



"Providing Safe and Affordable Housing Opportunities"

PUEBLO OF ACOMA HOUSING AUTHORITY

2014 ANNUAL REPORT

Submitted to
Pueblo of Acoma Tribal Council

September 10, 2015

P.O. Box 620
Pueblo of Acoma, NM 87034
(505) 552-7528

PAHA Board of Commissioners

Robin Cruz – Board Chair
Patrick Ortiz – Board Vice-Chair
April Estevan – Commissioner
Damian Garcia – Commissioner
Ezilda Paytiamó – Commissioner
Jonathan Sims – Ex-Officio Tribal Secretary
Ernest Vallo – Ex-Officio Tribal Council



"Providing Safe and Affordable Housing Opportunities"

Pueblo of Acoma Housing Authority Staff



Administration

Floyd Tortalita – Executive Director
Krystal Vallo – Administrative Assistant

Finance

Owen Ondelacy – Finance Manager
Gwen Garcia – Accounting Technician
Calene Pedro – AP/Payroll Technician

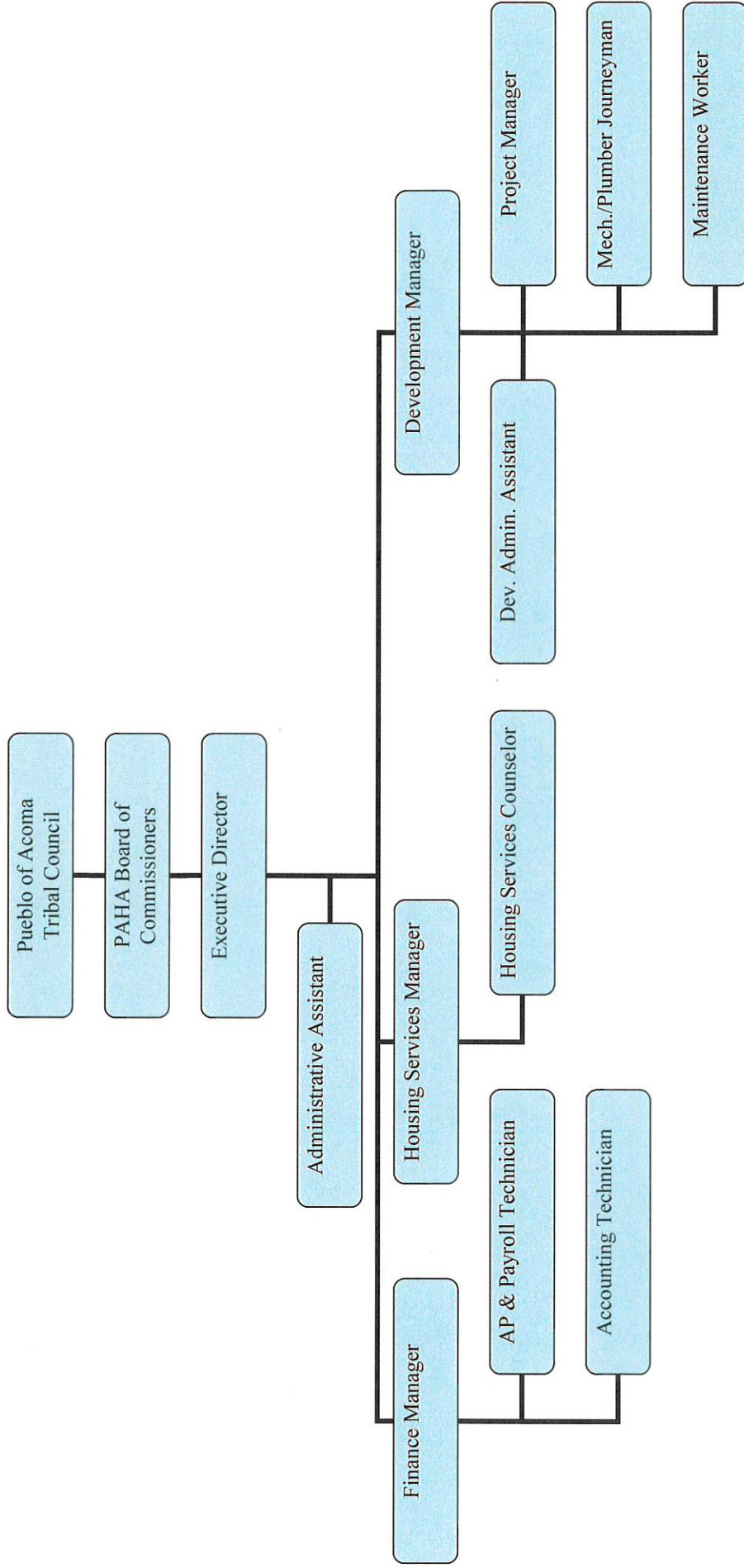
Housing Services

Jennette Steward – Housing Services
Manager
Nina Jaramillo – Housing Services Counselor

Development

Francisco Carr- Development Manager
Lauren Cheromiah – Admin Assistant
Patrick Martinez – Project Manager
Riley Jim- Maintenance
Steve Mendiola - Maintenance

Pueblo of Acoma Housing Authority Organization Chart





"Providing Safe and Affordable Housing Opportunities"

PUEBLO OF ACOMA HOUSING AUTHORITY'S POLICIES
ADOPTED & AMENDED

- 1. PERSONNEL POLICY**
ADOPTED: 01/08/2008
AMENDED: 10/16/2009
- 2. FINANCIAL MANAGEMENT POLICY**
ADOPTED: 04/27/2004
- 3. PROCUREMENT POLICY**
ADOPTED: 02/20/2002
AMENDED: 08/11/2009
- 4. CAPITALIZATION POLICY**
ADOPTED: 11/10/2010
- 5. PROCEEDS OF SALE POLICY**
ADOPTED: 06/08/2001
- 6. TRAVEL POLICY**
ADOPTED: 07/21/2010
- 7. RENTAL ADMISSIONS/OCCUPANCY
COLLECTION, GRIEVANCE &
TERMINATION POLICY**
ADOPTED: 09/18/2001
AMENDED: 07/21/2010
- 8. HOMEOWNERSHIP COLLECTIONS &
EVICTIONS POLICIES &
PROCEDURES**
ADOPTED: 10/30/2003
- 9. HOMEOWNERSHIP ADMISSIONS &
OCCUPANCY POLICY**
ADOPTED: 01/27/2004
AMENDED: 02/12/2009
AMENDED: 05/19/2009
- 10. MAINTENANCE POLICY**
ADOPTED: 09/26/2003
- 11. REHABILITATION &
MODERNIZATION POLICY**
ADOPTED: 07/22/2003
AMENDED: 06/09/2015
- 12. MOBILE HOME PARK POLICY**
ADOPTED: 07/31/2007
AMENDED: 04/13/2010
- 13. CONFLICT OF INTEREST &
PROCEDURES**
ADOPTED: 10/28/2003
- 14. VEHICLE POLICY**
ADOPTED: 07/31/2001
- 15. CODE OF CONDUCT POLICY**
ADOPTED: 05/11/2011
- 16. DRUG-FREE WORKPLACE**
ADOPTED: 06/08/2011
- 17. REMOTE DEPOSIT POLICY**
ADOPTED: 09/14/2011
- 18. RELOCATION POLICY**
ADOPTED: 06/13/2012
- 19. SELF-MONITORING POLICY**
ADOPTED: 06/25/2014
- 20. INVESTMENT POLICY**
ADOPTED: 06/25/2014

