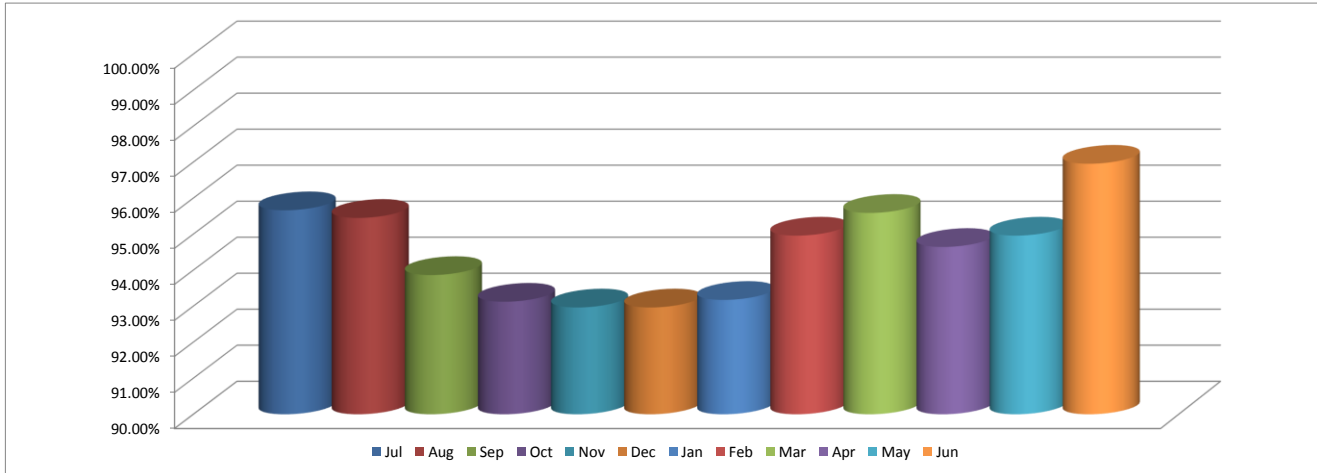


Albuquerque Housing Authority Production Snapshot Report Jun-17

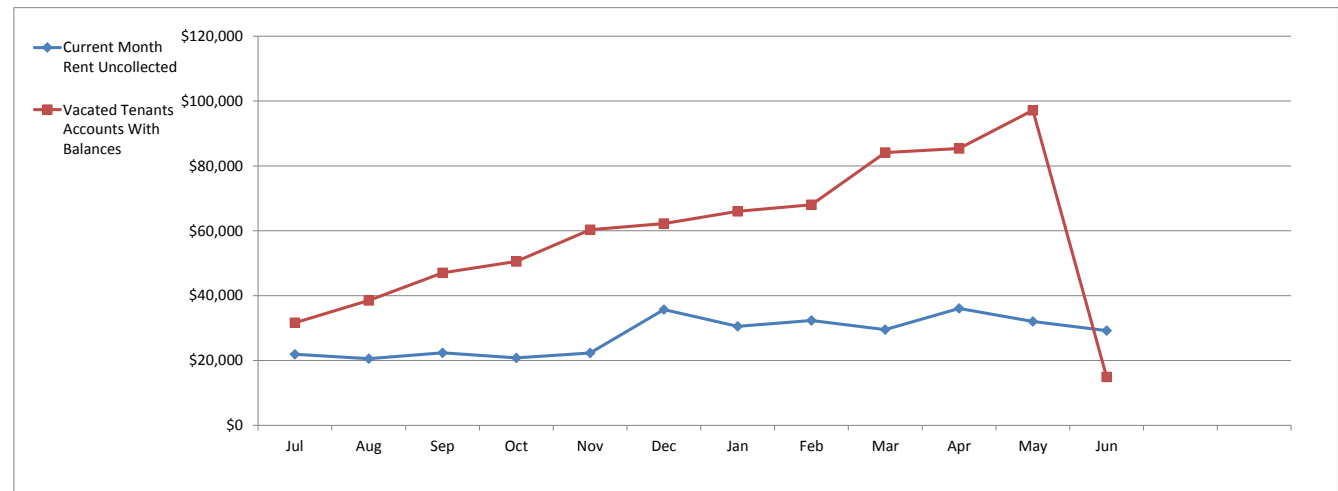
	4152		4152									
Public Housing	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Total Public Housing Units	953	953	953	953	953	953	953	953	953	953	953	953
Public Housing Units Online	945	945	945	945	952	952	952	952	952	952	952	952
Percentage of Units Online	99.16%	99.16%	99.16%	99.16%	99.90%	99.90%	99.90%	99.90%	99.90%	99.90%	99.90%	99.90%
Occupancy Rate:	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Public Housing Units Vacant	41	43	58	65	67	67	65	48	42	51	48	29
Total Public Housing Units	945	945	945	945	952	952	952	952	952	952	952	952



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Number of Recertifications	953	953	953	953	953	953	953	953	953	953	953	953	11436
Recertifications Due	44	114	64	88	71	143	69	83	73	68	70	100	987
Recertifications Completed	44	114	64	88	71	143	69	83	73	68	70	100	987
Late Recertifications	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage Complete	4.62%	11.96%	6.72%	9.23%	7.45%	15.01%	7.24%	8.71%	7.66%	7.14%	7.35%	10.49%	104%

