



"Providing Safe and Affordable Housing Opportunities"

PUEBLO OF ACOMA HOUSING AUTHORITY

2018 ANNUAL REPORT

Submitted to
Tribal Administration

June 3, 2019

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



P.O. Box 620
Pueblo of Acoma, NM 87034

"Providing Safe and Affordable Housing Opportunities"

Phone: (505) 552-7528
Fax: (505) 552-9093

PAHA Board of Commissioners

Robin Cruz – Chairwoman
April Estevan – Commissioner
Michael Salvador – Commissioner
Marietta Juanico – Commissioner
Marty Torivio, Jr. – Commissioner
Jonathan Juanico – Commissioner

PAHA Employee Listing

Administration

Floyd Tortalita - Executive Director
Krystal Vallo - Administrative Assistant

Finance

Denny James – Finance Manager
Gwen Garcia – Accounting Tech
Calene Pedro – AP/Payroll Tech

Housing Services

Jennette Steward – Housing Services Manager
Rose Vallo – Housing Services Counselor
Sherri Carr – Mortgage Specialist

Development

Francisco Carr – Development Manager
Gerri Touchin – Administrative Assistant
Melanie Keams – Project Manager
Wayne Salvador – Maintenance Worker
Lawrence Garcia – Maintenance Worker
Corey Pasquale – Maintenance Worker

**Pueblo of Acoma Housing Authority
2018 ANNUAL REPORT**

Administration

Appropriations Update

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Native American Programs FY 2018 - FY 2019 Appropriations

	FY 2018 Enacted	FY 2019 Enacted
Tenant-Based Rental Assistance		
Tribal HUD-VASH	\$ 5,000,000	\$ 4,000,00
Indian Housing Block Grant (IHBG)		
- Formula Grants	\$ 646,000,000	\$ 646,000,00
- Training, Technical Assistance, and Other Purposes	\$ 7,000,000	\$ 7,000,000
- Title VI Subsidy	\$ 2,000,000	\$ 2,000,000
- NAHASDA Competitive Grants	\$ 100,000,000	\$ 100,000,000
Indian Housing Block Grant (IHBG)	\$ 755,000,000	\$ 755,000,00
Native Hawaiian Housing Block Grant		
- Grants	\$ 2,000,000	\$ 2,000,000
- Training and Technical Assistance	\$ -0-	\$ -0-
Native Hawaiian Housing Block Grant	\$ 2,000,000	\$ 2,000,000
Indian Community Development Block Grant (ICDBG)		
- Single Purpose	\$ 61,000,000	\$ 61,000,000
- Imminent Threat	\$ 4,000,000	\$ 4,000,000
Indian Community Development Block Grant (ICDBG)	\$ 65,000,000	\$ 65,000,000
HUD OFFICE OF NATIVE AMERICAN PROGRAMS	\$ 828,000,000	\$ 828,000,000

Pueblo of Acoma Allocation

FY 2018 Allocation

- Formula Current Assisted Stock (FCAS) Component	\$ 569,177
- Needs Component	\$ 481,805
- 1000.340(b) Adjustments to achieve FY 1996 Base Year Amount	<u>-\$ 6,203</u>
o FY 2018 Final Allocation	\$ 1,044,780

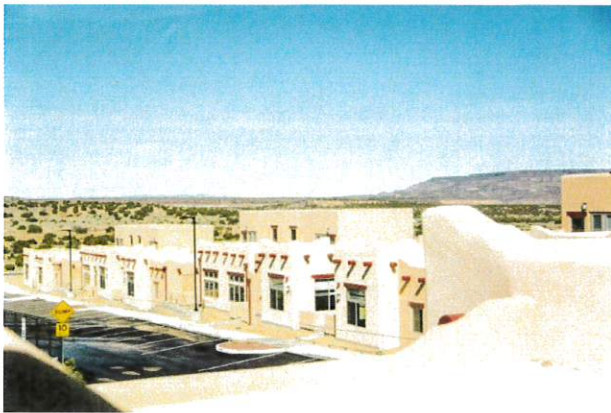
AFFORDABLE HOUSING

F I N A N C E

AFFORDABLE HOUSING FINANCE

Development Highlights Communal Living on New Mexico's Pueblo of Acoma Cedar Hills Apartments brings 30 units of much-needed housing to pueblo.

By Christine Serlin



The 30-unit Cedar Hills Apartments provides the first affordable multifamily housing option for residents of the Pueblo of Acoma reservation in New Mexico.

The Pueblo of Acoma Housing Authority's (PAHA's) new 30-unit Cedar Hills Apartments is helping to meet a critical housing need on an Indian reservation about an hour west of Albuquerque, N.M., that suffers from high unemployment and poverty rates and

overcrowded units.

In addition, PAHA created the reservation's first multifamily housing development to reintroduce communal living on the pueblo, the oldest continuously inhabited community in North America.

The ideas for the development started as a drawing on a napkin during an informal staff meeting. "We put our ideas down and what we wanted it to be. We want to continue to be here. We want our culture to survive and exist," says Floyd Tortalita, executive director of PAHA. "There are things we have incorporated into this community to reflect that."

PAHA teamed with Travois, a firm focused exclusively on promoting housing and economic development for American Indian, Alaska Native, and Native Hawaiian communities, and Travois Design and Construction, to create a development that fit in culturally and reflected the pueblo's history.

Ashley Bland, Travois design director, says a big inspiration was the Sky City, the pueblo's original village atop a 367-foot-tall mesa that has been inhabited since 1150 A.D.

The development is integrated into the side of a hill, with the buildings clad in stucco, resembling the original pueblo architecture and communal lifestyle. It's laid out in a "U" shape with housing on three sides and the center designed as a gathering place, with a community center, a playground, a basketball court, a picnic area, and open recreation space with a walking trail.

“The goal being that all the units can look out on that space and with the units being close together to create a sense of community that mimics how they lived historically in the Sky City and on the pueblo,” says Bland.

Tortalita says he hopes the residents will take ownership of the community and knock on one another’s doors to share with one another. With not as many fluent speakers of the Acoma language today, he also says this is an opportunity for older residents to teach the children at the development.

“We are hoping the elders will intermingle with the younger families and share their stories and ideas in our language so the children will start to learn it,” he adds.

The development, which was completed in March, includes 16 two-bedroom and 14 three-bedroom units with rents ranging from \$175 to \$745. Three units are set aside for households at or below 30% of the area median income (AMI), 20 units at or below 50% AMI, and seven units at or below 60% AMI. In addition, six units are specifically set aside for special-needs households.