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Administration

APPROPRIATIONS UPDATE

President's FY 2016 Budget Request

On February 2, 2015, President Obama released a proposed budget for FY 2016. This proposal is often referred to as a blue print that includes general themes for Congress to consider as they engage in the budget/appropriations process on Capitol Hill. The White House says a combination of tax increases and changes to spending programs that, in addition to paying for the repeal of the sequester, would reduce cumulative deficits by \$1.8 trillion over 10 years.

According to reports, the 2016 budget includes \$49.3 billion for the Department of Housing and Urban Development (HUD). The focus of this year's HUD budget is helping to secure quality housing for Americans to end homelessness; to make communities more resilient from natural disasters; to protect people from housing discrimination; and to provide critical rental assistance for millions of extremely poor families. The 2016 budget is an increase of \$4 billion, or 8.7%, over current levels.

The Administration's request includes level funding of \$660M for Indian Housing Block Grant (IHBG) accounts and \$2M for Title VI loan Guarantee. The budget calls for \$6M for the Section 184 Loan Guarantee fund, and \$80M for the Indian Community Development Block Grant (ICDBG), an increase of \$16M over the FY 2015 level. The Administration again zeroed out Technical Assistance and Training programs typically included in the IHBG account. The PBR does not include any funding for the native Hawaiian Housing Block Grant (NHHBG) or 184a Loan Guarantee Loan program. In FY 2015 the NHHBG was allocated \$9 million and the 184a \$100k.

US Senate

The Senate Appropriations Subcommittee on Transportation, Housing and Urban Development (THUD), and Related Agencies marked up its FY16 spending bill on June 23. Last week, the Senate Appropriations Committee approved that funding measure to make resources available for the nation's infrastructure, transportation safety and federal housing programs. The bill provides a total of \$37.56 billion for the Department of Housing and Urban Development (HUD), an increase of nearly \$2 billion above the FY2015 enacted level and \$3 billion below the request.

Indian Housing Program Highlights

- IHBG- \$650 million
- Title VI - \$2 million

- Section 184- \$7 million
- ICDBG- \$60 million, \$1 million for imminent threats
- The bill did not include funding for the Native Hawaiian Homeownership Act
- The bill includes language stating no tribe shall receive an allocation amount greater than 10 percent of IHGB
- The Senate bill recommends all T&TA be provided by HUD's Policy Research and Development (PD&R) Office in FY 2016

House of Representatives

On June 9, 2015 the U.S. House approved their fiscal year 2016 Transportation, Housing and Urban Development funding bill (H.R. 2577) by a vote of 216 -210. The legislation includes funding for the Department of Transportation, the Department of Housing and Urban Development, and other related agencies.

In total, the bill reflects an allocation of \$55.3 billion in discretionary spending - an increase of \$1.5 billion above fiscal year 2015 and \$9.7 billion below the President's budget request. However, given reduced offsets - primarily caused by a \$1.1 billion decline in Federal Housing Administration receipts - the bill actually represents an increase of only \$25 million above the current level.

Indian Housing Program Highlights

- \$650 Million for IHGB
- 3.5 Million for T&TA with no less than \$2 Million for a national organization as authorized in NAHASDA
- \$2 Million Title VI Loan Guarantee
- \$8 Million 184 Loan Program
- \$60 Million ICDBG
- No Request for Native Hawaiian Housing Block Grant

NAHASDA REAUTHORIZATION ACT OF 2015

The Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) is a powerful tool that provides greater housing opportunities and housing related community development in tribal communities. Since originally signed into law, NAHASDA has been reauthorized and amended several times. While the intention of each amendment is to improve the Act, there are still further refinements that may enhance the overall effective and efficient delivery of housing programs in tribal communities.

On January 14, 2015, **H.R. 360**, a bill to reauthorize NAHASDA was introduced by Representative Steve Pearce (R-NM) and 17 co-sponsors. Developed and championed by the National American Indian Housing Council (NAIHC), a non-profit housing and technical assistance organization, H.R. 360 would expedite required federal approvals, authorize tribes to blend housing construction money with sanitation facilities funding, launch a

demonstration program for alternative privatization authority for Native housing, and other reforms. H.R. 360 was adopted by the House of Representatives on March 23, 2015 and referred to the Senate. A companion bill, **S. 710** was introduced by Senator John Barrasso (R-WY) March 11, 2015. That bill was favorably reported by the Senate Committee on Indian Affairs April 4, 2015 and currently sits before the Senate Banking, Housing and Urban Affairs Committee. If S. 710 is adopted by the Senate, any differences must be reconciled, likely via a conference committee made up of House and Senate sponsors of the respective bills. And the final agreement of the conference committee must be passed by both House and Senate before moving to the White House for enactment. If the Senate passes H.R. 360, it will go directly to the White House for signature.

On September 8, 2015, Congress returns from the August recess. Legislation to reauthorize the NAHASDA for five years, with a series of substantive amendments, is pending in both House and Senate chambers.

When Congress returns next week, it will have a crowded docket of important items to address, including fiscal year 2016 appropriations bills and the likelihood of a Continuing Resolution to fund the operations of the federal government, the need to increase the federal “debt ceiling,” the Iran nuclear deal, a reauthorization of the federal highway program, addressing looming sequestration cuts set to occur on January 1, 2016.

The House reauthorization bill, **H.R. 360**, is led by Rep. Steve Pearce (R-NM) and co-sponsored by Reps. Tom Cole (R-OK), Don Young (R-AK), Gwen Moore (D-WI), Denny Heck (D-WA), Dan Kildee (D-MI), Derek Kilmer (D-WA), Tulsi Gabbard (D-HI), Mark Takai (D-HI), Mark Amodei (R-NV), Ryan Zinke (R-MT), David Schweikert (R-AZ) and Betty McCollum (D-MN). The House bill was introduced in January 2015 and passed the House in March 2015.