Accounts Receivable

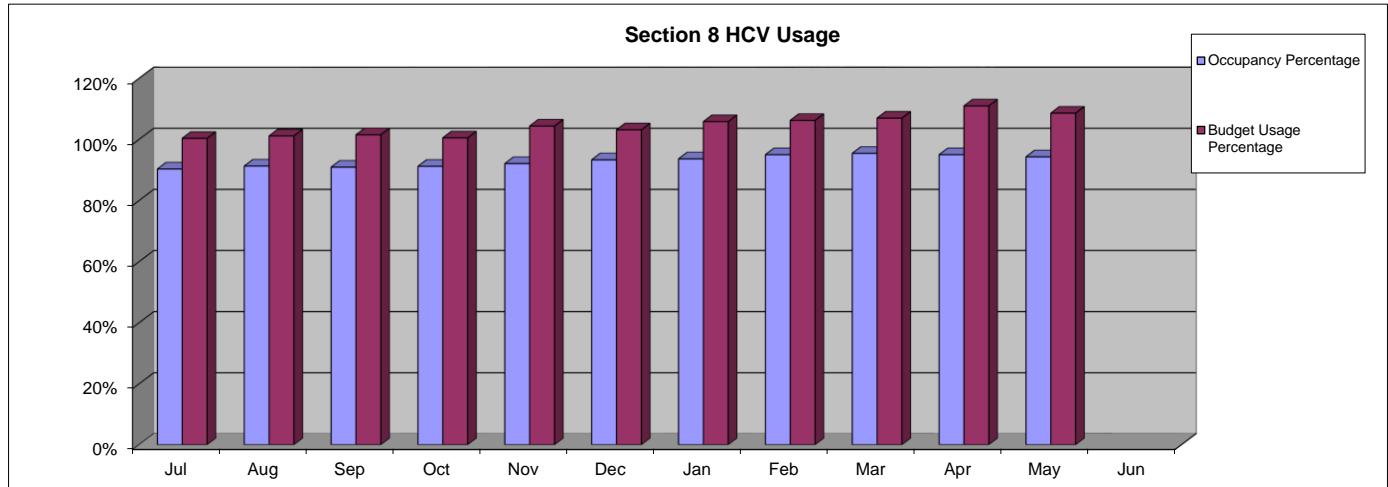
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Current Month Rent Uncollected	\$21,915	\$20,560	\$22,352	\$20,832	\$22,337	\$35,687	\$30,533	\$32,355	\$29,512	\$36,059	\$32,028	\$29,231
Balances Over 30 Days Old	\$7,946	\$10,480	\$9,135	\$9,001	\$11,045	\$14,476	\$1,074	\$17,218	\$21,518	\$22,229	\$20,620	\$18,031
Balances Over 60 Days Old	\$559	\$4,954	\$574	\$25	\$5,369	\$359	\$18,538	\$12,952	\$15,287	\$15,288	\$13,543	\$15,598
Balances Over 90 Days Old	\$10,154	\$7,731	\$11,375	\$12,286	\$6,585	\$14,247	\$18,159	\$12,354	\$17,730	\$24,411	\$37,281	\$32,307
Vacated Tenants Accounts With Balances	\$31,622	\$38,523	\$47,026	\$50,557	\$60,309	\$62,245	\$66,026	\$68,000	\$84,108	\$85,401	\$97,160	\$14,930
Written Off/rent"	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monthly Rent Roll	\$185,564	\$180,135	\$174,141	\$178,443	\$180,482	\$181,395	\$182,424	\$178,369	\$181,437	\$185,299	\$188,201	\$182,524
Collection Rate (Current Month):	88%	89%	87%	88%	88%	80%	83%	82%	84%	81%	83%	84%



Terminations for the Month of:	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Abandoned Skipped	4	3	3	2	4	2	1	1	2	0	2	0	24
Moved to Section 8 Voucher	4	3	4	2	5	11	5	1	5	5	2	2	49
Left Program	4	3	1	1	3	5	3	0	4	3	4	2	33
Forced Eviction Non-payment	3	2	2	2	2	1	1	1	1	1	0	2	18
Forced Eviction Cause	1	0	1	2	0	1	1	1	2	1	1	0	11

**Section 8
Production Report
Jun-17**

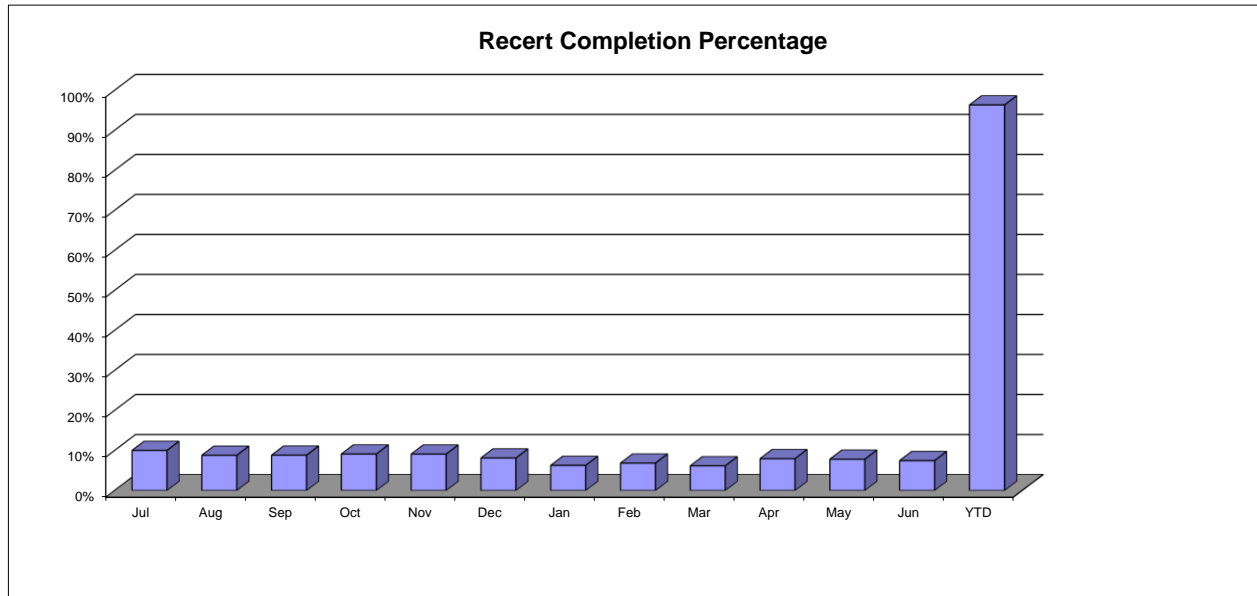
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Vouchers Assigned to AHA	4162	4162	4162	4162	4162	4162	4162	4162	4162	4162	4162	4162
Vouchers in Use	3761	3801	3786	3798	3835	3886	3899	3956	3974	3956	3927	
End of Participation	18	23	20	19	14	21	32	34	26	27	26	
Budget Auth Available	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341	\$1,829,341
Budget Auth In Use	\$1,836,533	\$1,851,109	\$1,857,989	\$1,839,600	\$1,910,363	\$1,887,604	\$1,936,825	\$1,944,078	\$1,957,853	\$2,030,689	\$1,987,485	
NRA Balance	\$988,181	\$1,019,897	\$1,012,038	\$1,011,976	\$696,286	\$621,830	\$550,303	\$426,486	\$321,000	\$242,873	\$139,499	
Vouchers In Process	165	138	169	211	231	213	211	195	161	157	173	
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Occupancy Percentage	90%	91%	91%	91%	92%	93%	94%	95%	95%	95%	94%	
Budget Usage Percentage	100%	101%	102%	101%	104%	103%	106%	106%	107%	111%	109%	