A priority for PAHA, Cedar Hills Apartments features high-quality building materials and techniques, including a well-insulated and sealed building envelope; Energy Star-rated doors, windows, and lights; low-flow water fixtures and faucets; and drought-tolerant landscaping. It is Enterprise Green Communities and Energy Star certified.

The \$7.6 million development was primarily financed with low-income housing tax credits allocated by the New Mexico Mortgage Finance Authority and equity provided by Raymond James Tax Credit Funds. PAHA committed over \$430,000 to close the gap between the development cost and investor proceeds as well as a \$1.2 million infrastructure commitment.

Cedar Hills Ribbon Cutting

Thursday, April 5, 2018



Special Thanks to:

- Travois
- Pavilion Construction
- Raymond James
- MFA

NEWS RELEASE

For Immediate Release: June 13, 2018

Contact: Nick Berkowitz | NBERKOWITZ@GroupGordon.com | (212) 784-5706

24th Annual Charles L. Edson Tax Credit Excellence Awards Honor Best in Affordable Housing Nationwide

WASHINGTON – Today, the [Affordable Housing Tax Credit Coalition](#) announced the winners of the 24th [Annual Charles L. Edson Tax Credit Excellence Awards](#) (Edson Awards).

The Edson Awards take place each year on Capitol Hill, bringing together members of Congress, business, and nonprofit leaders to honor Low-Income Housing Tax Credit (Housing Credit) developments that are strengthening communities, improving health, and boosting the economy in urban, suburban and rural areas nationwide.

“We convene each year to shine a spotlight on excellence in the affordable housing industry,” said **Michael Gaber, President of the Affordable Housing Tax Credit Coalition**. “The Edson Awards honor the developments that take every opportunity to make innovative use of the Low-Income Housing Tax Credit as a tool for public and private collaboration, investment and community revitalization.”

The Housing Credit was created as part of the Tax Reform Act of 1986, and today is widely regarded as the nation’s most successful housing production tool. The Housing Credit has financed more than 3 million affordable apartments through public-private partnerships, and supports 96,000 jobs each year, mostly in the small-business sector. It has earned strong bipartisan support, and was recently preserved in the Tax Cuts and Jobs Act of 2017, and expanded and strengthened in the omnibus spending bill for fiscal year 2018. The broadly-supported Affordable Housing Credit Improvement Act, currently up for debate, would further expand and strengthen the program.

“The Edson Awards honor developments that harness the Housing Credit to strengthen America’s communities and provide homes that transform the lives of low-income families, veterans, seniors and people with special needs,” said **Emily Cadik, Executive Director of the Affordable Housing Tax Credit Coalition**. “The winners honored today exemplify why the Housing Credit is smart policy, and why Congress should expand and strengthen this proven tool.”

The following Housing Credit developments received awards and honorable mentions:

Metro Housing

Winner Valencia Vista, San Bernardino, CA

Honorable Mentions Abbey Church Village, Columbia, OH

Lofts on Arthington, Chicago, IL

Rural Housing

Winner PAHA LIHTC Homes #1, Pueblo of Acoma, NM

Honorable Mention Atz Place Senior Apartments, Kendallville, IN

Special Needs

Winner 66 West, Edina, MN

Honorable Mentions Milwaukee Avenue Apartments, Chicago, IL

Midtown Crossing Apartments, Des Plaines, IL

Veterans Housing

Winner Patriot Place Apartments, Las Vegas, NV

Honorable Mention Cannon Place, Danville, IL

Senior Housing

Winner Hillcrest Residences, Pittsburgh, PA

Honorable Mention Senior Residences at Mercy Park, Chamblee, GA

Public Housing

Winner Columbia Brookside Redevelopment, Athens, GA

Honorable Mention Hollins House, Baltimore, MD

New Parkridge, Ypsilanti, MI

HUD Preservation

Winner Billings Forge Apartments, Hartford, CT

Honorable Mentions Leyden Woods Apartments, Greenfield, Massachusetts

Linden Park Apartments, Baltimore, MD

About the Affordable Housing Tax Credit Coalition

Founded in 1988, AHTCC is a trade organization of housing professionals who advocate for affordable rental housing financed using the Low-Income Housing Tax Credit (Housing Credit). Our for-profit and non-profit members—including syndicators, investors, lenders, developers, legal and accounting professionals and state allocating agencies—seek to preserve, expand and improve the Housing Credit and complementary programs through legislative outreach and education.

About the Charles L. Edson Tax Credit Excellence Awards

Given annually by the Affordable Housing Tax Credit Coalition, the Edson Awards are named for Charles L. Edson, an affordable housing luminary who was Transition Director for the U.S. Department of Housing and Urban Development on President Carter's Transition Staff. Mr. Edson served in the Office of the General Counsel at HUD and served as Co-Editor-in-Chief of *Housing and Development Reporter* for nearly 40 years. He is a founding partner of the law firm Lane and Edson, and was later a partner of Nixon Peabody LLP.

Pearce congratulates the Pueblo of Acoma Housing Authority on prestigious award

Published: 13 June 2018

WASHINGTON, D.C. – Congressman Steve Pearce (NM-02) recognizes the Pueblo of Acoma Housing Authority for winning first place at the 24th Annual Charles L. Edson Tax Credit Excellence Awards.

"Native American communities, like many rural areas across the nation, are in dire need for safe and affordable housing options. The Pueblo of Acoma's Housing Authority has been a leader in New Mexico and nationally in innovative and creative methods that fill the Pueblo's housing need. PAHA's use of a low-income housing tax credit allowed the Pueblo to develop housing for those in the community who are in greatest need, while also recognizing their history and heritage by creating a project that honors the Pueblo's original city. I congratulate the Pueblo of Acoma, the Housing Authority, and all its partners on this well-deserved recognition."