On the Senate side, Committee on Indian Affairs Chairman John Barrasso introduced **S.710** in March 2015, with the bill favorably reported by that Committee in June 2015, and discharged by the Senate Banking Committee in August 2015.

The House and Senate bills would reauthorize NAHASDA for five years, but include differing substantive provisions to amend the Act. If the Senate takes up and passes S.710, it will be sent back to the House and need to be passed there. This could be a challenge, considering the close House vote in March.

The most expeditious route to reauthorization is for the Senate to take up and pass H.R. 360 in its current form. If this occurs, the bill would be sent to the White House, where we presume it will be well received and signed into law. If changes are made to H.R. 360 in the Senate, or the Senate passes S.710 -- the bills must go back through the House for that chamber’s consideration.

To aid the NAIHC Board of Directors in its discussion of the NAHASDA reauthorization, below are noteworthy differences between **H.R.360** and **S.710**.

<i>Provision</i>	<i>Included in H.R.360</i>	<i>Included in S.710</i>
Secretary must act on request for waiver of local cooperation agreement within 60 days of submission.	Yes, page 4.	No.
Secretary directed to release amounts to tribes assuming NEPA responsibilities.	Yes, page 4.	No.
Secretary must act on request for waiver of environmental review under NEPA.	Yes, page 4.	No.
Deadline to act on TDC maximum rent request	Yes, page 6.	No.
Tribal coordination of HUD and I.H.S funding in home construction	Yes, page 9-10	No.
Annual appropriations capped at \$650 m.	Yes, page 10.	No.
Date for undisbursed funds trigger. 2017	January 1, 2016	October 1,
Land Title Report Commission enabling amendment.	Yes, page 18.	No.
Authorizes presidentially-appointed Assistant Secretary to manage ONAP	No.	Yes, page 3.
“Tenant protections” required of any tribal rent ordinance.	No.	Yes, page 7.
Revises section 703 to make T&TA funds competitively awarded to national or regional Indian organizations.	No.	Yes, page 18.
TDHEs qualified as “community development organizations” for ICDBG purposes.	No.	Yes, page 38.
NAHASDA funds may be used to leverage other funds or fulfill matching requirements.	No.	Yes, page 40.

Funding may be used to remediate methamphetamine-contaminated homes.

No.

Yes, page 40.

PUEBLO OF ACOMA RESIDENTIAL LEASEHOLD

An approved residential lease form by the Pueblo of Acoma Tribal Council is the last document the Pueblo of Acoma needs in order to submit the Section 184 documents to the U.S. Department of Housing and Urban Development (HUD) for approval to implement the Section 184 Loan Program on the Pueblo. The residential lease is also necessary to allow other types of home mortgage loans on the Pueblo, including Veterans Affairs Native American direct loans and U.S. Department of Agriculture (USDA) loans. The Pueblo of Acoma Tribal Council has not passed the residential lease as a result of the issues the Antelope Clan has presented.

The lease, as revised by the Cacique, was sent to Deanna Lucero, a HUD Section 184 representative, for review on October 28, 2014. This version included my comments to the Cacique revisions.

You and I met with the Cacique and their attorney, Teresa Leger, on October 29, 2014 to discuss the Cacique's revisions. At that meeting, you and I expressed concerns with their revisions, which included an incorporation of the Cacique Advisement. Our concerns with the Advisement was that the class of eligible persons for a lease was too small – women who are tribal members and married. We expressed the concern that neither a lender or HUD would agree to give a loan if the class was too restrictive, because in the event of default, the only eligible borrowers would be women who were tribal members and who were married. The other concern we had was that the Advisement isn't consistent from year to year. The Cacique told us this.

We ended the meeting with the understanding that Teresa Ledger would further revise the lease clarifying that the eligibility requirements found in the Advisement would not apply in the event of default. We never received her revisions. I've reminded her several times without success, the last time on August 7, 2015 by email.

I think Teresa thinks that if HUD approves the lease as revised by the Cacique, she won't have to make revisions. Unfortunately, we haven't received HUD's review of the lease. In June 2015, Andrea Dunyon, a HUD Section 184 loan representative who has reviewed and approved leases for other tribes, including tribes in New Mexico, agreed to review the lease. On June 30, 2015, Andrea informed me that she did not have authority to approve the lease because it was too different from the standard lease HUD typically approves. She stated that the lease would require review by either Deanna Lucero or her boss, Tom Wright, the supervisor of the Section 184 Program.

On August 11, 2015, Andrea Dunyon forwarded me a HUD internal email from Tom Wright, which stated that the inability to cure a default through foreclosure was a HUD concern and suggested that an alternative might be an agreement by the tribe to exercise the “right of first refusal” in all instances of default, and then allow the traditional customs to determine who gets the home.

If you think the tribe would agree to assume all loans in default and handle them internally, we should talk to the tribe about it. They would have to have funds available to take over the loan obligation. If they agree to this, we could revise the lease to state this.

So, I’ll add this as a third option.

In summary, here’s the options to moving forward on the lease:

1. Continue waiting for HUD review of the lease, as revised by the Cacique. HUD has already internally indicated that it has issues with the revised lease; they just haven’t communicated those concerns to us;
2. Ask the Cacique to make the changes they agreed to make at the October 29, 2014 meeting;
3. Ask the tribe if they are willing to approve the lease as revised by the Cacique (which provides for only a small class of borrowers), and have the tribe agree to assume all loans in default. If the tribe agrees to take this option, we can make these changes and resubmit the lease to HUD.

PAHA STRATEGIC PLAN INITIATIVE

The Pueblo of Acoma Housing Authority (PAHA) is currently developing a strategic plan to organize, provide strategic direction, guidance, and inspiration to the PAHA Board of Commissioners, staff, Acoma tribal leadership. The journey of strategic thinking and direction setting will be an inclusive one, engaging various stakeholders, to include a forum with young adults and youth in the Acoma community. The PAHA is the TDHE for the Pueblo of Acoma (POA) and administers housing programs for the POA.



Attached is the completed Strategic Plan for the Pueblo of Acoma Housing Authority.

HUD MONITORING REVIEW – PAHA

On August 19-21, 2014, the Southwest Office of Native American Programs (SWONAP) conducted an on-site monitoring review of the Pueblo of Acoma Housing Authority (PAHA) Indian Housing Block Grant (IHBG) program funded by the U.S. Department of Housing and Urban Development (HUD). The purpose of the review was to fulfill HUD's statutory obligation to review compliance with HUD and related requirements. The review was completed on September 2, 2014.

