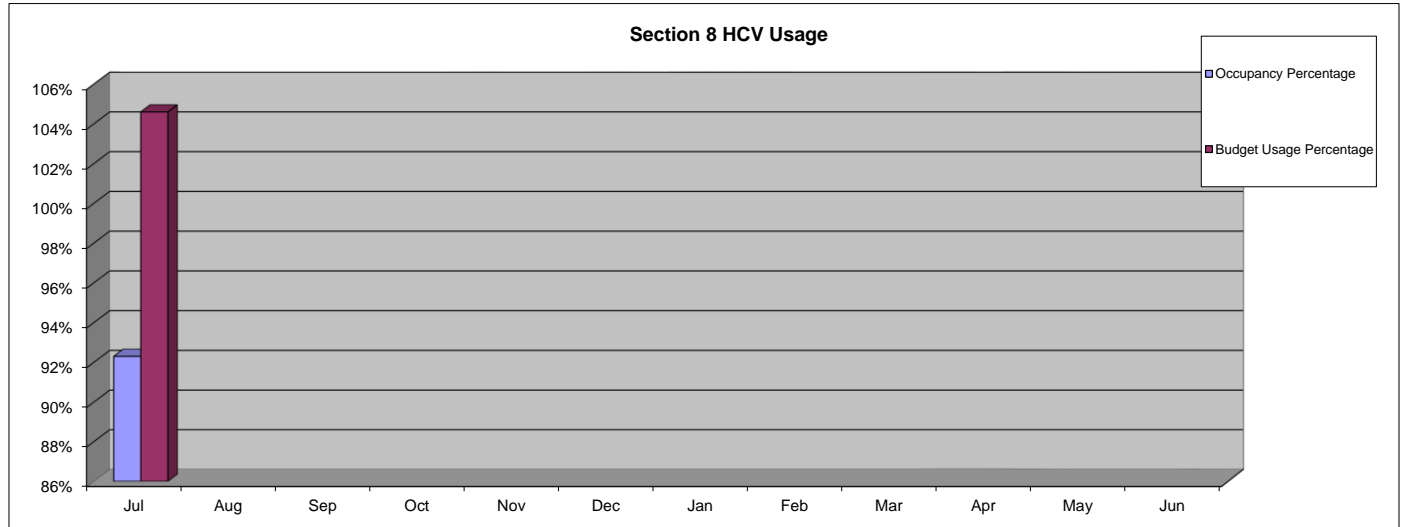


**Section 8
Production Report
Aug-17**

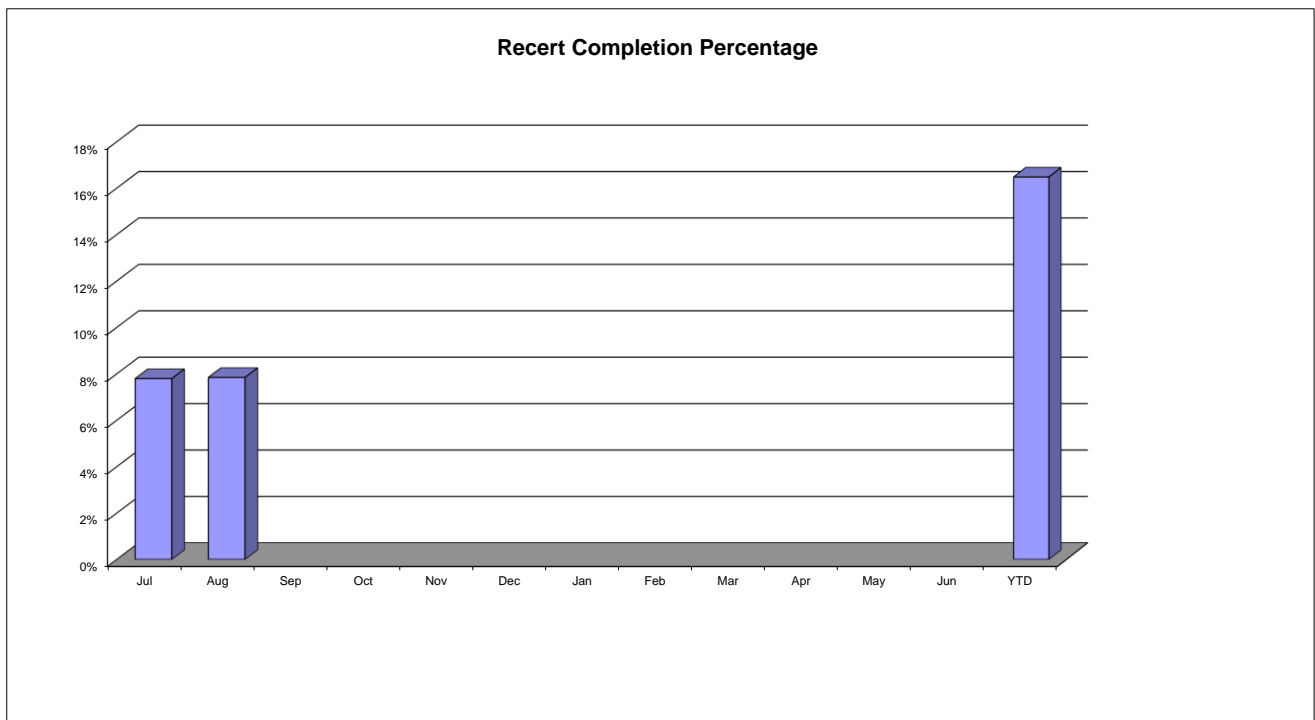
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Vouchers Assigned to AHA	4230											
Vouchers in Use	3905											
End of Participation	18											
Budget Auth Available	\$1,889,510											
Budget Auth In Use	\$1,976,695											
Per Unit Cost	\$506											
NRA Balance	\$0											
UNA Balance	\$3,894,398											
HUD Held Reserve (est.)	\$2,709,855											
Vouchers In Process	94											
Occupancy Percentage	92%											
Budget Usage Percentage	105%											