Background:

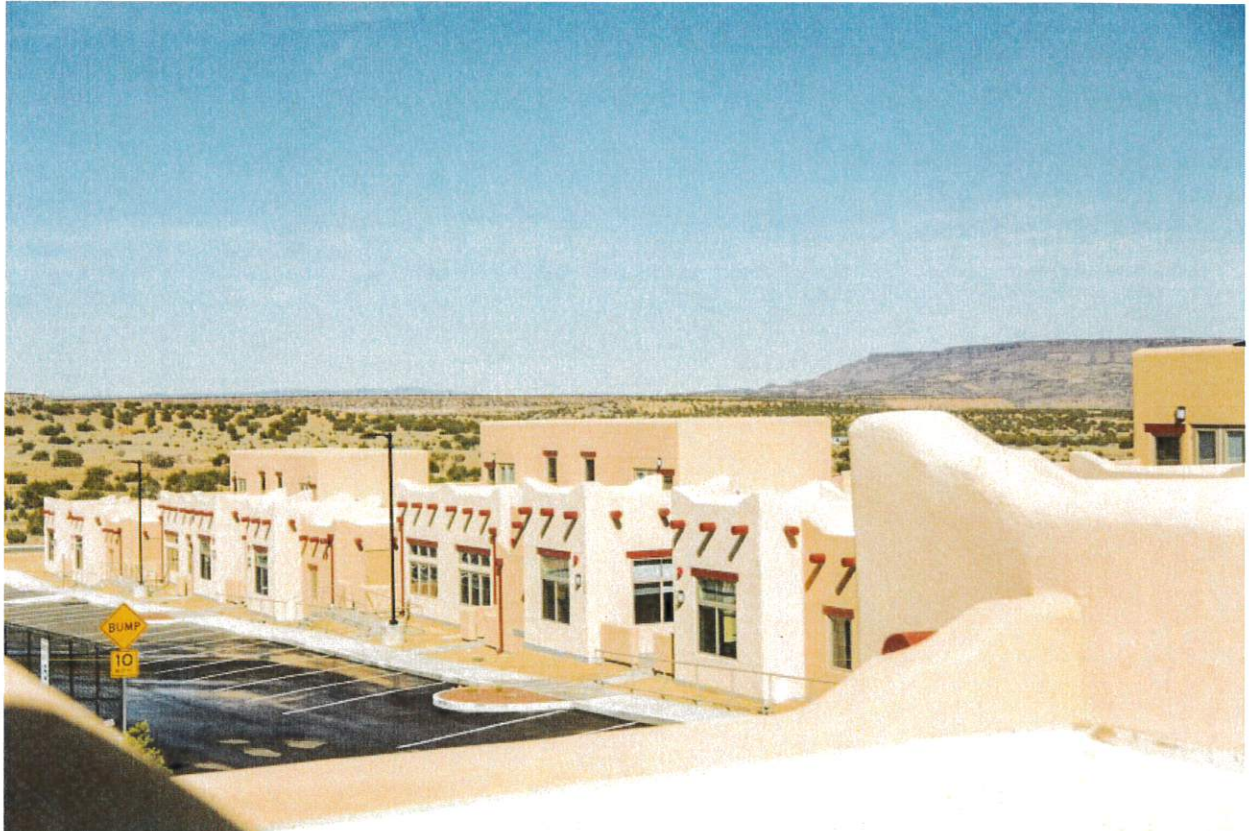
The Pueblo of Acoma Housing Authority constructs, maintains, and operates tribally developed housing on and off Acoma lands. The Charles L. Edson Tax Credit Excellence Awards honors only the most exceptional housing developments across the country. PAHA received the Charles L. Edson Tax Credit Excellence Award for its innovative use of a Low Income Housing Tax Credit.

AFFORDABLE HOUSING FINANCE

Development Highlights Communal Living on New Mexico's Pueblo of Acoma

Cedar Hills Apartments brings 30 units of much-needed housing to pueblo.

By **Christine Serlin**



Chelsea Donoho, Courtesy TravoisThe 30-unit Cedar Hills Apartments provides the first affordable multifamily housing option for residents of the Pueblo of Acoma reservation in New Mexico.

The Pueblo of Acoma Housing Authority's (PAHA's) new 30-unit Cedar Hills Apartments is helping to meet a critical housing need on an Indian reservation about an hour west of Albuquerque, N.M., that suffers from high unemployment and poverty rates and overcrowded units.

In addition, PAHA created the reservation's first multifamily housing development to reintroduce communal living on the pueblo, the oldest continuously inhabited community in North America.

The ideas for the development started as a drawing on a napkin during an informal staff meeting. "We put our ideas down and what we wanted it to be. We want to continue to be here. We want our culture to survive and exist," says Floyd Tortalita, executive

director of PAHA. "There are things we have incorporated into this community to reflect that."

PAHA teamed with Travois, a firm focused exclusively on promoting housing and economic development for American Indian, Alaska Native, and Native Hawaiian communities, and Travois Design and Construction, to create a development that fit in culturally and reflected the pueblo's history.

Ashley Bland, Travois design director, says a big inspiration was the Sky City, the pueblo's original village atop a 367-foot-tall mesa that has been inhabited since 1150 A.D.

The development is integrated into the side of a hill, with the buildings clad in stucco, resembling the original pueblo architecture and communal lifestyle. It's laid out in a "U" shape with housing on three sides and the center designed as a gathering place, with a community center, a playground, a basketball court, a picnic area, and open recreation space with a walking trail.

"The goal being that all the units can look out on that space and with the units being close together to create a sense of community that mimics how they lived historically in the Sky City and on the pueblo," says Bland.

Tortalita says he hopes the residents will take ownership of the community and knock on one another's doors to share with one another. With not as many fluent speakers of the Acoma language today, he also says this is an opportunity for older residents to teach the children at the development.

"We are hoping the elders will intermingle with the younger families and share their stories and ideas in our language so the children will start to learn it," he adds.

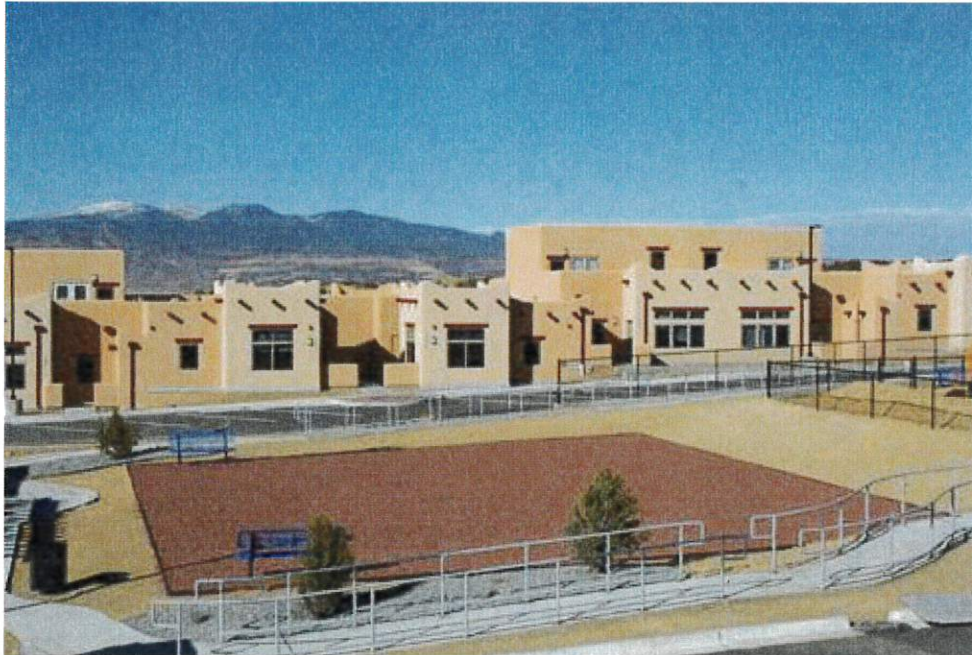
The development, which was completed in March, includes 16 two-bedroom and 14 three-bedroom units with rents ranging from \$175 to \$745. Three units are set aside for households at or below 30% of the area median income (AMI), 20 units at or below 50% AMI, and seven units at or below 60% AMI. In addition, six units are specifically set aside for special-needs households.