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Finance

2014 Projects – Completed

- Continue to reconcile HDS with QuickBooks on a monthly basis.
- The annual operating budget for 2014 was approved. The Board of Commissioners were provided financial reports at every monthly meeting as to how the funds were being expended. The 2015 Operating Budget has been approved by the Board of Commissioners at the December 12, 2014 Board meeting.
- The 2015 Indian Housing Plan (IHP) was submitted to HUD on August 19, 2014. The IHP is due annually to HUD by October 18th of each year. Final approval is dependent on Congress passing final allocations. Tentative allocation for 2015 is \$1,089,503, this may change after the final allocation is determined and approved.
- PAHA requested additional time to expend all funds from the 2012 Indian Community Development Block Grant (ICDBG). The extension was approved to March 31, 2014. A total of 21 homes were renovated, five (5) more than projected in the ICDBG application. Closeout documents were submitted to HUD by the due date of May 31, 2014.
- A change in payment of grant funds was implemented by HUD effective December 31, 2014. The process started in July 2014. PAHA converted over to the new system on November 25, 2014. The change was from the phone system Voice Response System (VRS) to eLOCCS, which is the internet version. A trial run was done in December 2014 to verify PAHA was on the new system, funds were requested under eLOCCS and the funds were deposited into PAHA's bank account 3 days later.
- Funds were drawn down from LOCCS/eLOCCS throughout the year for the 2014 IHBG and the prior year 2013 IHBG. Total amount of funds drawn down in 2014 was \$1,472,294.35, of which \$1,080,381.05 was for the 2014 IHBG and \$391,913.30 was for 2013.
- The Indian Housing Plan (IHP) and Annual Performance Report (APR) were submitted to HUD in a timely manner.
- The audit for 2013 was accepted by the Federal Audit Clearinghouse (FAC) on July 03, 2014. Audits are due to the FAC by September 30th of every year. There were two (2) minor findings that PAHA immediately resolved and were closed out by HUD.

- All quarterly Federal Financial Reports, SF-425, were submitted to HUD within 30 days after the quarter ended for both the 2014 IHBG and 2012 Indian Community Development Block Grant (ICDBG).

2014 Projects – Pending

- Closeout rehabilitation project contracts prior to submittal of the 2014 Annual Performance Report (APR) to HUD, which is due March 30, 2015. Final costs need to be included in the 2014 APR.

2015 Projects – Proposed

- Prepare for the 2014 audit. The audit has not been scheduled to date; however, a target date will be identified to commence in April or June 2015.

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Housing Services

2014 Projects-Completed

- Compliance of the 2014 Annual Inspection/Recertification process -100% by December 31, 2014.
- Reconciled all Tenant Account Ledgers. Housing Participants all in compliance with their Lease Agreements/Payback Agreements.
- Internal CY2014 Audit on all participant files
- Conveyance of 5 homes 2014 – Twelve (12) of 29 remain financial obligated to the PAHA
 - Michael Sarracino (March 2014) – Project 7
 - Gregory Ortiz May 2014) – Project 7
 - Emerson Vallo (July 2014) – Project 7
 - Garcia Chino (August 2014) – Project 7
 - Lance Keene (December 2014) – Project 7
- Title Transfer from original Homeowner to new homeowner (7 transfers):
 - Richard Garcia to Michelle Garcia (Project 2 – Skyline I)
 - Cheryl Wanya to Carolyn Wanya (Project 1 – Scattered Home)
 - Bernard Valdo to LeJune Valdo (Project 1 – Scattered Home)
 - Emma Liptow to Pete Villarimo (Project 4 – Skyline I)
 - Nora Wilson to Lloyd Wilson (Project 2 – Skyline I)
 - Samuel Poncho to Waylon Poncho (Project 4 - Skyline I)
 - Katherine Torivio to Diane Chino (Project 2 – Skyline I)
- Resident Education Trainings
 - Identity Theft, Continuing Home Insurance after Pay-off, Homeowners Insurance, Personal Property Insurance, Tribal Healthy Homes, Blue Cross Blue Shield Health Care, One Strike You're Out Policy, Financial Literacy, Resident and Maintenance Compliance, Pre-occupancy Orientation, , Hands on Maintenance and Repair, Servicing HVAC Systems, Seasonal Weatherization of Home
- Community Outreach Activities
 - Solicit Services provided by the PAHA – New Housing/Rehabilitation
 - Meeting with individual tribal members
 - General Meetings
 - Low Income Families – Haak'u Learning Center, Acoma Senior Center
 - Homeownership Week
 - Utility Authority – Care and Maintenance of Septic Systems/Utility Rates

- Housing Forum – Indian Housing Plan & Program Updates
 - AMERIND Home Insurance – Native American Protection Plan
 - Tribal Program Services
- Tribal Program Outreach Activities assisting other tribal programs in disseminating information and services provided from Tribal Programs through:
 - Child Abuse Awareness & Prevention
 - Red Ribbon – Alcohol & Substance Awareness
 - Suicide Awareness
 - Domestic Violence Awareness
 - Continuing Education Forums

2014 Projects – Pending

- Amendments to Rental/Lease Purchase/Mutual Help Admissions and Occupancy, Collections, Evictions and Grievance Policies.
- The reestablishment of the Resident Organization/Neighborhood Watch

2014 Projects – Proposed

- Provide Security Lighting in Subdivision II – utilizing existing Continental Divided Electric Poles
- Provide Speed Bumps and Playground Equipment for existing Sub-Division II
- Beautification projects throughout Skyline Subdivision II

OTHER

- Tenant Accounts Receivable (TAR)
 - January 2013 - December 2013 - \$9,501.94
 - December 2014 - \$10,280.48 (Increase of \$778.54 from 2013)
 - Increase due to emergency repair of home/Use of MEPA
- Total Units still under PAHA Management – 82 Units
 - 12 Mutual Help (Last Unit to pay-off 2021)
 - 28 Lease Purchase (Last Unit pay-off 2022)
 - 42 Rental Units
- Total Evictions 2014 (End of Year) – 4
 - Criminal Activity/Non-payment of Rent
- New Move-ins 2014– 4
 - Eligible applicants from our waiting list
- Waiting List

- New Applications Received in 2014 – 18
- Eligible Applicants – 11
- Total Applicants on PAHA Waiting List – 76
- Total Applicants Removed from Waiting – 7
 - 2 No Response to annual update to remain on waiting list
 - 1 No Longer Interested – due to the wait time
 - 4 New Move-ins

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Development

2012 ICDBG Final Closeout Report

The Pueblo of Acoma Housing Authority (PAHA) received the 2012 Indian Community Development Block Grant (ICDBG) funds from the U.S. Department of Housing and Urban Development in the amount of \$825,000. A housing Rehabilitation Program was implemented to serve Low to Moderate-Income Tribal members of the Pueblo of Acoma and their families. The traditional home rehabilitation/renovation project addresses homes in need of substantial rehabilitation that address emergency health, safety and accessibility modifications to 16 homes located within the Pueblo of Acoma boundaries.

