



ALBUQUERQUE HOUSING AUTHORITY

“Empowering people in our community through affordable housing and self-sufficiency opportunities.”

BOARD OF HOUSING COMMISSIONERS RESOLUTION NO. 2013-19

RESTRICTING THE INTAKE OF NEW APPLICATIONS IN DECEMBER 2013

WHEREAS, the Board of Housing Commissioners adopted the Admissions and Continued Occupancy Policy (ACOP) of the Albuquerque Housing Authority (AHA) to establish an intake process for applicants seeking admission to the AHA Public Housing Program and the AHA Section 8 Housing Choice Voucher rental assistance program;

WHEREAS, the AHA ACOP (Chapter 4.7) indicates that AHA may choose to close the waiting for admission lists if the wait for certain services exceed 24 months;

WHEREAS, the Public Housing Program and Section 8 Housing Choice Voucher Program waiting lists both presently have a 36 month long wait for vacant units and both lists are still experiencing substantial growth every month that could bring the wait for services to at least 60 months (5 years or more). Please see Exhibit A for a detailed summary of current conditions on the waiting lists. Exhibit A is attached;

WHEREAS, AHA aspires to serve people in need as fast as possible and to keep the waiting list for these programs as short as possible, and the aspirational goal is that the waiting lists never be more than 2 years in length.

WHEREAS, by restricting the intake of new applications AHA can focus resources on serving those on the current waiting list and improving processes so that when the intake of applications is again expanded the clients will find shorter wait times and improved services.

NOW, THEREFORE, BE IT RESOLVED BY THE AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA that:

The Board finds that:

1. There is now a well-documented shortage of safe, sanitary and decent housing units currently for rent at rates affordable to low income and extremely low income persons in the City of Albuquerque. Thus local demand for affordable housing services provided by the AHA now greatly exceeds available supply, due to AHA budget limitations. The result is a multiple year wait for services for thousands of qualified low income families.
2. To better serve our community by being wise stewards of limited public resources, starting on Thursday, December 5, 2013, AHA will now only accept a very limited number of new applications for admission. AHA will only accept new applications for admission from applicants that must meet at least one (1) of these three (3) narrow criteria:



EQUAL HOUSING
OPPORTUNITY AGENCY

1840 University Boulevard SE / Albuquerque, NM 87106
Telephone (505) 764-3920 FAX (505) 764-3981





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- 43 1) Applicant qualifies for an Involuntary Displacement preference (as defined in the AHA
- 44 ACOP, Chapter 4.4), and/or
- 45 2) Applicant is an eligible Military Veteran of the United States of America (USA), who is
- 46 homeless or at-risk of becoming homeless, and who has also qualified for and is admitted by
- 47 the United States (U.S.) Department of Veteran Affairs (VA) to the U.S. Department of
- 48 Housing and Urban Development (HUD) Veterans Affairs Supportive Housing (VASH)
- 49 Program, and/or
- 50 3) Applicant is a person with a disability who qualifies for a special use Section 8 Housing
- 51 Choice Voucher for disabled individuals transitioning from living full time as a patient in a
- 52 skilled nursing facility (i.e. in-patient in a hospital, nursing home, medical care facility or
- 53 rehabilitation center) to living in an independent living setting in the community.
- 54

55 And these three (3) narrow criteria for acceptance of a new application for admission are in addition
56 to the regular criteria for admission listed in the AHA ACOP, which will also still apply to all
57 applicants for admission.

58
59 Applications will not be taken for admission to all other AHA Housing Assistance Programs waiting
60 lists starting on Thursday, December 5, 2013.

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62 And be it further resolved that: the waiting lists for admission to either the AHA Public Housing
63 Program and/or the Section 8 Housing Choice Voucher rental assistance programs may be opened to
64 new applicants in the future either partially or in full. One or all waiting lists may be partially
65 opened in the future with additional eligibility criteria to apply for admission limits being added. The
66 limits could be, but are not limited to: age limits, household size limits, income limits, disability
67 status, work requirements, limits on the amount of time to live in a unit or participate in an AHA
68 housing assistance program, Family Self Sufficiency program participation, etc. These new limits
69 would be imposed by AHA to carefully restrict and limit the intake of any new applications for
70 admission, to achieve an agency policy goal. AHA also reserves the right to open any one or all of
71 the waiting lists in the future to the intake of new applications without additional eligibility criteria.
72 Unless there is a further Resolution of the Board, the wait lists shall automatically reopen on July 1,
73 2014.

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75 And be it further resolved that: the Board reserves the right to change this policy as it sees fit in the
76 future.

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78 PASSED and ADOPTED this 20th day of November 2013.
79 BY A VOTE OF 5 FOR, AND 0 AGAINST.

80 Absent: 0
81 Members voting against: 0

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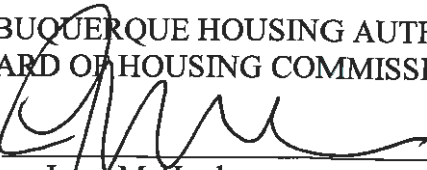


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ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: 
Janet McHard
Chairperson of the Board

ATTEST:


Linda Bridge, Secretary to the Board and Executive Director
63879



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