A priority for PAHA, Cedar Hills Apartments features high-quality building materials and techniques, including a well-insulated and sealed building envelope; Energy Star-rated doors, windows, and lights; low-flow water fixtures and faucets; and drought-tolerant landscaping. It is Enterprise Green Communities and Energy Star certified.

The \$7.6 million development was primarily financed with low-income housing tax credits allocated by the New Mexico Mortgage Finance Authority and equity provided by Raymond James Tax Credit Funds. PAHA committed over \$430,000 to close the gap between the development cost and investor proceeds as well as a \$1.2 million infrastructure commitment.

Pueblo of Acoma Housing Authority to Celebrate Cedar Hills, New Housing Development, on Thursday, April 5 with Ribbon-cutting Ceremony

BY NATIVE NEWS ONLINE STAFF / CURRENTS / 03 APR 2018



Published April 3, 2018

PUEBLO OF ACOMA, NEW MEXICO — The Pueblo of Acoma Housing Authority (PAHA) and Acoma community will celebrate Cedar Hills, a new 30-unit multifamily housing development, at a ribbon-cutting ceremony at 10 a.m. Thursday, April 5 at the site of the development, 74 Pinon St. Acoma Pueblo, NM 87034.

In addition to new townhomes, the development includes a 1,3552-square-foot community building, picnic pavilion, bike and walking path, playground, open recreation space and a full-court basketball court. PAHA, the Tribally Designated Housing Entity of the Pueblo of Acoma, is the developer and manager of the homes and is hosting the community celebration. Members of the public and media are welcome to attend the ceremony and lunch that follows.

Integrated into the side of a hill, the development is a beautiful addition to the Pueblo of Acoma community. PAHA worked closely with Travois Design, the architect, to design the buildings to resemble the original Pueblo architecture and communal lifestyle.

“It was extremely important to PAHA that the project design incorporate the aesthetics of the Pueblo architecture and to create spaces that will enhance the sense of community and tighten the social fabric,” PAHA Executive Director Floyd Tortalita said. “It’s been exciting to see all of it come together, from when the idea was drawn on a napkin, to the construction drawings, through construction and now to completion. We are excited for families to begin moving in and enjoying the development.”

Much of the design inspiration comes from Acoma’s “Sky City.” Close to the project site, Sky City is the Pueblo’s original village sitting atop a 367 ft. tall mesa that has been inhabited since 1150 AD, making it the longest continually inhabited community in North America. The streets are narrow dirt conduits created by the densely situated pueblos that make up Sky City. Outdoor spaces are located on roofs and other horizontal surfaces created by the dwellings themselves. PAHA wanted to make a modern dwelling place that drew inspiration from the original place of their people, and that is what became the driving concept behind the project’s design. The Pueblo of Acoma Housing Authority (PAHA) has already been recognized for the development. It won a 2017 Best Practice Award for outstanding achievement in housing in New Mexico at the [New Mexico Infrastructure Finance Conference \(NMIFC\)](#) in Oct. 2017.

Funding for the townhomes and amenities was primarily provided through the Low Income Housing Tax Credit (LIHTC) program, with an award from the New Mexico Mortgage Finance Authority (MFA). PAHA committed to close the gap between the development cost and the LIHTC investor proceeds, including the required infrastructure for the project. Other development partners include Travois (consultant), Raymond James Tax Credit Funds (investor) and Pavilion Construction (general contractor).

PAHA wins most distinguished award in LIHTC industry!

June 14, 2018

- PAHA wins most distinguished award in LIHTC industry!



By: Taylor Higgins



The Pueblo of Acoma Housing Authority (PAHA) recently finished building its first Low Income Housing Tax Credit (LIHTC) development: three multifamily buildings (30 new units), a new community building and an outdoor recreation area on the Acoma Indian Reservation.

Yesterday, PAHA's years of perseverance, dedication and hard work were recognized — with the most distinguished award in our industry!

PAHA LIHTC Homes #1, developed with the leadership of Executive Director Floyd Tortalita, was honored yesterday as **this year's Charles L. Edson Tax Credit Excellence Award winner** in the rural housing category at an awards ceremony in Washington, DC. It was a pleasure to attend, along with Travois project coordinator Trent Rogers, and see Floyd accept the award in front of a crowd of Congressional representatives, business and nonprofit leaders.



“Receiving the Edson Award is further validation of the importance we at PAHA placed on design, of incorporating the aesthetics of the pueblo architecture to create spaces to enhance community and tighten the social fabric,” said Floyd Tortalita. “The LIHTC program enabled us to leverage our resources to create a development that provides a foundation on which we are building to increase opportunity and strengthen the social and economic health of our community.”

This is the 24th year the [Affordable Housing Tax Credit Coalition \(AHTCC\)](#) has administered the [Charles L. Edson Tax Credit Excellence Awards](#). The award recognizes the most outstanding Low Income Housing Tax Credit (LIHTC) properties in the country.

“The Edson Awards honor developments that harness the LIHTC program to strengthen America’s communities and provide homes that transform the lives of low-income families, veterans, seniors and people with special needs,” said Emily Cadik, AHTCC executive. **“PAHA LIHTC Homes #1 exemplify why the LIHTC program is smart policy, and why Congress should expand and strengthen this proven tool to make more developments like it possible in New Mexico and nationwide.”**





PAHA LIHTC Homes #1 (pictured above) has brought new homes to the Pueblo of Acoma for families to have safe and affordable housing. **Meeting those basic needs has a ripple effect for many people in their community.**

This development was intended to reflect the Pueblo of Acoma's original dwellings built over 1,000 years ago. Building conventions have changed since *Sky City was built*, and so as the architect for the development, we approached the design as a modern translation of the original multifamily community atop the mesa. Outdoor spaces located on roofs and other horizontal surfaces created by the dwellings themselves are intended to foster gatherings for the residents and a sense of community rooted in shared history and culture.