**Section 8 Recertifications
Total Scheduled for**

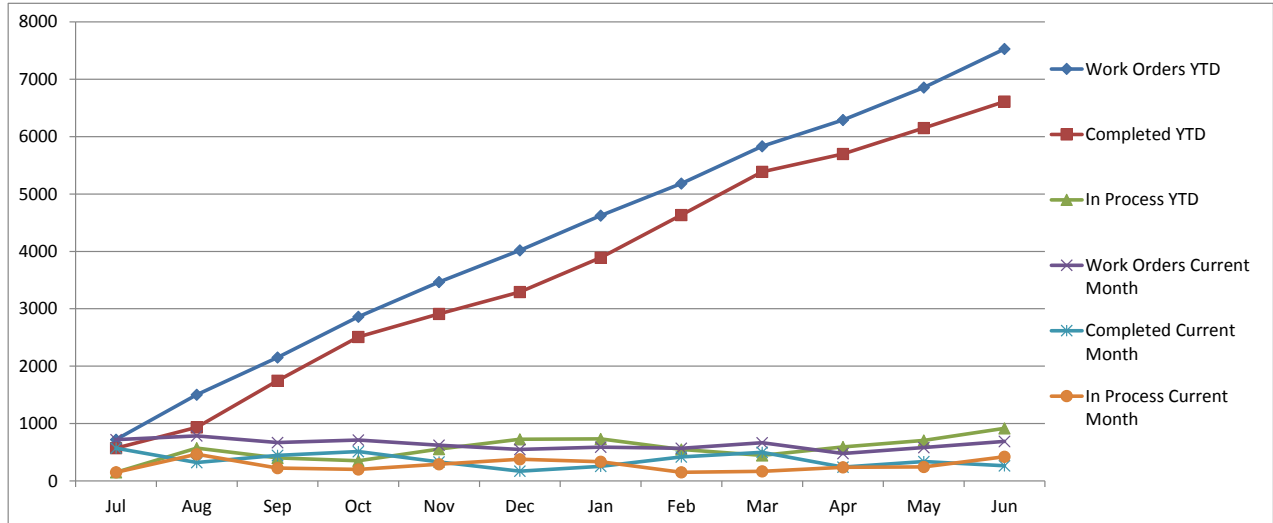
3780

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Completion %	10%	9%	9%	9%	9%	8%	6%	7%	6%	8%	8%	7%	96%
Recerts Completed	370	325	326	337	336	300	232	253	228	294	289	276	3566



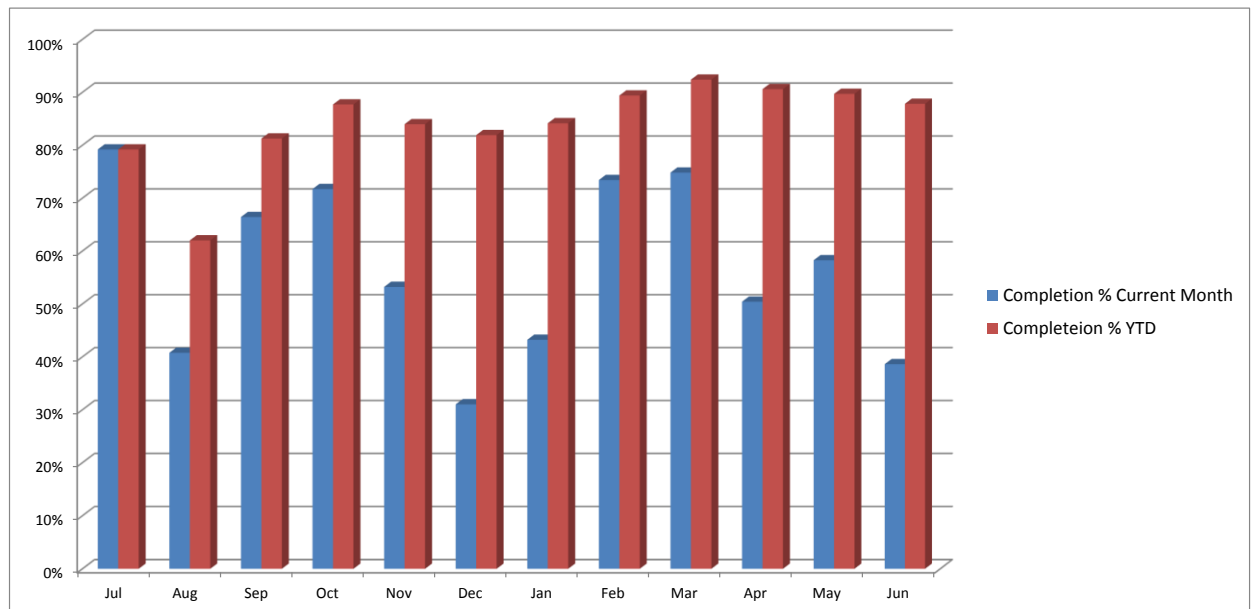
Maintenance Department Work Orders Jun-17

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Work Orders YTD	721	1503	2151	2862	3467	4018	4624	5184	5832	6290	6855	7528
Completed YTD	571	932	1748	2510	2911	3291	3891	4634	5388	5698	6149	6611
In Process YTD	150	571	403	352	556	727	733	550	444	592	706	917
Work Orders Current Month	721	785	670	714	622	548	590	568	667	478	582	689
Completed Current Month	571	320	445	512	331	170	255	417	499	241	339	266
In Process Current Month	150	465	225	202	291	378	335	151	168	237	243	423
Average Completion Time (Days)	8.6	6.7	6.4	7	4.8	10.8	9.5	6.57	7.81	5.02	7.12	12.19



Completion Percentage Data

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Completion % Current Month	79%	41%	66%	72%	53%	31%	43%	73%	75%	50%	58%	39%
Completion % YTD	79%	62%	81%	88%	84%	82%	84%	89%	92%	91%	90%	88%