With additional funds still available, the PAHA requested an extension to March 31, 2014 to address the rehabilitation needs of 5 additional homes for eligible low income community members on the Acoma Indian Reservation. The 5 additional homes brought the total number of homes to be rehabilitated, utilizing ICDBG funds, to 21. PAHA included Phase V and VI in an amended implementation schedule, form HUD-4124, up to March 31, 2014. Environmental review documents and clearance for Phases V and VI were completed. Rehabilitation/renovation for Phases V and VI did not require additional funds

2012 ICDGB Rehabilitation Project Phase V



- Indian Community Block Grant 2012
- Contractor: Delgado Exterior Coating Inc
- Participants:
 - **Ralph Paytiamo**
 - **Howard Vallo**
- Project Period: 11/13/2013 – 1/13/2014
- Project Amount: \$88,104.00

2012 ICDGB Rehabilitation Project Phase VI



- Indian Community Block Grant 2012
- Contractor: V&A Construction
 - Participants:
 - **Daniel Chavez** – Skyline, NM
 - **Sylvia Goodman** – McCartys NM

- Daniel Sanchez – Skyline, NM
- Project Period: 2/7/2014 – 4/8/2014
- Project Amount: \$169,764.57

Lucero Family Home Replacement (History)

The Lucero Family Home Project – The home was purchased on January 5, 2012 and was delivered on March 5, 2012. The home has been placed on a permanent foundation, the stem wall and septic system was installed in April 13, 2012. A Request for Quotation (RFQ) for electrical service installation was distributed to our contractor’s listing on August 2, 2012. The contract was award to Light’s Up Electric Inc., an Indian-owned company which submitted the lowest bid. The electrical service installation is 100% complete as of September 14, 2012. Water connection service was installed by the Pueblo of Acoma Water & Wastewater Department on October 29, 2012. All connections and services necessary were complete with the exception of the electrical power which was pending due to the negotiations between the Pueblo of Acoma and Continental Divide Electric Co. Early in December 2014 agreements were reached between CDEC and Pueblo of Acoma and the electrical power was connected on December 19, 2014. The home was complete and turned over to the Lucero family on February 13, 2015



- Non-Program income
- Project Amount: \$111,630.77
- Project Complete : 2/11/2015

PAHA Rehabilitation Waiting List

As of February 18, 2015, there are 42 tribal members of the 80% below Rehabilitation waiting list and 6 applicants on the Modernization current stock waiting list

PAHA Maintenance Department

- The PAHA Maintenance Department received 140 work orders for the year of 2014 and completed 137. All for the rental units that PAHA maintains.

PAHA 2015 Proposed Projects

- 2015 IHBG Rehabilitation Project Budget: **\$1,000,250.00**
 - 16 Units

- 2015 Modernization Project Budget: **\$105,000.00**
 - 3 Units Housing Stock

- 2015 Pueblo of Acoma/PAHA Wastewater Sewer Main Extension Project Budget:
\$1,000,000.00
 - Arvind Patel from the water & Wastewater Dept received work from the state to proceed with this project. They will initiate a RFP for design and services.

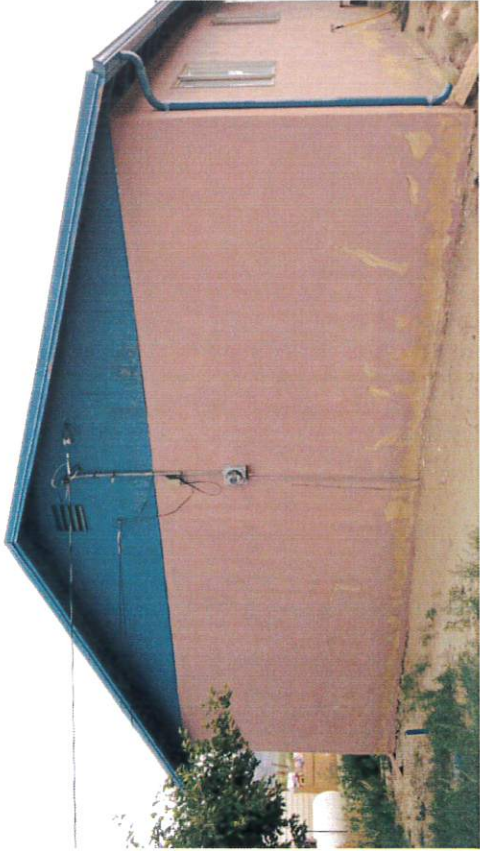
PAHA Development Department

Pueblo of Acoma Housing Authority Housing Fair
June 2015

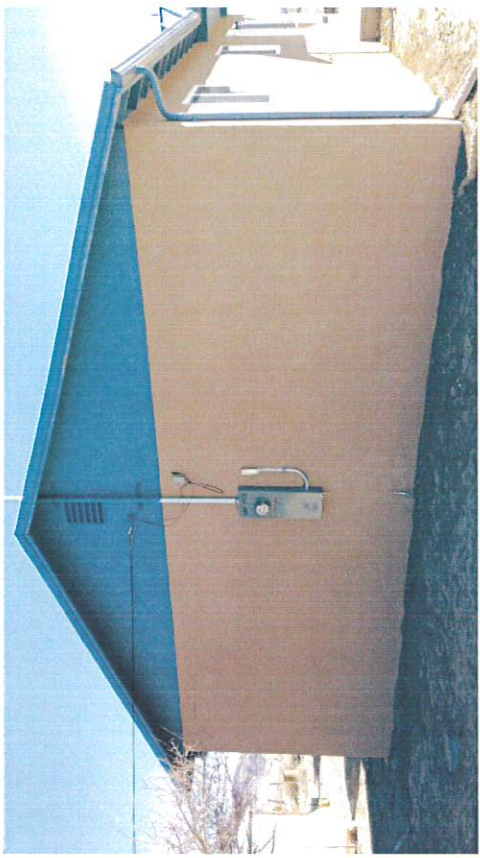
V&A Construction - Phase III (3)