"Native American communities, like many rural areas across the nation, are in dire need of safe and affordable housing options," said Congressman Steve Pearce. "The Pueblo of Acoma Housing Authority has been a leader in New Mexico and nationally in innovative and creative methods to fill the pueblo's housing need. **PAHA's use of the LIHTC program allowed the pueblo to develop housing for those in the**

community who are in greatest need, while also recognizing their history and heritage by creating a project that honors the pueblo's original city. I congratulate the Pueblo of Acoma, PAHA and all its partners on this well-deserved recognition."

In addition to housing, residents have free access to services including quarterly financial literacy trainings, workforce training, and homeownership education, all of which are available at the on-site community building. Outside the community building, residents can enjoy a picnic pavilion, bike and walking path, playground, open recreation space and a full-court basketball court. The development incorporates green building techniques and is expected to receive certification from Enterprise Green Communities, the first national framework for developing and operating green affordable homes.

We congratulate the Pueblo of Acoma Housing Authority and the Pueblo of Acoma Community and are so proud to be their partner!

Related news:

- [PAHA wins most distinguished award in LIHTC industry!](#)
- [Francisco Carr and Melanie Keams named Pillar Professionals of the Year](#)
- [Celebrating achievements: PAHA LIHTC Homes #1 ribbon-cutting](#)
- [Pueblo of Acoma Housing Authority recognized for outstanding achievement, wins housing award](#)
- [PAHA: From planning to closing](#)
- [Q&A: Executive Director Floyd Tortalita shares LIHTC development experience](#)
- [Groundbreaking for Pueblo of Acoma!](#)
- [Pueblo of Acoma Housing Authority adding new homes near North America's oldest continually inhabited community](#)
- [Spotlight on 2017 Travois Superhero Awards winners: Floyd Tortalita](#)

Pueblo of Acoma Residential Leasehold

On May 21, 2018, the Acoma Tribal Council amended the mortgage code to include federal court jurisdiction as an available jurisdictional option. The Tribal Council also amended the residential lease form to make clarifying changes to the introductory paragraph and the governing law provision found in paragraph no. 25. The following resolutions were passed:

- Resolution No. 2018-010 – Approving the Pueblo of Acoma Laws 2003, Title2 General Civil Matters, Chapter 3 Mortgage Code Amendments.
- Resolution No. 2018-011 – Approving Amendments to the Residential Lease Hold Form for Home Loans on tribally owned lands within the Pueblo of Acoma.
- Resolution No. 2018-012 – Approval to Enter into a Memorandum of Understanding between the Federal National Mortgage Association (Fannie Mae) and the Pueblo of Acoma.

Veterans Administration/Pueblo of Acoma MOU Signing

On December 7, 2018, leaders of Acoma Pueblo signed a Memorandum of Understanding with VA so eligible Native American Veterans and their spouses have the opportunity to use their Department of Veterans Affairs (VA) home loan guaranty benefit on Federal trust land.



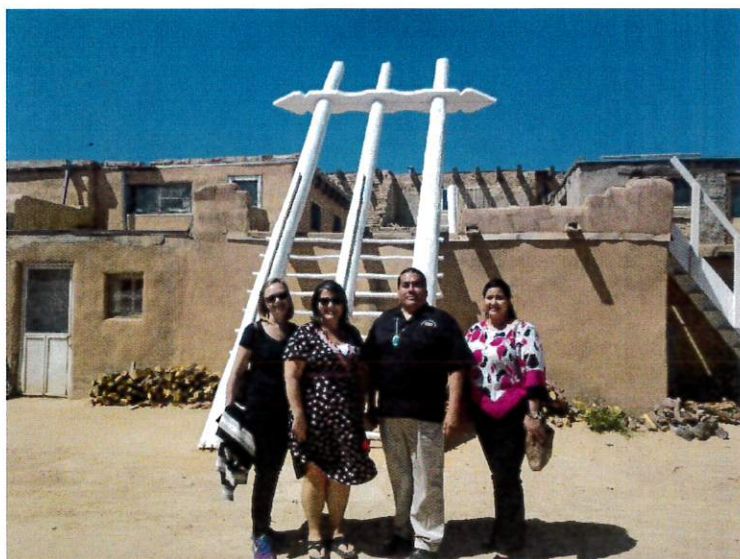
By statute, before VA may make a loan to a Native American Veteran desiring to build or renovate a home on tribal land, the Veteran's tribal sovereign governing body must enter into a MOU with VA. Native American Veterans eligible for VA home loan benefits and whose sovereign governments have signed a MOU may then apply directly to VA for a 30-year fixed rate loan to purchase, build, or improve a home located on Federal trust land. They may also refinance a direct loan already made under this program to lower their

interest rate. If the property is not located on Federal trust land, the Veteran can use the traditional VA-guaranteed Home Loan program.

Information for health and other benefits was also shared by the New Mexico Department of Veterans Services, the New Mexico VA Health Care System, the Phoenix VA Regional Benefits

Office, the VA National Cemetery Administration, and VA representatives, Jeffrey London, Raleigh Contreras and Richard Givot, from Washington, D.C.

HUD Office of Native American Programs Visit



Heidi J. Frechette, Deputy Assistant Secretary-Office of Native American Programs – Washington D.C.

David W. Sutherland, Administrator-Southwest Phoenix ONAP

Cheryl Dixon-Zuni, Deputy Administrator– Albuquerque ONAP

Leticia Rodriguez, GM Specialist– Albuquerque ONAP

Pueblo of Acoma Housing Authority 2018 ANNUAL REPORT

Finance

2018 Projects – Completed

- The Board of Commissioners approved the 2019 Operating Budget in a December 2018 Board meeting. The Board is provided financial reports at every monthly meeting in regards to funds expending.
- The 2019 Indian Housing Plan (IHP) was submitted to HUD on October 1, 2018 and approved by HUD through letter dated October 9, 2018. 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 2019 is \$967,456, this may change after the final allocation is determined and approved.
- PAHA submitted an application for the 2018 Indian Community Development Block Grant in January 2019. Scope of work is to rehabilitate 15 privately-owned homes for eligible low-income families.
- PAHA completed and leased-up 30 rental units, a community center and recreation grounds for the 2016 Low Income Housing Tax Credit (LIHTC) program funds awarded in the Spring of 2016.
- Funds in the amount of \$1,519,674 were drawn down from eLOCCS for the 2018 IHBG year. Funds in the amount of \$270,571 were drawn down for the 2015 ICDBG for the 4 new home construction project.
- The 2017 Annual Performance Report (APR) was submitted to the Albuquerque HUD office on March 20, 2018. The APR was due to HUD March 30, 2018.
- The audit for 2017 was accepted by the Federal Audit Clearinghouse (FAC) on October 7, 2018. Audits are due to the FAC by September 30th of every year.
- The quarterly Federal Financial Reports, SF-425, were submitted to HUD within 30 days after the quarter ended for the 2018 IHBG and the 2015 ICDBG.