INTAKE PRODUCTION REPORT

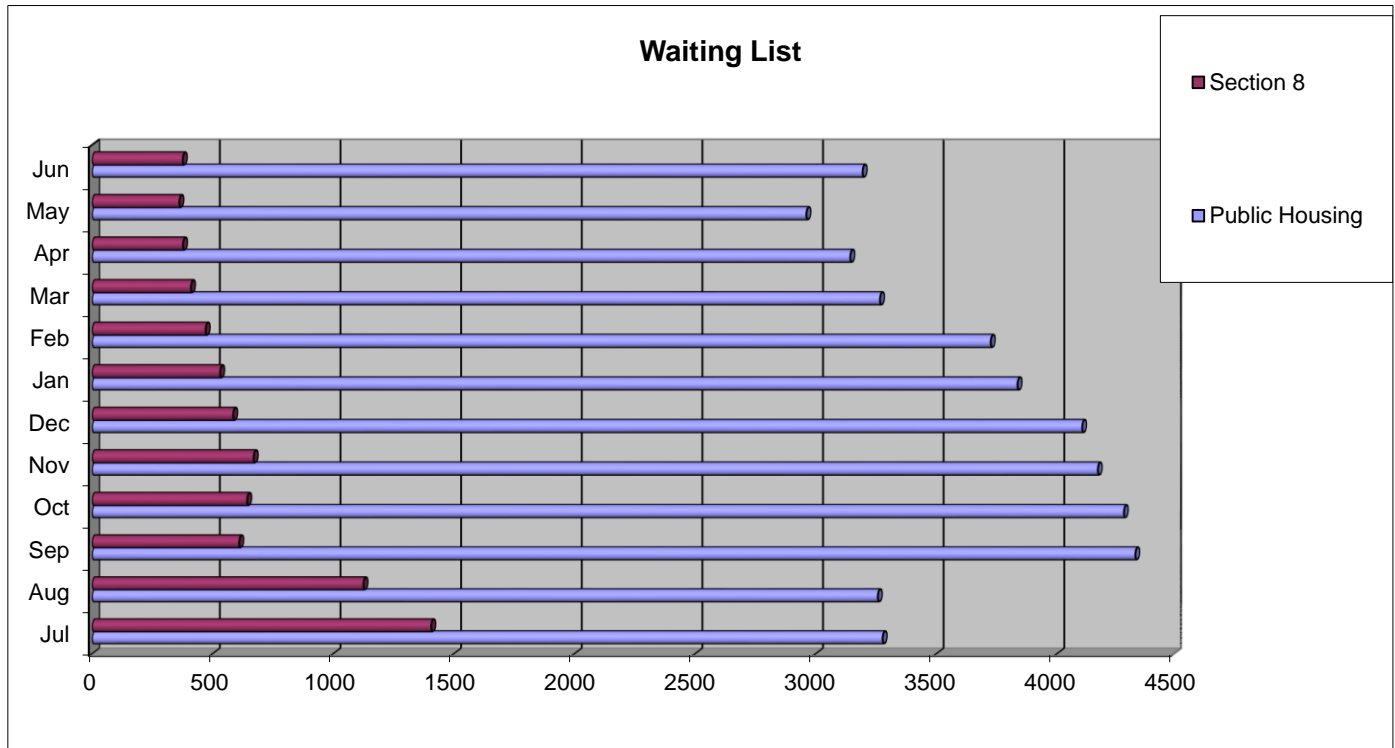
Jun-17

Public Housing Waiting List

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Total	3277	3257	4334	4285	4173	4106	3836	3725	3266	3143	2961	3194
1BR	1147	1140	1634	1625	1603	1569	1508	1444	1332	1314	1267	1252
2BR	1079	1074	1431	1428	1412	1402	1352	1336	1213	1208	1202	1144
3BR	505	500	633	596	527	507	400	382	196	137	83	402
4BR	431	428	506	506	502	499	449	436	400	362	306	294
5BR	115	115	130	130	129	129	127	127	125	122	103	102

Section 8 Waiting List

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
TOTAL	1406	1125	610	643	670	585	531	471	410	377	362	376
1BR	566	429	199	218	231	191	180	162	159	141	132	140
2BR	498	408	245	253	259	234	211	184	148	138	129	137
3BR	286	239	141	148	156	140	122	107	88	83	86	84
4BR	53	45	24	23	23	19	18	18	15	15	15	15
5BR	3	4	1	1	1	1	0	0	0	0	0	0

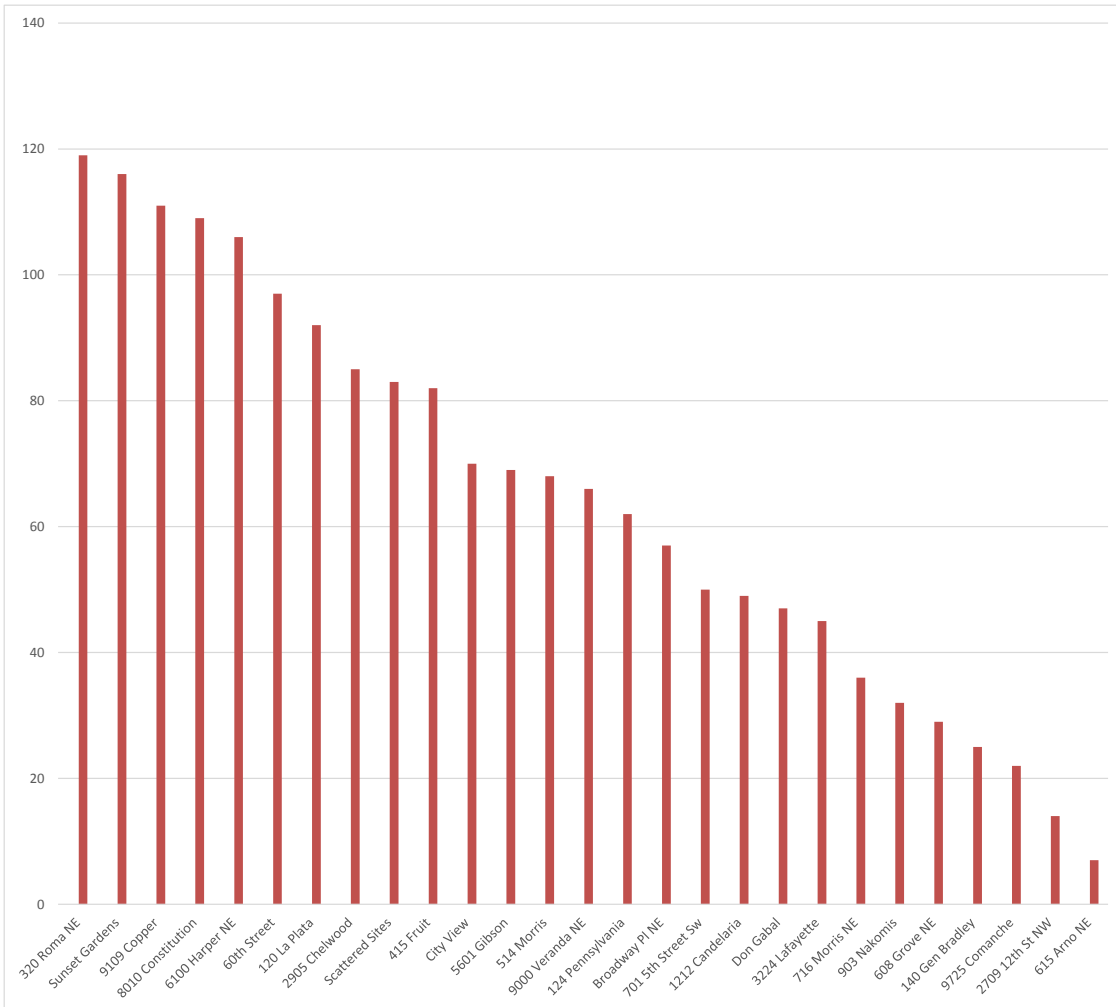


Intake

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Applications Recd	4	6	1077	5	4	2	2	6	2	4	5	319	1436
Move Ins	4	12	12	9	16	26	13	28	39	15	17	32	223
Vouchers Issued	44	82	67	90	29	44	36	24	21	27	29	10	503