Electrical Service

Before



After



V&A Construction - Phase III (3)

Bathroom

Before



After



V&A Construction - Phase III (3)

Cabinets

Before



After



V&A Construction - Phase III (3)

Flooring

Before



After



V&A Construction - Phase III (3)

Kitchen

Before



After



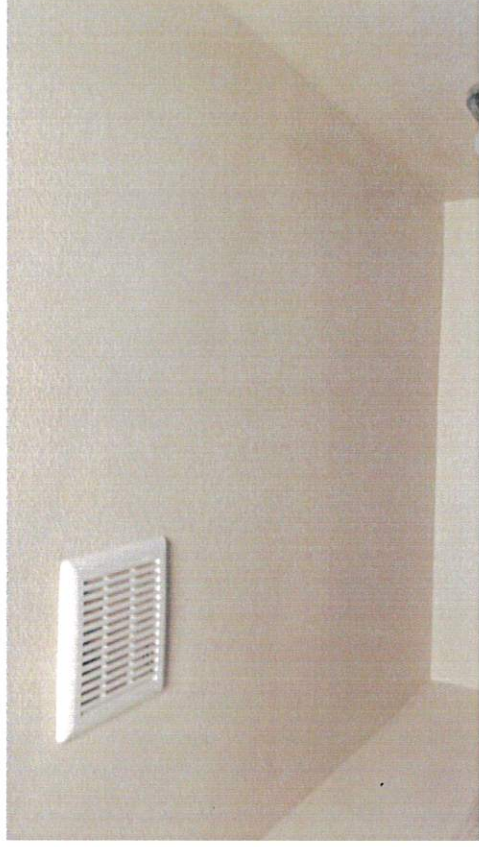
V&A Construction - Phase III (3)

Ceiling Repair

Before



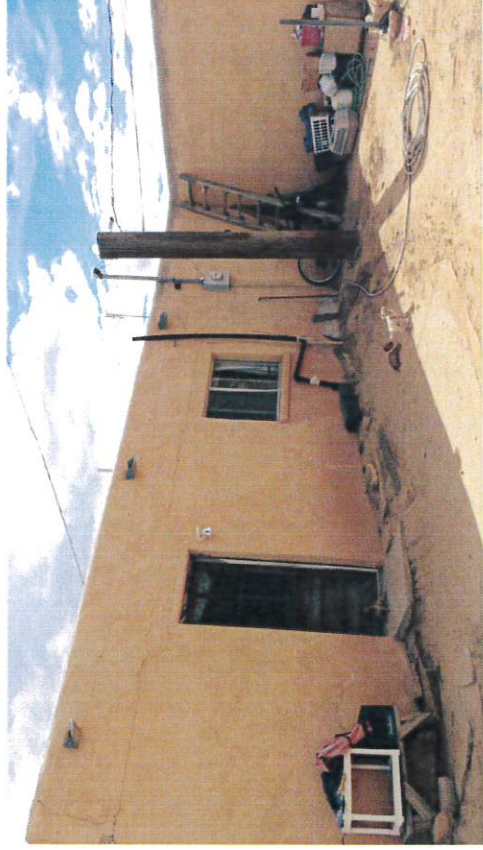
After



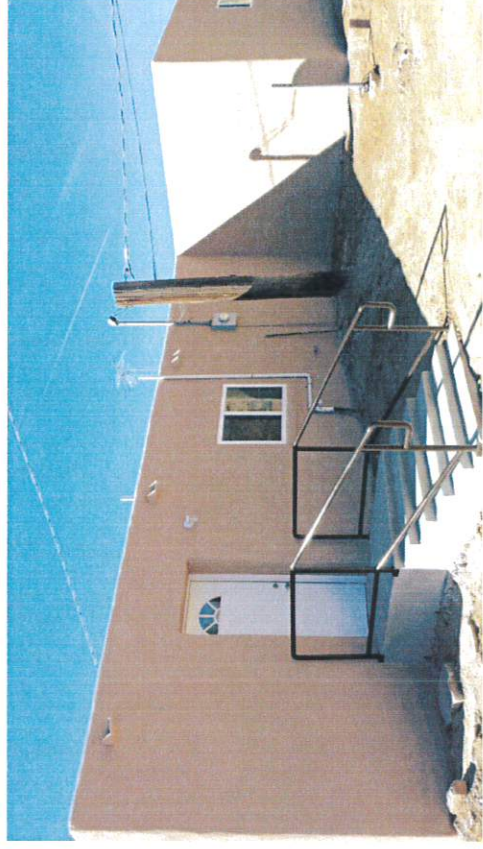
V&A Construction - Phase III (3)

Exterior Improvements

Before



After



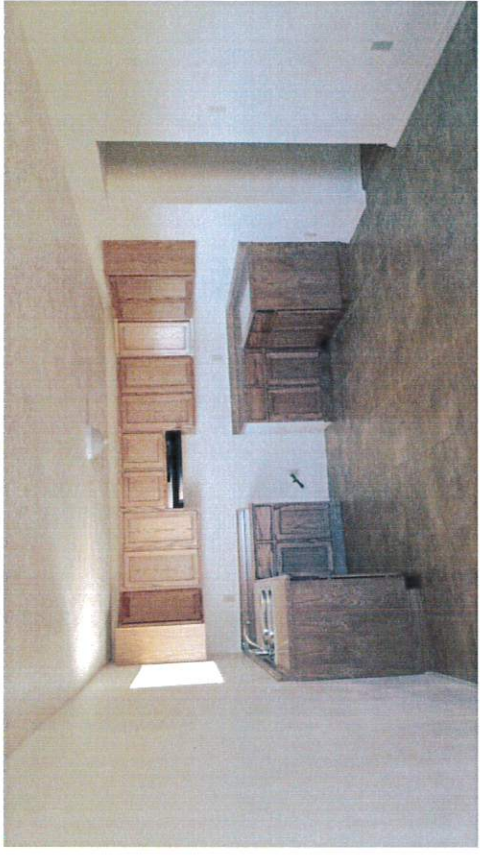
V&A Construction - Phase III (3)