2019 Projects – Proposed

- Prepare for the 2018 audit. The audit is anticipated to commence in May 2019 or sooner.
- Complete construction of 4 new homes under the 2015 ICDBG by May 2019.

**Pueblo of Acoma Housing Authority
2018 ANNUAL REPORT**

Housing Services

2018 Projects-Completed

- Compliance of the 2018 Annual Inspection/Recertification process -100% by December 31, 2018.
- Reconciled all Tenant Account Ledgers. Housing Participants all in compliance with their Lease Agreements/Payback Agreements.
- Internal CY2018 Audit on all participant files
- Completion of 30 New Low-Income Housing Tax Credit Homes – 30 Units 100% occupied
- Conveyance of 2 homes 2018 – Two (2) of 29 remain financial obligated to the PAHA
 - Daniel Antonio (November 2018) – Project 7
 - Ernest Vallo (October 2018) – Project 7
 - Camille Pasqual (October 2018) – Lease Purchase
- Title Transfer from original Homeowner to new homeowner (4 transfers):
 - Benny Valley to Benita Valley (Project 5 – Skyline I)
 - Mary Ann Hampton to Celia Hampton (Project 5 - Skyline I)
 - Tony B. Chino to Doris M. Chino (Project 1 – Scattered Site)
 - Margaret Sena to Reva Vallo (Project 2 – Skyline #1)
- 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/Tax Credit
 - Meeting with individual tribal members
 - General Meetings
 - Low Income Families – Haak'u Learning Center, Acoma Senior Center, Behavior Health
 - Homeownership Week
 - 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

2018 Projects – Pending

- Construction of 4 ICDBG New Homeownership Homes – in progress
- The reestablishment of the Resident Organization/Neighborhood Watch

2018 Projects – Proposed

- Provide Speed Bumps and Playground Equipment for existing Sub-Division II

OTHER

- Tenant Accounts Receivable (TAR)
 - January 2018 - December 2018 - \$12,137.01
 - December 2018 - \$10,280.48 (Increase of \$1,856.50 from 2017)
 - Increase due to emergency repair of home/Use of MEPA/Reserve Loan
- Total Units still under PAHA Management – 96 Units
 - 2 Mutual Help (Last Unit to pay-off 2021)
 - 32 Lease Purchase (Last Unit pay-off 2022)
 - 32 Rental Units
 - 30 Tax Credit
- Total Evictions 2018 (End of Year) – 0
- New Move-ins 2018– 30 (Tax Credit)
 - Eligible applicants from our waiting list
- Waiting List
 - New Applications Received in 2018 – 76
 - Total Applicants on PAHA Waiting List – 87
 - 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

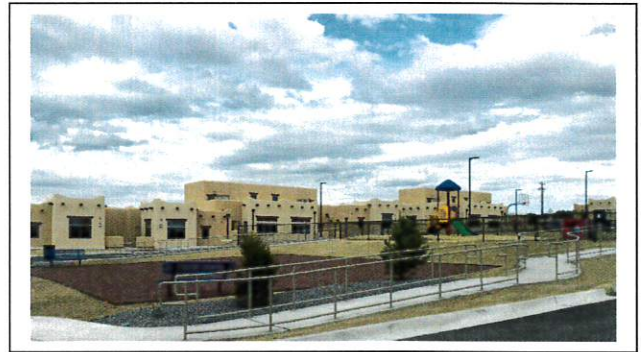
Pueblo of Acoma Housing Authority 2018 ANNUAL REPORT

Development Department

2016/2017 Low Income Housing Tax Credit Project

The Pueblo of Acoma Housing Authority (PAHA) utilized 2016 Awarded Low Income Housing Tax Credits to design, award and construct 30 apartment units (sixteen (16) 2-bedroom, 2 bath & fourteen (14) 3-bedroom, 2 bath), community center, water booster station and community space to include playgrounds and basketball court. The project started in January of 2017 and concluded in March of 2018 which included extension of infrastructure such as roads, water, waste water, electric and communications. Two (2) apartments are ADA compliant, one (1) apartment is visual & hearing impaired compliant and twenty-seven are ADA B compliant (which can be converted to full ADA compliance if needed).

- 2016 Low Income Housing Tax Credits
- Contractor: Pavilion Construction
- Project Period: 1/2017 – 3/2018
- Project Amount: \$7,388,918.57



Acomita Waste Water Extension Project

The Pueblo of Acoma Housing Authority (PAHA) utilized 2016 Indian Housing Block Grant to construct 16,288 linear feet of 4" waste water line from the Skyline waste water lagoons to West Acomita. The project started in April of 2017 and concluded in March of 2018 which included installing clean outs every 1000' feet, installation of a wet well, grinders, pumps, diversion manhole, manholes, air relief valves and SCADA monitoring & alarm system. The project was a collaboration between the PAHA, Pueblo of Acoma Utility Authority, the Indian Health Services (IHS) and New Mexico Environmental Department (NMED). The project was inspected & designed by the Indian Health Service, design and inspections were paid by NMED and construction was paid by the PAHA.

- Indian Housing Block Grant 2016
- Contractor: TRC Construction
- Project Period: 4/2017 – 3/2018
- Project Amount: \$806,185.57



Vector Truck – Pueblo of Acoma Utility Authority

The Pueblo of Acoma Housing Authority (PAHA) utilized 2016 Indian Housing Block Grant funds to purchase a new vector truck for the Pueblo of Acoma Utility Authority to use with the Pueblo's waste water system. The purchase was a collaboration between the PAHA and the Utility Authority in which the PAHA paid 85% of the cost and the Utility Authority paid 15%.