Albuquerque Police Department Calls for Service Public Housing Jun-16

	YTD	Police Calls Per Site												Units	CTU YTD
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
320 Roma NE	119	5	8	16	16	15	10	6	9	9	7	7	11	50	0.20
Sunset Gardens	116	8	8	6	9	5	4	13	13	14	9	8	19	58	0.17
9109 Copper	111	17	21	4	7	12	7	7	6	5	8	10	7	48	0.19
8010 Constitution	109	14	13	10	9	14	12	6	3	5	9	10	4	101	0.09
6100 Harper NE	106	10	7	14	7	12	10	5	11	12	5	5	8	59	0.15
60th Street	97	7	8	5	3	9	12	6	15	10	11	6	5	42	0.19
120 La Plata	92	14	7	7	9	5	4	9	5	5	9	11	7	32	0.24
2905 Chelwood	85	0	7	18	4	13	14	4	4	7	7	2	5	25	0.28
Scattered Sites	83	6	3	12	11	13	7	7	4	5	1	8	6	8	0.86
415 Fruit	82	10	7	7	5	4	9	5	6	8	3	3	15	38	0.18
City View	70	9	0	0	1	8	7	13	7	8	5	7	5	50	0.12
5601 Gibson	69	6	4	4	10	3	3	5	4	8	3	10	9	62	0.09
514 Morris	68	5	5	4	7	3	3	8	4	11	3	10	5	24	0.24
9000 Veranda NE	66	7	10	4	6	3	3	5	6	2	4	9	7	35	0.16
124 Pennsylvania	62	5	3	8	7	4	2	7	2	7	6	9	2	20	0.26
Broadway Pl NE	57	0	3	10	0	6	6	4	7	2	5	9	5	30	0.16
701 5th Street Sw	50	0	0	0	0	7	10	6	8	3	2	4	10	60	0.07
1212 Candelaria	49	2	1	3	4	4	4	7	7	4	4	7	2	50	0.08
Don Gabal	47	10	4	5	2	4	3	2	1	3	6	1	6	31	0.13
3224 Lafayette	45	3	3	4	4	5	2	1	1	3	13	2	4	18	0.21
716 Morris NE	36	0	3	8	3	3	4	0	0	7	2	2	4	14	0.21
903 Nakomis	32	0	2	0	1	2	5	2	5	2	1	5	7	16	0.17
608 Grove NE	29	0	2	2	1	2	3	0	0	4	6	4	5	18	0.13
140 Gen Bradley	25	2	4	1	1	3	1	0	3	3	3	2	2	14	0.15
9725 Comanche	22	2	4	4	5	2	0	0	3	0	0	1	1	20	0.09
2709 12th St NW	14	0	2	0	1	2	3	2	0	0	2	2	0	22	0.05
615 Arno NE	7	0	0	1	0	2	2	1	0	0	0	0	1	8	0.07



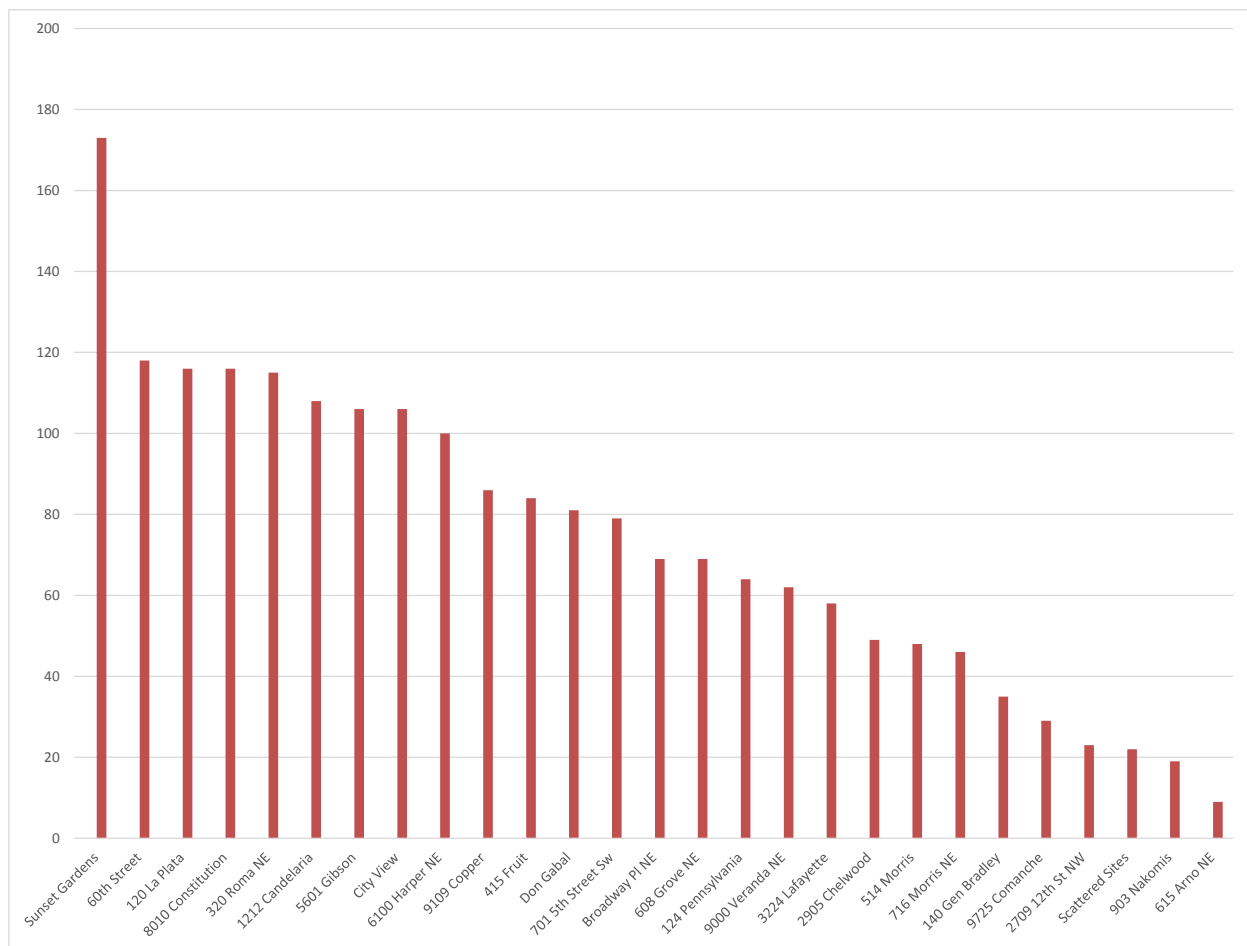
Albuquerque Police Department Calls for Service Public Housing

