight Responsibilities

- 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

MFA also provides substantial training, technical assistance and capacity building:

- Assistance with transfers
- Conduct peer exchange meetings
- On-site monitoring visits
- Housing Summit
- Provide and help fund training
- Assist with product development

RHA Regional Importance

- Fill major gaps in housing/services in the rural areas
- Preservation of housing and subsidies
 - Housing authorities traditionally operate public housing and administer Section 8 vouchers
- Expanding to offer other affordable housing programs, many in conjunction with MFA
- Economies of scale
 - Actively consolidating with small public housing authorities (PHAs) faced with decreased funding or troubled/substandard status

Public Housing Authorities in New Mexico by Region

Eastern Regional

155 Low Rent Units, 1892 Section 8 vouchers

Consolidations: Eunice, Vaughn & Lovington

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Alamogordo	221	0	
Artesia	138	0	
Clayton	50	0	
Clovis	132	608	
Fort Sumner	47	0	
Tucumcari	90	140	

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
Bayard	70	0	
El Camino Real	0	576	
Lordsburg	100	0	
Santa Clara	32	0	
Truth or Consequences	100	190	

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	

RHA Recent Accomplishments

Eastern RHA

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

Western RHA

- 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 RHA

- 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

Affordable Housing Act

- Constitutional Amendment 4 – Passed in General Election of 2006, created the Affordable Housing Act (Section 6-27-3 NMSA 1978),
- **Exempts affordable housing from the anti-donation clause of the New Mexico State Constitution.**

Eligible Donors:

- The State of New Mexico
- Counties
- Municipalities
- School Districts

Eligible Donations:

- Donate or pay for land for affordable housing construction,
- Donate or pay for an existing building or conversion or renovation into affordable housing,
- Provide or pay the costs of infrastructure necessary to support affordable housing projects,
- Provide or pay for the cost of acquisition, development, construction, financing, operating or owning affordable housing.

AHA Community Plans & Ordinances

As of June 2016

Municipality	County	Ordinance	Plan	Municipality	County	Ordinance	Plan
Alamogordo, City of	Otero	YES	YES	Lea County	Lea	YES	YES
Albuquerque, City of	Bernalillo	YES	YES	Lordsburg, City of	Hidalgo	YES	YES
Artesia, City of	Eddy	YES	YES	Los Alamos County	Los Alamos	YES	YES
Belen, City of	Valencia	No	YES	Los Lunas, Village of	Valencia	YES	YES
Bernalillo, County of	Bernalillo	YES	YES	Lovington, City of	Lea	YES	YES
Bernalillo, Town of	Sandoval	YES	YES	Mesilla, Town of	Dona Ana	YES	YES
Carlsbad, City of	Eddy	YES	YES	Portales, City of	Roosevelt	YES	YES
Clovis, City of	Curry	Repealed	YES	Rio Arriba, County of	Rio Arriba	YES	YES
Deming, City of	Luna	YES	No	Roswell, City of	Chaves	YES	YES
Doña Ana County	Doña Ana	YES	YES	Ruidoso, Village of	Lincoln	YES	YES
Eddy County	Eddy	No	YES	San Miguel County	San Miguel	YES	No
Espanola, City of	Rio Arriba	YES	YES	Santa Fe, City of	Santa Fe	YES	YES
Eunice, City of	Lea	YES	YES	Santa Fe, County of	Santa Fe	YES	YES
Farmington, City of and NE San Juan County	San Juan	YES	YES	Santa Rosa, City of	Guadalupe	No	YES
Harding, County of	Harding	No	YES	Socorro, City and County	Socorro	YES	YES
Hobbs, City of	Lea	YES	YES	Taos, Town of	Taos	YES	YES
Jal, City of	Lea	YES	YES	Tatum, City of	Lea	YES	YES
Las Cruces, City of	Dona Ana	YES	YES	Truth or Consequences, City of	Sierra	No	YES
Las Vegas, City of	San Miguel	YES	YES	Valencia, County of	Valencia	No	YES

TOTAL		32	37
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AHA Contributions

As of June 2016

Municipality	County	Donations	Donation Value Reported
Alamogordo, City of	Otero	Land, Housing Asst. Grants	\$ 10,886
Albuquerque, City of	Bernalillo	Funding, Trust Fund, Impact Fee Waiver, Work Force Housing Bond Financing for Land Acq.	\$ 31,432,620
Artesia, City of	Eddy	Funding	\$ 1,300,000
Carlsbad, City of	Eddy	Land and infrastructure reimbursment	\$ 50,000
Deming, City of	Luna	Land	\$ 27,000
Hobbs, City of	Lea	Donation of Land and Funding	\$ 2,840,000
Las Cruces, City of	Dona Ana	Impact fee waivers, City donations towards Land Bank and Trust fund for future use.	\$ 51,414
Lea County	Lea	Donation of Land and Funding	\$ 1,000,000
Santa Fe, City of	Santa Fe	Inclusionary zoning, donations with Housing Trust Fund	\$ 3,222,345
Santa Fe, County of	Santa Fe	4 Programs: 1. Inclusionary Zoning (15% of units must be affordable or can pay into trust) 2. DPA 0% loans, 3. Roof repair loans forgiven after 5 years 4. Forclosure Prevention	\$ 587,234
Silver City, Town of	Grant	Land	\$ 2,700,000
TOTAL		11 communities	\$ 43,221,499