- Indian Housing Block Grant 2016
- Contractor: Pete's Equipment Repair, Inc.
- Project Period: 12/2017 – 9/2018
- Project Amount: \$233,871.77



14 Pinon St. Lease Purchase Make Ready Project

The PAHA was able to move one family out of their 3-bedroom low rent home, which they had outgrown, into their newly rehabilitated 5-bedroom home. The contractor's scope of work included new appliances, new kitchen cabinets & countertops, remodeling the master & hall bathrooms, installing a new water heater, replacing interior & exterior doors, painting the entire home, replacing carpet and padding in the bedrooms, replacing VCT tile and linoleum with ceramic tile throughout the rest of home. leaving two vacant units to be made available for families to use while the PAHA rehabilitates their rental homes. This Make Ready Project was able to take the two newly vacated units and prepare the units for the families selected from the waiting list to move in quickly.

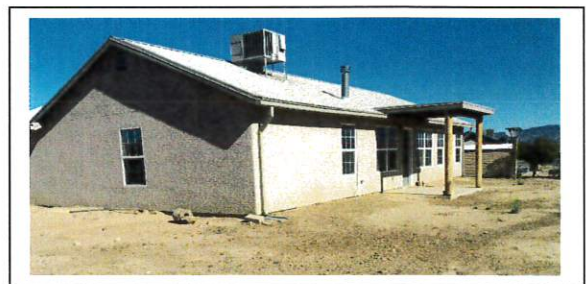
- Non-program Income
- Contractor: Southwest Construction & Landscaping, LLC
- Project Amount: \$68,751.03



Skyline II Two Home Make Ready Project

With two rental homes vacated, the PAHA was able to rehabilitate the homes, leaving two vacant units to be made available for families whose rental homes will be rehabilitated to up to date codes and modern standards. This Make Ready Project was able to take the two newly vacated units and prepare the units for the families whose homes are to be rehabilitated within the next year to move in quickly. The scope of work included painting, replacing blinds, replacing interior doors, yard cleaning to include backfill and other miscellaneous patchwork.

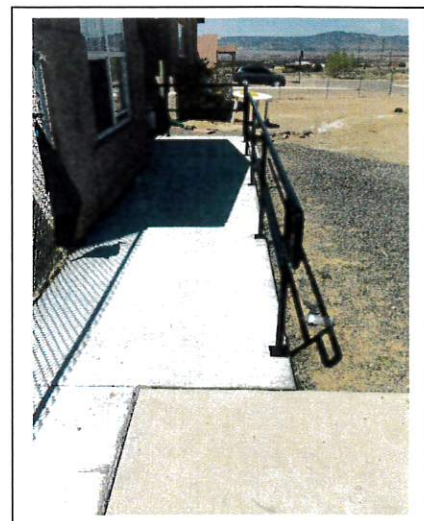
- Indian Housing Block Grant 2018
- Contractor: PAHA Maintenance, Poach's Cleaning Service
- Project Amount: \$ 625.50



7 Evergreen St. Rehabilitation Project

The PAHA was able to rehabilitate the home for the elder and disabled family members of the home. This project was able to make access into the home easier for the family whom had difficulty entering and exiting the home. The scope of work included removing the existing sidewalk at the front of the home, compacting the ground, pouring new concrete landings and ramps and installing handrails. The rear entry of the home scope of work included pouring new concrete landings and ramps, installing handrails and backfill around the new landings and porch.

- Indian Housing Block Grant 2018
- Contractor: Southwest Construction & Landscaping, LLC
- Project Amount: \$ 9,001.50



24 Pinon St. Bathroom Rehabilitation Project

The Bathroom Rehabilitation Project made accessibility into the bathroom shower and use of the facilities easier for the rental participant. The contractor's scope of work included replacing the existing tub to a walk-in shower, installing shower grab bars, replacing water lines, replacing shower head with a hand-held shower wand, installing a shower seat, replacing the toilet with an ADA compliant toilet, installing toilet swing up grab bars, replacing linoleum with new VCT tile and repairing sheetrock, paint, pouring new concrete landings and ramps with handrails and replacing water damaged carpet & padding.

- Indian Housing Block Grant 2018
- Contractor: Southwest Construction & Landscaping, LLC
- Project Amount: \$ 10,090.00



PAHA 2019 Projects

- **2015 ICDBG New Homeownership Construction Budget: \$953,072.00**
 - 4 new homeownership homes will be constructed within the Pueblo of Acoma exterior boundaries for eligible low-income Pueblo of Acoma families to include utilities (water, wastewater, natural gas and telecommunications). This project is currently on-going with scheduled completion set for April 2019.

➤ **2018 IHBG Rehabilitation Project Budget: \$914,522.00**

- 15 total homes (traditional rock homes, mobile homes and HUD homes) within the exterior boundaries of the Pueblo of Acoma will receive rehabilitation services. The scopes of work to rehabilitate these homes may include but not limited to roof replacements, stucco, stucco color coat, flooring (VCT, ceramic tiles, etc), walk-in showers, ADA compliance to include grab bars, ramps and hand rails. Upgrade of kitchen cabinets, kitchen appliances, water heaters and electrical service panels may also be a part of the scope of work.

➤ **2018 IHBG Lease Purchase Modernization Project Budget: \$135,000.00**

- 3 Lease Purchase homes will receive modernization (rehabilitation) services due to settlement problems which need to be addressed. The scopes of work to rehabilitate these homes may include but not limited to stabilization of the foundation/slabs, replacement of sheetrock, texturing/painting, checking plumbing lines, roof/ceiling repairs and any other repairs as needed.

➤ **2018 IHBG PAHA Rental Modernization Project Budget: \$848,036.00**

- 35 PAHA rental homes will receive modernization (rehabilitation) services to update and replace aged items within the homes for safety. The scopes of work to rehabilitate these homes may include but not limited to interior & exterior painting, flooring (VCT, ceramic tiles, etc), walk-in showers, ADA compliance to include grab bars, ramps and hand rails. Individual scopes of work will be developed to address any other repairs as needed.

PAHA Rehabilitation Waiting List

As of January 31, 2019, there are 50 tribal members on the 80% below Rehabilitation waiting list and 6 applicants on the Modernization current stock waiting list

PAHA Maintenance Department

- The PAHA Maintenance staff received 219 work orders for the year of 2018 and completed 189.