Jun-17

Month of Fiscal Year

12

	YTD	Police Calls Per Site												Units	AVG CTU
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
Sunset Gardens	173	21	15	16	29	14	14	12	11	18	7	9	7	58	0.25
60th Street	118	12	10	13	14	6	9	9	4	10	20	5	6	42	0.23
120 La Plata	116	15	13	11	23	8	4	9	10	7	7	4	5	32	0.30
8010 Constitution	116	3	9	10	9	7	6	15	21	10	7	9	10	101	0.10
320 Roma NE	115	12	11	4	7	3	8	5	7	10	12	16	20	50	0.19
1212 Candelaria	108	5	7	8	8	4	7	9	7	12	15	13	13	50	0.18
5601 Gibson	106	13	5	17	15	7	6	5	13	5	10	5	5	62	0.14
City View	106	2	11	14	7	2	8	10	6	11	12	10	13	50	0.18
6100 Harper NE	100	4	6	8	21	12	8	6	4	8	8	3	12	59	0.14
9109 Copper	86	3	9	8	8	4	10	2	4	10	12	9	7	48	0.15
415 Fruit	84	6	14	8	9	7	9	6	8	2	4	3	8	38	0.18
Don Gabal	81	3	5	7	2	7	6	7	11	11	11	8	3	31	0.22
701 5th Street Sw	79	7	4	9	11	8	3	3	6	9	4	10	5	60	0.11
Broadway Pl NE	69	4	7	8	6	5	4	6	8	8	1	6	6	30	0.19
608 Grove NE	69	5	4	3	8	3	4	5	3	2	7	10	15	18	0.32
124 Pennsylvania	64	14	4	3	9	5	4	1	4	2	3	5	10	20	0.27
9000 Veranda NE	62	2	5	6	8	11	9	3	5	1	3	4	5	35	0.15
3224 Lafayette	58	9	7	6	8	2	4	2	5	3	7	1	4	18	0.27
2905 Chelwood	49	5	5	3	6	1	4	5	3	5	1	4	7	25	0.16
514 Morris	48	4	8	2	4	1	8	5	7	3	2	2	2	24	0.17
716 Morris NE	46	3	5	4	6	5	3	5	4	1	3	3	4	14	0.27
140 Gen Bradley	35	6	1	1	2	7	2	0	0	3	3	3	7	14	0.21
9725 Comanche	29	1	0	6	3	4	1	5	0	0	2	5	2	20	0.12
2709 12th St NW	23	0	1	3	3	1	0	0	4	5	3	1	2	22	0.09
Scattered Sites	22	3	1	6	0	2	1	6	0	1	1	1	0	8	0.23
903 Nakomis	19	1	3	3	1	2	2	2	0	0	4	1	0	16	0.10
615 Arno NE	9	2	1	2	1	0	0	0	0	0	0	1	2	8	0.09



Public Housing and Section 8 Inspections

Jun-17

Public Housing

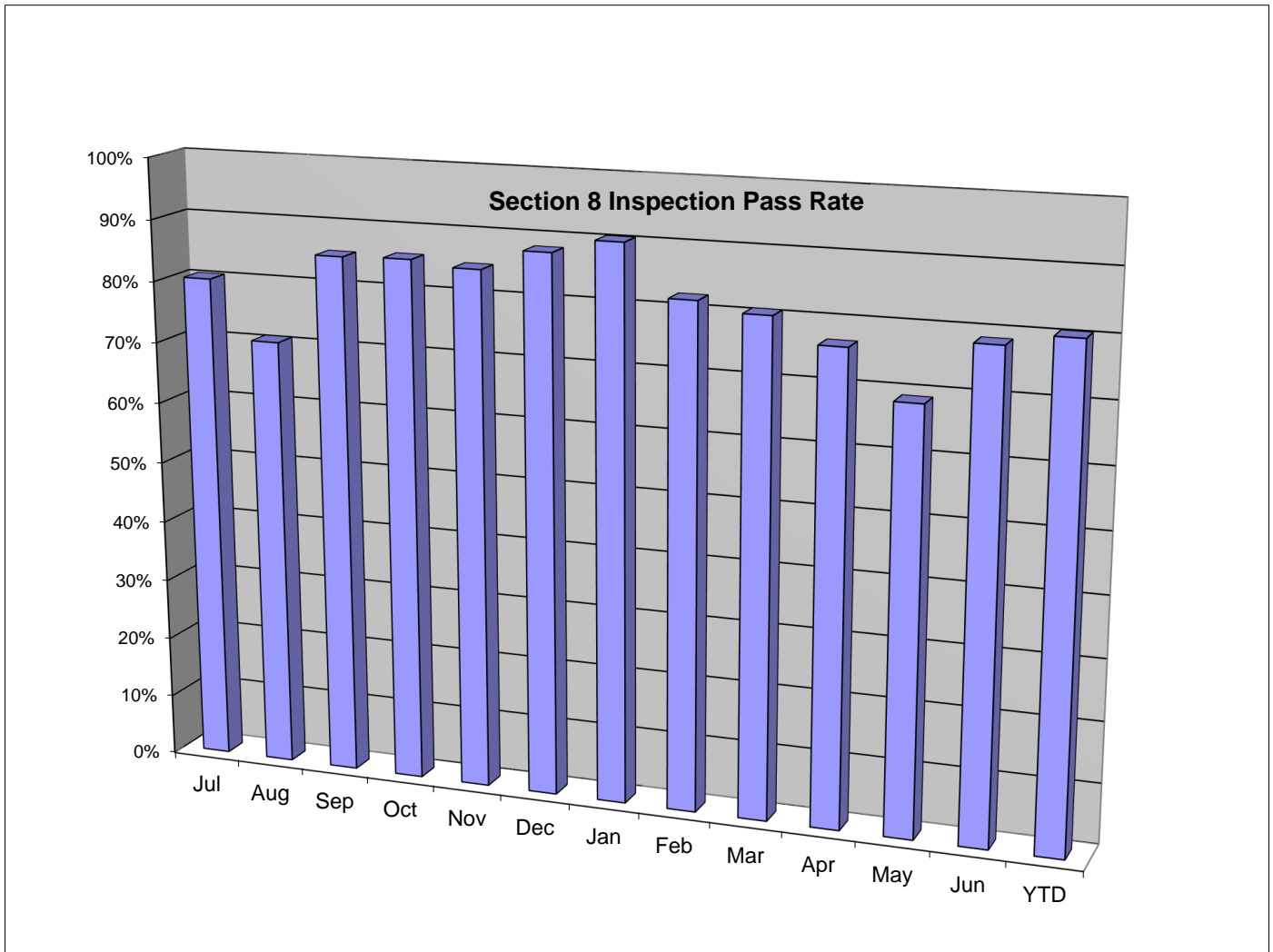
Inspection Summary	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Total Inspections	52	145	416	291	117	62	180	44					1307
Move In	2	4	12	49	16	23	9	20					135
Move Out	13	27	0	28	2	15	17	18					120
Annual	16	68	0	125	0	11	0	0	Data				220
90-Day	0	9	0	0	0	0	0	0	Not				9
Posting Notice	0	1	0	3	0	11	0	3	Available				18
Special Inspections	0	0	403	86	98	1	154	2					744
Site Inspections	21	36	0	0	1	1	0	1					60

