

PUEBLO OF ACOMA HOUSING AUTHORITY
2009 ANNUAL PERFORMANCE REPORT SUMMARY
MARCH 09, 2010

2003 IHP PERFORMANCE OBJECTIVES

1. Develop infrastructure to build 12 rental homes. Still open, insufficient funds.
2. Construct 12 rental homes. Purchased 2 Karsten homes, considering leveraging other funds to accomplish this objective.

2004 IHP PERFORMANCE OBJECTIVES

1. Operate and maintain 1937 Housing Act units by performing inspections and re-certifications for the MH and Rental units. **Completed**, an ongoing activity.
2. Develop infrastructure to build 12 rental homes. Still open, insufficient funds.
3. Construct 12 rental homes, considering leveraging other funds to accomplish this objective.
4. Establish a mortgage assistance program. **Completed**, this was accomplished in 2004, but has since been discontinued.
5. Continued planning and administration of affordable housing activities. **Completed**, this is an ongoing activity.

2005 IHP PERFORMANCE OBJECTIVES

1. Identify homes for renovation assistance based on the 2002 reservation wide housing assessment. **Completed**, 150 homes have been identified.
2. Identify 1937 Act rental homes for maintenance and operating services. **Completed**. Approximately 100 homes have been renovated as an ongoing activity.
3. Develop infrastructure to build 12 rental homes. Still open, insufficient funds.
4. Construct 12 rental homes, considering leveraging other funds to accomplish this objective.
5. Continue to implement a mortgage assistance program. **Completed**, this was accomplished in 2004, but has since been discontinued.
6. Set aside funds for site preparation, survey, environmental review and infrastructure development for a future maintenance facility. **Completed**, A&E, environmental assessment and bid award have been completed.
7. Continued planning and administration of affordable housing activities. **Completed**, this is an ongoing activity.

2006 IHP PERFORMANCE OBJECTIVES

1. Provide renovation services to 1937 Act homes for income eligible families. **Completed**, two CAS units were rehabilitated.

2. Identify homes for renovation assistance based on the 2002 reservation wide housing assessment. **Completed**, five non-CAS units received roof replacements and one non-CAS unit received a floor replacement.
3. Implement a home loan assistance program to educate and provide assistance to families in obtaining a loan through a commercial lender. This objective has been hindered by the lack of an approved residential lease allowing such an activity.
4. PAHA will coordinate with the appropriate tribal, federal and private agencies for infrastructure development to construct new homes. PAHA worked with the tribe to submit an application to HUD for PAHA's Competitive Stimulus funds to assist the tribe with this project. Funds ran out by the time the tribe's application was reviewed.
5. Provide the opportunity to homebuyers who have conveyed homes to sell their homes to create a housing market. **Will be deleted**, this objective is not foreseen as achievable, or is it likely homeowners would be willing to sell their homes.
6. Allocate funds under the IHBG for the maintenance and operations of 1937 Act CAS housing units. **Completed**, this is an ongoing activity.

2007 PERFORMANCE OBJECTIVES

1. Renovate CAS units on the Waiting List to bring them up to standard living conditions. **Completed**, one CAS unit received ADA renovations and one received a full roof replacement.
2. PAHA staff will perform recertification and inspections on the homes to ensure compliance to required regulations. **Completed**, this is an ongoing activity.
3. Correct deficiencies related to structural problems in Project NM 19-7. **Completed**, one home was relocated to a different site due to foundation problems (Ortiz) in 2009.
4. Conduct an assessment on seven homes to determine deficiencies. **Completed**, replaced windows, gutters and flooring on 6 homes.
5. Prepare preliminary studies for land assignment sites by conducting surveys, design lots, roads and infrastructure, and left as ready to build sites. **Will be deleted**, as funds are not available to accomplish this objective.
6. Construct twenty homeownership units. Funds have been set aside in this grant; however, it is not sufficient to build 20 homes. Additional funding will be sought through tax credits or other sources. This goal and objective will continue to be pursued.
7. Currently PAHA has been unable to bring in housing assistance from sources that require a land Lease that provides for grantor protection. **Delete**.
8. Prepare next five year plan (2008-2012). **Completed**.
9. Continue with the Education Neighborhood Watch Program as crime prevention. **Completed**, in September 2009 a new group called Tribal Intervention Prevention Services was created. It consists of tribal programs working together to assist families though their programs that are encountering problems.

2008 IHP PERFORMANCE OBJECTIVES

1. Provide for the continued maintenance and efficient operation of 151 '37 Act CAS units. **Completed**, an ongoing activity.

2. Provide infrastructure for the development of ten rental homes. Funding is inadequate to develop infrastructure. Stimulus funds were applied for in 2009 in conjunction with the Acoma Tribe; however, the application was not funded.
3. Develop up to ten rental homes. Adequate funding is not available to construct 10 rental homes. Tax credits are being considered at this time.
4. Develop infrastructure for construction 10 homeownership units. Funding is inadequate to develop infrastructure. Stimulus funds were applied for in 2009 in conjunction with the Acoma Tribe; however, the application was not funded. Additional resources will still be pursued for this goal.
5. Construct up to 10 homeownership units. Adequate funding is not available to construct 10 homeownership homes. Tax credits are being considered at this time.
6. Provide for the rehabilitation of up to 15 privately owned homes for income eligible families. Request for Qualifications were solicited in January/February 2010 to do rehabilitation on 7 privately owned homes, commencing in March/April of 2010. Project will be completed in the Spring of 2010.
7. Provide for housing counseling and resident services in connection with rental and homeownership assistance. **Completed**, this is an ongoing activity.
8. Establish a Neighborhood Watch Program. PAHA is currently in the process of working the Acoma Police Department to establish a Neighborhood Watch Program. This objective is expected to be completed by 12/31/2010.
9. Continued planning and administration of affordable housing activities. **Completed**, this is an ongoing activity.
10. Planning for land and infrastructure for future affordable housing activities. **Delete**. The Pueblo of Acoma Housing Authority has been pursuing the approval of the residential leasehold since 1998, without much success. If and when this process is approved, PAHA will consider future planning for affordable housing activities

2008 STIMULUS FUNDS

1. Up to 10 housing units will be rehabilitated standard to include ADA accessibility. Environmental has been completed. PAHA will have a contract in place by 03/31/2010 for ADA rehabilitation work on up to 10 traditional homes. ADA rehabilitation work will be completed by Summer 2010.

2009 IHP PERFORMANCE OBJECTIVES

1. There is a need to provide security measures, ie, fencing around the perimeter of PAHA's CAS units under management in Projects NM 19-8, NM 19-10, NM 19-11, NM 19-12 and NM 19-13 by 12/31/2010. This activity is planned for the summer/fall months of 2010. Project should be completed by 12/31/2010.
2. Safety is a major concern in Projects in NM 19-8, NM 19-10, NM 19-11, NM 19-12 and NM 19-13. Street lights would provide safety to residents in the above mentioned projects by 12/31/2010. This activity is planned for the summer/fall months of 2010. Project should be completed by 12/31/2010.