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"Providing Safe and Affordable Housing Opportunities"

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## SUMMARY OF 2016 APR GRANT ACTIVITIES March 08, 2017

The Pueblo of Acoma Housing Authority (PAHA) is providing a summary of the activities in the 2016 Indian Housing Plan/Annual Performance Report (IHP/APR), for period ending December 31, 2016.

There were six (6) activities identified in the 2016 IHP/APR. Following is a summary of the activities in 2016.

1. 1937 Act Operating. This activity states the maintenance department will provide routine maintenance and upkeep of the 1937 rental units. Units damaged by rental tenants will be charged to the tenant. Homebuyers are responsible for the maintenance and upkeep of their homes. Salaries, fringe benefits, supplies, utilities and other operating costs are included in this activity. **APR: Reported 81 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: \$337,523 (IHBG) & \$128,808 (Program Income). Total expended: \$466,331.**
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 requested 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 conducted annual inspections and follow up on deficiencies noted. PAHA hosted a Community Housing Fair as part of Homeownership Week, June 3-4, 2016. Homeownership Week is funded out of this component. This is an annual event as part of outreach to the community and our clients as to the services**

PAHA can provide, or what other services are available to them. This event was held at the Acoma Community Center Gym in collaboration with Lawrence Charles Vargas Memorial Shoes for Kids organization. This memorial organization brought hundreds of pairs of shoes, books, two bounce houses, carnival games and a charter bus full of volunteers. The PAHA also brought vendors, presentation booths and volunteers. In addition, PAHA hosted a 5K Run and 3K Walk. Many other speakers, vendors and tribal programs presented services their programs or companies provide to the community and surrounding area. Tribal Administration opened the housing fair with a welcome address followed with an update from the PAHA Executive Director. This event was well attended by approximately 400+ participants. Goals accomplished. Funds expended: \$7,159 (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. Families assisted will be eligible low income Acoma families. **APR: In 2016, a total of sixteen (16) traditional/non-HUD homes were rehabilitation/renovation to bring them up to safe/sanitary living conditions. Included in the 16 homes renovated were the two (2) FEMA trailers. They were brought into compliance with housing standards. The scope of work for each home was based on assessments to the homes prior to work being done and environmental clearance obtained. Not all homes received the scope of work outlined below, only what was needed. In general, the scope of work included plumbing, electrical, carpenter/trim, windows/vinyl, doors/hardware, insulation, drywall/paint, stucco/color coat, grab bars, cabinets/countertops, vanity & top, concrete/ramp/handrails, hood & range/refrigerator, plumbing fixtures/water heater, lights/electrical, high rise toilet, ceramic tile, VCT tile, roofs, cleanup, etc. Funds expended: \$978,969 (IHBG).**
4. Wastewater Sewer Main Extension. Completion of the sewer main extension to the Skyline/East Acomita wastewater treatment facility will allow for new construction of homes for eligible low income Acoma families. In addition, homes under management will have access to the sewer system and be able to discontinue the septic system, which requires periodic maintenance. **APR: Throughout 2016, meetings were held with the BIA, IHS, Acoma Water/Wastewater Dept., and other entities involved with the project towards finalization of plans & specs to start construction of the sewer line infrastructure. This was accomplished in December 2016. On December 18 & 25, 2016, the project was publically advertised in the Albuquerque Journal. Bids were due January 20, 2017. Bid packets were available for pickup on December 19<sup>th</sup>. A mandatory walk-thru of the site was scheduled for January 5, 2017. The environmental clearance was completed by IHS, which PAHA incorporated into the HUD format for compliance. Construction will commence and be completed in 2017. Funds carried over: \$1,000,000.**
5. Modernization. The 3 Lease Purchase homes requiring rehabilitation work will be contracted out to qualified and experienced contractors. Each home will be assessed to determine the extent of work that needs to be done to bring the homes up to standard. Since the homes are under management, there will be no cost to the homebuyers. **APR: No accomplishments. Renovation work on existing units under management was not accomplished due to renovation of the 16 homes in 2016. Three homes will be renovated in 2017. \$35,000 carried into 2017 (IHBG)**
6. New Construction-Homeownership. Construction of four (4) homeownership units will be built for eligible applicants on the waiting list. Qualified contractors will be selected to

build the homes and construction of the 4 homes will not adversely affect the infrastructure system. **APR: No accomplishments. Environmental clearance will be completed in early 2017. Construction of the 4 homes will commence in 2017 and completed in 2017. \$275,000 (IHBG Match) & \$660,000 (ICDBG) Total carried into 2017: \$935,000.**

7. Planning & Administration. **APR: Not required by HUD to report on this activity. Funds expended: \$220,776 (IHBG) & \$166,364 (Program Income). Total: \$387,140.**

Total funds expended in 2015 - **\$1,839,599**: \$1,544,427 (IHBG), and \$295,172 (Program Income).