Section 8

Inspection Summary	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Inspections Conducted	605	588	546	522	499	261	501	512	456	554	510	779	6333
Inspections Passed	486	416	466	447	423	230	453	421	368	425	352	613	5100
InspectionsFailed	119	172	81	75	76	31	48	91	88	129	158	166	1234

Section 8

Pass Rate:	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
	80%	71%	85%	86%	85%	88%	90%	82%	81%	77%	69%	79%	81%



Summary of Report It Hotline

Jun-17

Incident Type	Incident Detail	Location	Actions Taken
Other	I have been trying to reach my case worker and Albuquerque Housing, to no avail. Please call me.	Lead SW	Sent email to Specialist, added the tenant email database. Encouraged the tenant to email, not just call AHA staff. Signed the tenant up to attend a free class, AHA section 8 Tenant seminar, which includes lesson on how to prevent, spot and deal with bed bug infestations in rental unit. Gave the tenant the phone number (direct line) for the section 8 Housing Specialist so she can call her directly. Tenant agreed to make a written demand for repairs in a letter to her landlord today and to take it to the leasing office, as well as copy to the AHA office and to then wait a week for repairs to be made. The tenant agreed to then follow up with a 2nd demand letter to AHA and landlord ask a special HQS inspection if that is needed.
Concern	If a minimum wage earner makes at least \$15000.00 a year how is your \$8000.00 a year figure make sense? Everyone should make at least \$15000.00 a year unless they are a quadriplegic or worse.	Alb	Please see the quote below from the AHA website, http://www.abqha.org/eligibility.aspx to view the current income eligibility chart for 2017 for admission to the AHA section 8 HCV rental assistance program. I think you may have been told that \$8,000 was the income cut off for eligibility for admission to the AHA section 8 HCV rental assistance program. That is incorrect. The number is not \$8,000. The current amounts are listed above. The number varies each year based on the current Area Median Income (AMI) calculations.

Concern	I'm not certain if this is the right place to report but there is a complex located at Spain Road . They have no lights or air conditioning and its 90 degrees here, and they are being told that this is due to a new management company.	Spain Rd	Called tenant, and confirmed that he is not an AHA section 8 HCV rental assistance tenant. The rental tenant was referred to call the City of Albuquerque at 3-1-1 to file a building code enforcement complaint to see about having the building red tagged as a substandard building. Tenant referred to use 3-1-1 smart phone app. Tenant referred to call Law Access NM for free legal advice on landlord-tenant issue, how to demand that repairs be made by the landlord. Tenant declined info on how to apply for section 8 benefits at AHA., 2) tenant was happy with the outcome of phone call. Case will now be closed for lack of AHA involvement or jurisdiction.
Concern	The apartment complex at the corner of Spain does not have any lights and no AC. It's pitch dark at night and the temp is 90 degrees.	Spain	The complaint is void for lack of a clear street address.
Fraud, Waste and Abuse	This person is actively receiving S8 Housing assistance and has another person living with her and has not reported such to the housing authority. She has given notice to move and transfer her section 8 to the new apartments when the complex would not allow her to add the gentleman to her lease. I feel that this constitutes fraud and her behalf by allowing someone to move in and not notify the state that she did so.	Palomas Dr SE	Looked up the address in the database and I find no record of AHA funded a tenant in Apartment at that location presently. AHA is currently funding other low income tenants that live at that complex, however not anyone that rents that specific unit
Theft / Loss Prevention	On 5/27/17 my home was broken into by the neighbor across the street. I don't know for sure if his mother is on housing but believe she is. The 19 year old that broke into my house while all my family was upstairs asleep is named his mother's name is or maybe also. The address they live at is I am upset that people that work hard to live in this neighborhood are subject to being the prey this family. I understand some people need help and that is what these programs are designed for, but find it very disappointing that people receiving help think it is acceptable to victimize the people that live in close proximity.	Ladera Heights	Complaint forwarded on 6/2/17 by mail to XX is not a current AHA section 8 HCV funded rental unit or AHA owned Public Housing unit. Copy of complaint forward to Bernalillo County Housing Department by email in case the tenant is participating in BCHD program.