Kitchen/Dining Room

Before



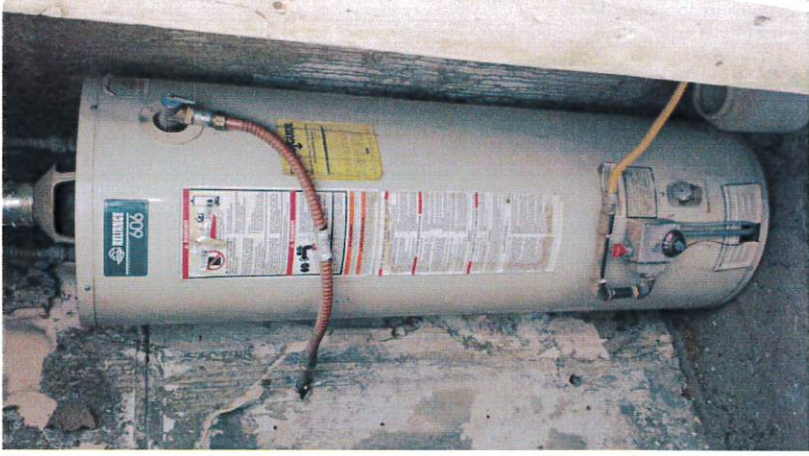
After



V&A Construction - Phase III (3)