7 Year Total # of Homes Served

235

7 Year Total Construction/Development

\$12,594,891.98

2011 FISCAL YEAR

Total # of Homes Total Cost

MFA Rehabilitation Project

82 \$655,543.64

- Mortgage Finance Authority
- Contractor(s): Crescent Custom Homes
- Private Owned Homes: **2**
- Project Period: 01/21/2011 – 05/07/2011
- Project Amount: **\$92,791.58**

Shop to Home Rehabilitation Project

- Indian Housing Block Grant 2011
- Contractor(s): Towering House Construction, Inc.
- PAHA Owned Homes: **1**
- Project Period: 07/05/2011 – 09/19/2011
- Project Amount: **\$67,787.50**

Lease Purchase Modernization Project

- Indian Housing Block Grant 2011
- Contractor(s): Towering House Construction, Inc.
- Private Owned Homes: **1**
- Project Period: 07/18/2011 – 08/31/2011
- Project Amount: **\$36,987.90**

Weatherization Rehabilitation Project

- Indian Housing Block Grant 2011
- Contractor(s): Delgado Exterior Coatings
- Private Owned Homes: **14**
- Project Period: 08/15/2011 – 11/09/2011
- Project Amount: **\$333,900.96**

SkyLine II Residential Fencing Project

- Indian Housing Block Grant 2011
- Contractor(s): Joe Padilla Utility Construction, Inc.
- Rental(perimeter fence): **64**
- Project Period: 11/21/2011 – 04/19/2012
- Project Amount: **\$124,075.70**

2012 FISCAL YEAR

Total # of Homes Total Cost

Home Replacement Project

6 \$252,842.54

- Pueblo of Acoma Housing Authority (**Non-program Income**)
- Contractor(s): Homes Direct of Albuquerque, Casa Blanca Construction,
Crescent Custom Homes, Light's Up Electric, Pueblo of Acoma Utility Authority
- Private Owned Homes: **1**
- Project Period: 02/17/2012 – 10/29/2012
- Project Amount: **\$111,630.77**

MFA Rehabilitation Project

- Mortgage Finance Authority
- Contractor(s): Crescent Custom Homes, New Vision Homes
- Private Owned Homes: **2**
- Project Period: 03/30/2012 – 07/06/2012
- Project Amount: **\$126,374.00**

Rental Sidewalk/Gutter Project

- Indian Housing Block Grant 2012 (repairs/maintenance)
- Contractor(s): Crescent Custom Homes
- Rental Homes: **2**
- Project Period: 04/02/2012 – 04/16/2012
- Project Amount: **\$3,500.00**

Rental Make Ready (Occupancy) Project

- Indian Housing Block Grant 2012 (repairs/maintenance)
- Contractor(s): Light's Up Electric
- Rental Homes: **1**
- Project Period: 06/04/2012 – 07/04/2012
- Project Amount: **\$11,337.77**

2013 FISCAL YEAR**Total # of Homes Total Cost**MFA Rehabilitation Project**86 \$1,211,339.18**

- Mortgage Finance Authority
- Contractor(s): Rodeo Construction
- Private Owned Homes: **2**
- Project Period: 03/11/2013 – 04/18/2013
- Project Amount: **\$99,372.07**

Rehabilitation Project Phase 1-6

- Indian Housing Block Grant 2012
- Contractor(s): Crescent Custom Homes, Rodeo Construction, Delgado Exterior Coatings
- Private Owned Homes: **20**
- Project Period: 09/24/2012 – 04/08/2014
- Project Amount: **\$964,804.69**

SkyLine II Residential Fencing Project

- Indian Housing Block Grant 2013
- Contractor(s): Joe Padilla Utility Construction, Inc.
- Rental (yard fence/walk-thr **64**
- Project Period: 09/16/2013 – 12/16/2013
- Project Amount: **\$147,162.42**

2014/2015 FISCAL YEAR**Total # of Homes Total Cost**Rehabilitation Project Phase 1-4**15 \$1,070,802.94**

- Indian Housing Block Grant 2014
- Contractor(s): Delgado Exterior Coatings, Native American Housing Consultants, V&A Construction
- Private Owned Homes: **14**
- Project Period: 04/11/2014 – 02/20/2015
- Project Amount: **\$829,657.79**

PAHA Office Rehabilitation Project

- Indian Housing Block Grant 2014
- Contractor(s): Native American Housing Consultants
- PAHA Owned Office: **1**
- Project Period: 12/04/2014 – 03/24/2015
- Project Amount: **\$241,145.15**

2016 FISCAL YEAR

Total # of Homes Total Cost

Mobile Home Rehabilitation Project

16 \$975,467.77

- Indian Housing Block Grant 2016
- Contractor: Jackhammer Construction
- FEMA Mobile Homes: **2**
- Project Period: 03/7/2016 – 05/6/2016
- Project Amount: **\$111,237.00**

Rehabilitation Project Phase 1 - 44

- Indian Housing Block Grant 2016
- Contractor(s): Star Hill Construction & Rock Gap Engineering
- Private Owned Homes: **14**
- Project Period: 05/11/2016 – 12/21/2016
- Project Amount: **\$864,230.77**

2017 FISCAL YEAR

Total # of Homes Total Cost

Low Income Housing Tax Credit Project

30 \$8,428,895.91

- Low Income Housing Tax Credits/Pueblo of Acoma Housing Authority (Non-Program Income)
- Contractor: Pavilion Construction
- Rental Apartments, Commu **30**
- Project Period: 01/23/2017 – 03/23/2018
- Project Amount: **\$7,388,918.57**

Acomita Sewer Extension Project & Vector Truck (85%)

- Indian Housing Block Grant 2017
- Contractor: TRC Construction, Inc.
- **Skyline Homes, Tribal Administration, Tribal Schools, Tribal Programs:**
- Project Period: 04/17/2017 – 03/30/2018
- Project Amount: **\$1,039,977.34**

<u>Total # of Homes</u>	<u>Total Cost</u>
54	\$2,779,186.74

2018/2019 FISCAL YEAR

ICDBG New Home Project

- Indian Community Development Block Grant/Indian Housing Block Grant
- Contractor(s): Homes Direct of Albuquerque/Casa Blanca Construction
- Private Owned Homes: **4**
- Project Period: 12/2018 – 05/2019
- Project Amount: **\$861,628.74**

Rehabilitation Project Phase 1-3

- Indian Housing Block Grant 2018
- Contractor(s): TBD
- Private Owned Homes: **15**
- Project Period: 01/2019 – 11/2019
- Project Amount: **\$914,522.00**

2019 IHBG Modernization - Home Ownership

- Indian Housing Block Grant 2018
- Contractor(s): TBD
- Rental Homes: **3**
- Project Period: 04/2019 – 07/2019
- Project Amount: **\$135,000.00**

2019 IHBG Modernization - Rental

- Indian Housing Block Grant 2018/2019
- Contractor(s): TBD
- Rental Homes: **32**
- Project Period: 07/2019 – 01/2020
- Project Amount: **\$868,036.00**