FSS Program Jun-17

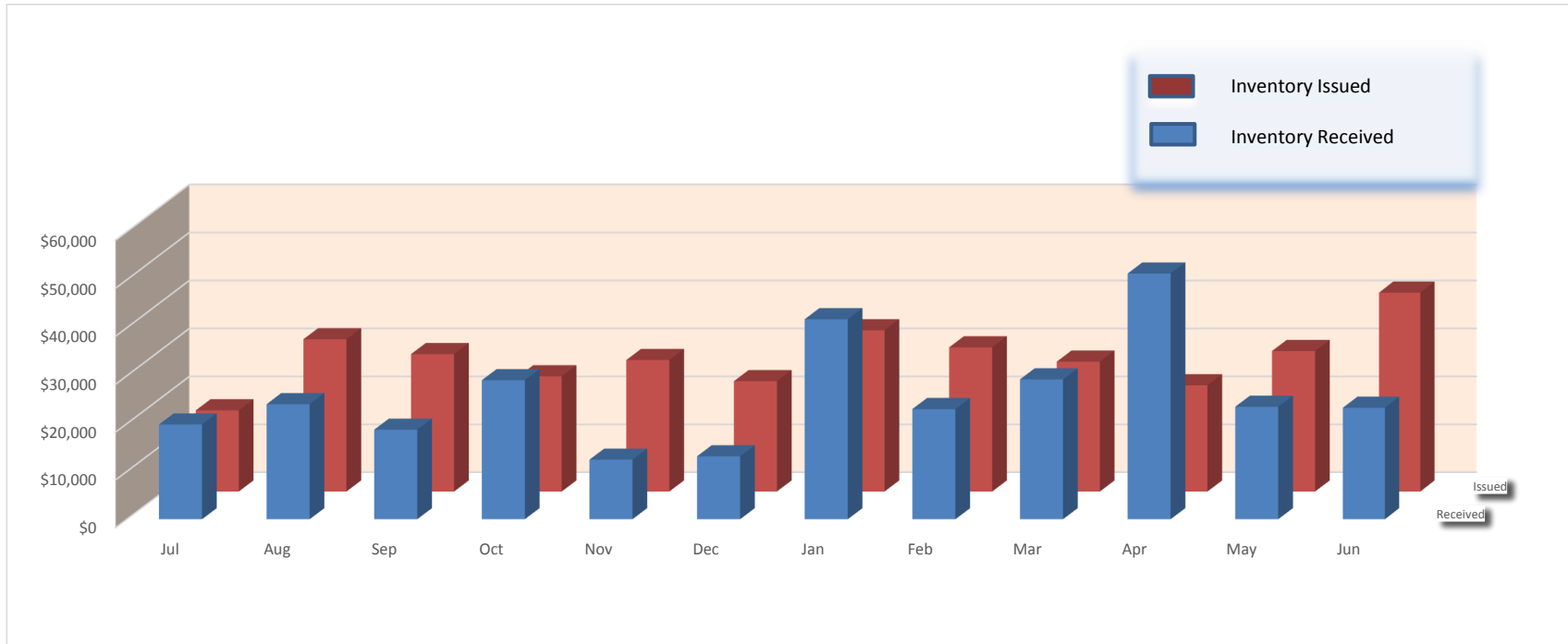
Bernadette Rodriguez, FSS Project Coordinator	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
No. of Section 8 Active FSS Contracts	39	39	39	39	32	35	38	37	37	37	38	38
No. of Participants with escrow balances	14	14	14	10	13	11	8	6	9	9	8	8
No. of New Section 8 FSS Contracts	0	0	0	0	0	5	0	0	0	0	1	0
Section 8 New Escrows Activated	0	0	0	0	0	5	0	0	0	0	0	0
Total Escrow Funds (S8)	80,337	63,125	55,802.09	51,394.30	52,162.30	43,036.94	35,837.00	34,768.00	36,129.00	37,671.68	39,211.68	40,754.55
Section 8 FSS Graduated	0	6	0	4	0	1	0	0	0	0	0	0
Section 8 FSS Terminated	1	2	1	2	4	1	1	2	0	0	1	0
Transfers Program to Program	1	0	0	5	1	0	0	0	0	0	0	0
No. of Participants that ported out and absorbed	0	0	0	0	0	0	0	0	0	0	0	0
No. of Participants that ported out but not absorbed	0	0	0	0	0	0	0	0	0	0	0	0
FSS Seminar - No. of People attended	9	22	12	5	19	26	42	22	26	19	20	14
FSS Seminar - No. of BCHD People attended	9	0	0	0	0	5	4	0	0	0	0	0
PCC	0	0	0	1	0	0	13	0	0	0	0	0

Bernadette Rodriguez, FSS Project Coordinator	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
No. of PH Active FSS Contracts	6	6	6	6	4	4	3	4	5	5	5	5
No. of Participants with escrow balances	0	0	0	0	3	2	3	1	1	1	0	0
No. of New PH FSS Contracts	0	0	0	0	1	1	3	1	1	0	1	1
PH New Escrows Activated	0	0	0	0	1	0	1	1	1	0	0	0
Total Escrow Funds (PH)	25,056	11,780	11,781	11,781.11	11,781	11,781	11,782	11,782	11,782	11,190	11,190.87	11,191.73
PH FSS Graduated	0	2	0	0	0	0	0	0	0	0	0	0
PH FSS Terminated	0	0	2	0	0	0	1	0	0	0	0	0
Transfers Program to Program	0	0	0	0	0	0	0	0	0	0	0	0
FSS Seminars No. of people attended	0	0	0	0	0	6	0	0	2	0	4	3
PCC	0	0	0	1	0	0	0	0	0	2	0	0

AHA Warehouse Inventory

Jun-17

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	INV Bal
Received	\$19,859	\$24,092	\$18,766	\$29,084	\$12,477	\$13,190	\$41,795	\$23,077	\$29,261	\$51,308	\$23,556	\$23,358	\$309,823	\$471,613
Issued	\$17,000	\$31,813	\$28,712	\$24,100	\$27,485	\$23,077	\$33,681	\$30,121	\$27,154	\$22,224	\$29,365	\$41,518	\$336,251	(\$336,251)
													\$26,428	<u>\$135,362</u>
														current balance



Deputy Director Notes June 2017

- 1) Public Housing vacancies are at 29 which marks a significant improvement over previous months.
- 2) Section 8 utilization has taken a slight dip as we work through the waiting list. Our goal in this process was to relieve some of the move outs from public housing to help with the vacancies. Additionally, Section 8 Data is updated through May as the June Data has not been finalized and sent to HUD.
- 3) The FSS Report has been updated through June and represents the most current information we have available.
- 4) I have inserted crime data from FY2016 and FY2017 to compare data. FY2017 shows an increase in calls for service over the previous year and is reflective of the overall conditions in the city at this time.
- 5) The public housing inspection data is not available as we are transitioning to the Housing Specialists performing this task. Updated data will be available in the new fiscal year.
- 6) A large amount of work orders and inspections were conducted in the month of June. Cooling repairs and start-ups contributed to the overall increase in work order time while quality control inspections added to the inspection count.
- 7) The housing authority has accepted 319 3BR applications for public housing through the end of June.