Water Heater Replacement

Before



After



NAHC- Phase IV

Upgraded Lighting Fixtures

Before



After



NAHC- Phase IV

New Exterior Door

Before



After



NAHC- Phase IV

Roof Repair

Before



After



NAHC- Phase IV

Exterior/Door/Windows/Electrical

Before



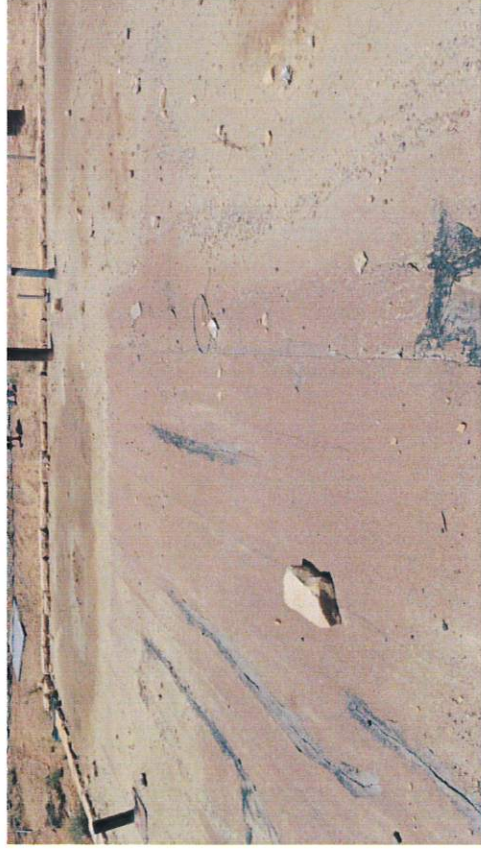
During Rehabilitation



NAHC- Phase IV

Roof Repair/New Roof

Before



During Rehabilitation



NAHC- Phase IV

Ceiling Insulation

Before



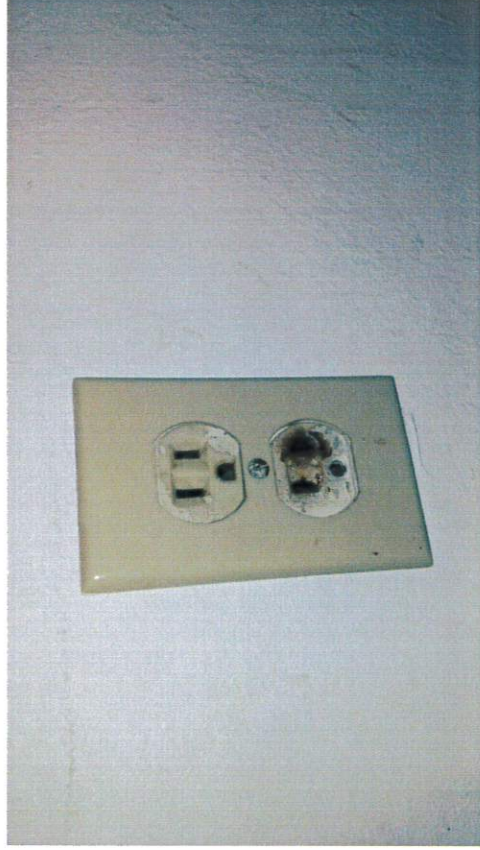
During Rehabilitation



NAHC- Phase IV

Outlet Replacement

Before



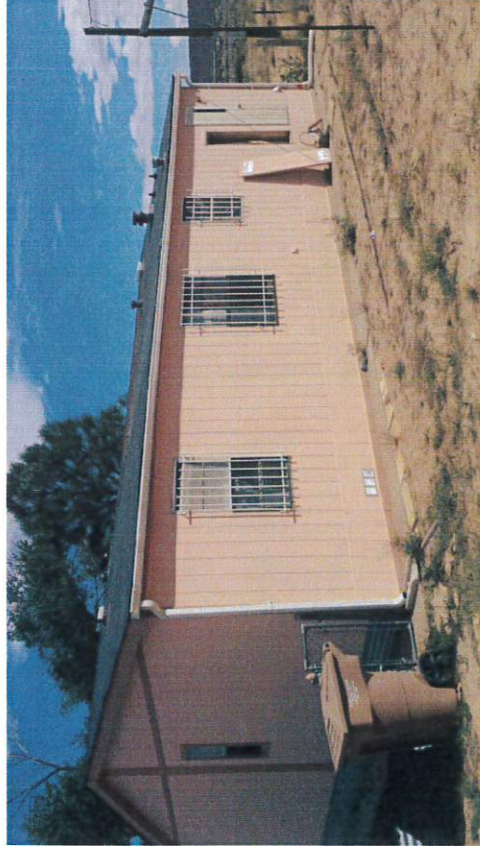
After



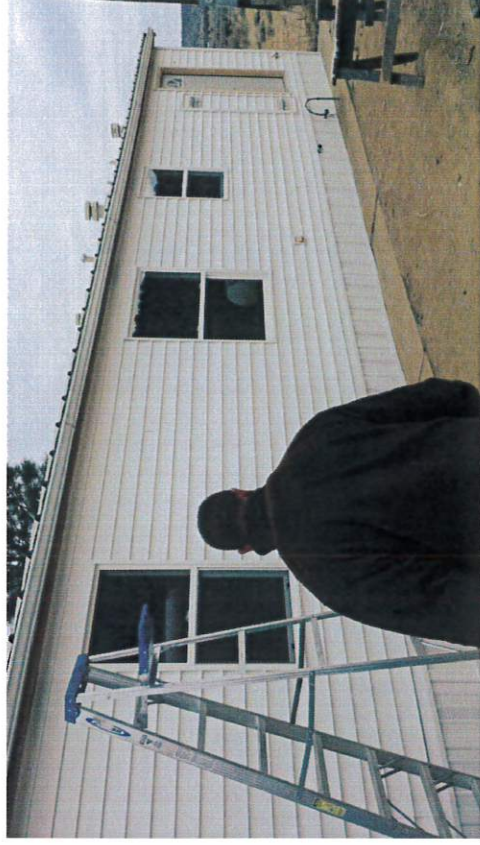
NAHC- Phase IV

Mobile Home Siding & Skirting

Before



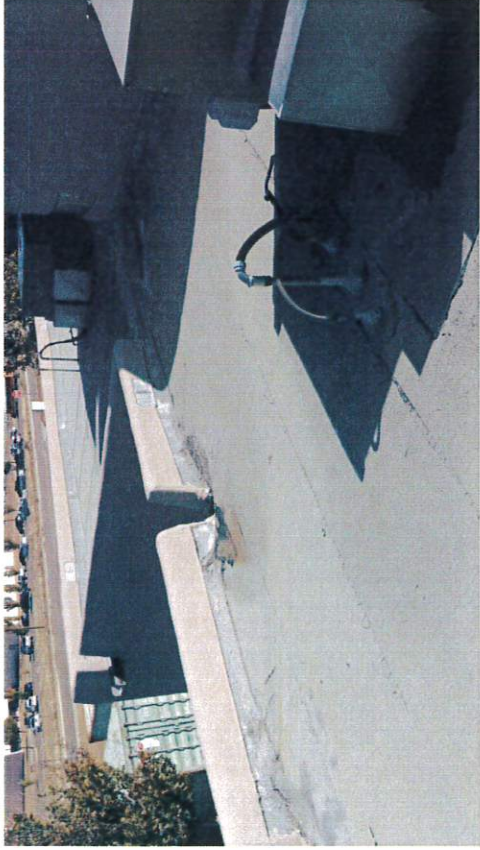
After



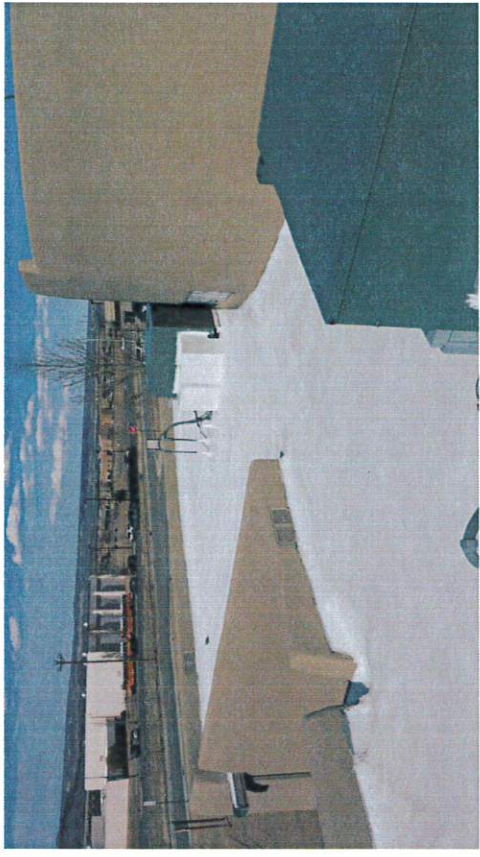
NAHC- PAHA Administration Bldg.

Roof Sealing

Before



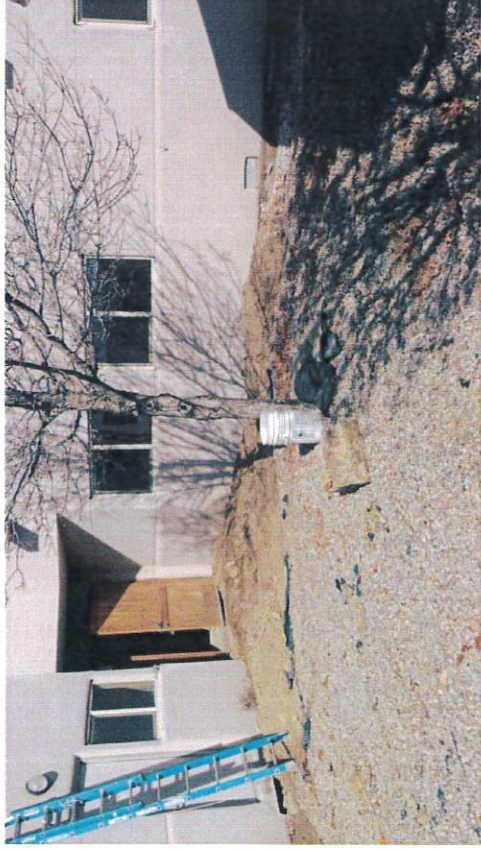
After



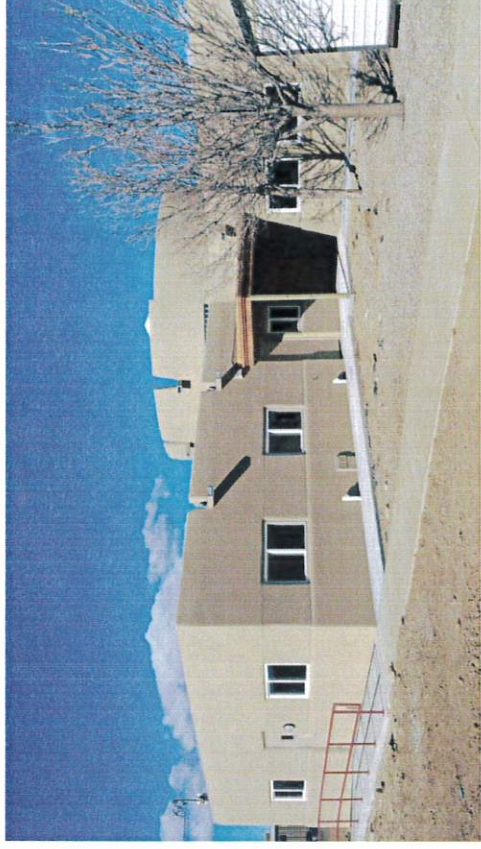
NAHC- PAHA Administration Bldg.

Landing/Ramp/Porch

Before



After



NAHC- PAHA Administration Bldg.

East Hallway

During Rehabilitation



After



NAHC- PAHA Administration Bldg.

Conference Room Exit

During Rehabilitation

After

