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"Providing Safe and Affordable Housing Opportunities"

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SUMMARY OF 2015 APR GRANT ACTIVITIES March 09, 2016

The Pueblo of Acoma Housing Authority (PAHA) is providing a summary of the activities in the 2015 Indian Housing Plan/Annual Performance Report (IHP/APR), for period ending December 31, 2015.

There were seven (7) activities identified in the 2015 IHP/APR. Following is a summary of the activities in 2015.

1. 1937 Act Operating. This activity supports the maintenance and operations of the 1937 Act housing units under management. Salaries, fringe benefits, supplies, utilities and other operating costs are included in this activity. **APR: Reported 85 CAS units in management. Rental units received routine maintenance such as annual service of heating units, cleaning/vacuumping heating unit coils annually, replace filters every 30 days on heating/cooling units, clean dryer vents every 30 days or as needed, clean stove pipes annually to clear creosote buildup, provide infill dirt around exterior foundations due to water runoff, inspect & replace batteries in smoke detectors, repair/replace doors/door knobs, repair/replace faucet fixtures, painting interior/exterior walls, monthly pest control services and prepare vacant units for new move-ins. In addition, the Housing Services staff provided counseling and training to housing tenants and homebuyers throughout the year. Goals accomplished. Funds expended: \$411,962 (IHBG) & \$82,209 (Program Income). Total expended: \$494,171.**
2. Housing Services. This activity states dissemination of services/products will be provided by PAHA staff, tribal programs, vendors and other outside sources willing to promote their products at no cost to the families. **APR: Housing Services provided education/training to homebuyers and rental tenants on policies, lease agreements, etc. Mandatory sessions were conducted as refresher courses on the collection/evictions policy, one strike you're out policy and provisions in the lease agreements. Individual counseling was conducted throughout the year for households that request or require assistance with complying with the policies and lease agreements. Other responsibilities include annual re-certifications, policy enforcement, home upkeep, etc. In coordination with the Maintenance department, Housing Services staff conduct annual inspections and follow up on deficiencies noted. PAHA hosted a Community Housing Fair as part of Homeownership Week on June 26, 2015. Homeownership Week is funded out of this component. Tribal Administration opened the housing fair with a welcome address followed by an introduction by PAHA's Executive Director. The agenda included representatives from Amerind, Travois, Acoma Law Enforcement, Acoma Behavioral Health**

Service, Wells Fargo, Native American Housing Consultants and native dance groups for entertainment. As a wellness component, PAHA hosted a fun/run walk on Saturday. This event was well attended by approximately 80 participants. This was more than half that participated in the prior year. Goals accomplished. Funds expended: \$9,704 (IHBG).

3. Traditional Home Rehab. Rehabilitation work will be contracted out to qualified and experienced contractors. Each home will be evaluated as to what work needs to be done, and then a cost assessed to rehab the home. The rehab assistance provided will be at no cost to the homeowner. **APR: A total of seven (7) homes were rehabilitated in 2015 that were not completed in 2014 and carried into 2015. Rehabilitation of these homes was completed in February 2015. Five (5) homes required ADA compliance and the other two (2) homes were prepared for future ADA needs. ADA compliance included walk in shower, grab bars, hand held shower spray with temperature control valve, ADA toilet, ADA sinks & cabinets, floor tile, electrical outlets, light fixtures & switches, ceiling vent fans, gypsum board walls with tape/texture, 36" interior/exterior doors, ADA door handle levers & latches, windows, a ramp on one home, etc. Due to a changeover in management staff, the goal of renovating thirteen homes was not met. The Development Manager position was vacated and created a four (4) month lapse in completing the renovation work. Funds expended: \$239,179 (IHBG).**
4. Wastewater Sewer Main Extension. Assist the Pueblo of Acoma with the Skyline/East Acomita infrastructure. **APR: This planned activity was not accomplished. The Tribe and the State resolved the issue to allow IHS to perform the planning & engineering design. Environmental will be completed, by both the Tribe & PAHA, in 2016 allowing for construction to start. This activity is anticipated to be completed by 12/31/2016. Funds carried over: \$1,000,000.**
5. PAHA Administrative Office Rehab. There was a need to upgrade the Main Office to bring the office into compliance with ADA and correct deficiencies in the building. **APR: Rehabilitation and upgrades made to the PAHA main office included but was not limited to: floor replacement where needed, concrete sidewalk all around the building for drainage away from the building, re-stucco, doors and entrance ways made compliant to ADA requirements, upgrades to electrical and plumbing where needed, replace doors/windows for weatherization upgrades, seal coat the roof, etc. PAHA staff were able to re-occupy the building in February 2015. Funds expended: \$49,856.**
6. Modernization. Correct settlement problems in three (3) Lease Purchase homes. **APR: Due to changeover in management staff, mainly the Development Manager vacating the position, PAHA had to fill the positions which set PAHA back by four (4) months. This component will be pursued in 2016.**
7. Planning & Administration. **APR: Not required by HUD to report on this activity. Funds expended: \$224,889 (IHBG) & \$189,440 (Program Income). Total: \$414,329.**

Total funds expended in 2015 - **\$1,207,239**: \$935,590 (IHBG), and \$271,649 (Program Income).