**Section 8 Recertifications
Total Scheduled for**

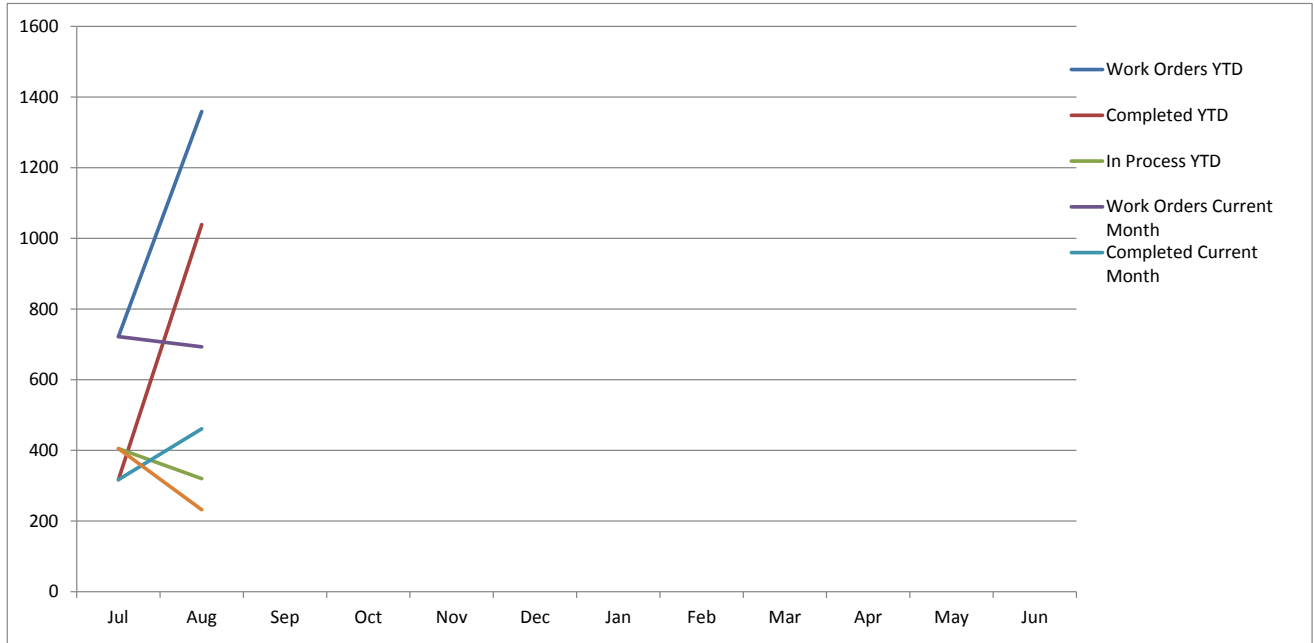
3902

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Completion %	8%	8%											16%
Recerts Completed	304	306											610
PIC Submission Rate	100%	100%											



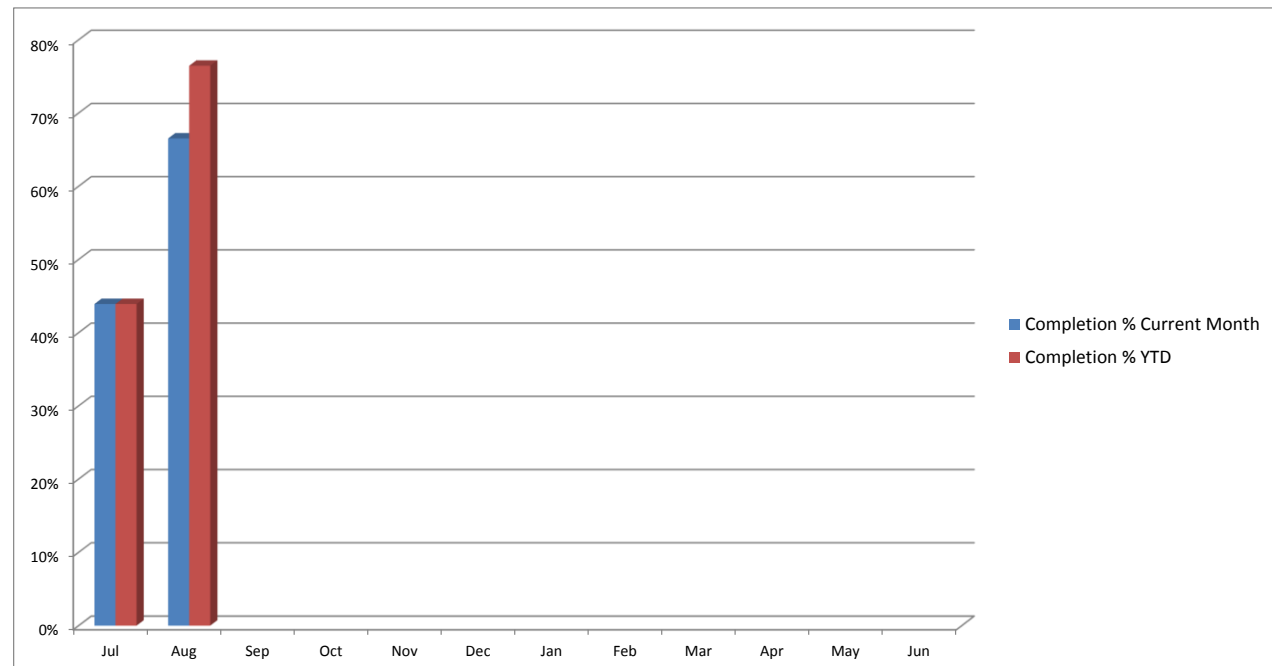
Maintenance Department Work Orders Jul-17

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Work Orders YTD	722	1359										
Completed YTD	317	1039										
In Process YTD	405	320										
Work Orders Current Month	722	693										
Completed Current Month	317	461										
In Process Current Month	405	232										
Ave Completion Time (Days)	13.6	8.6										



Completion Percentage Data

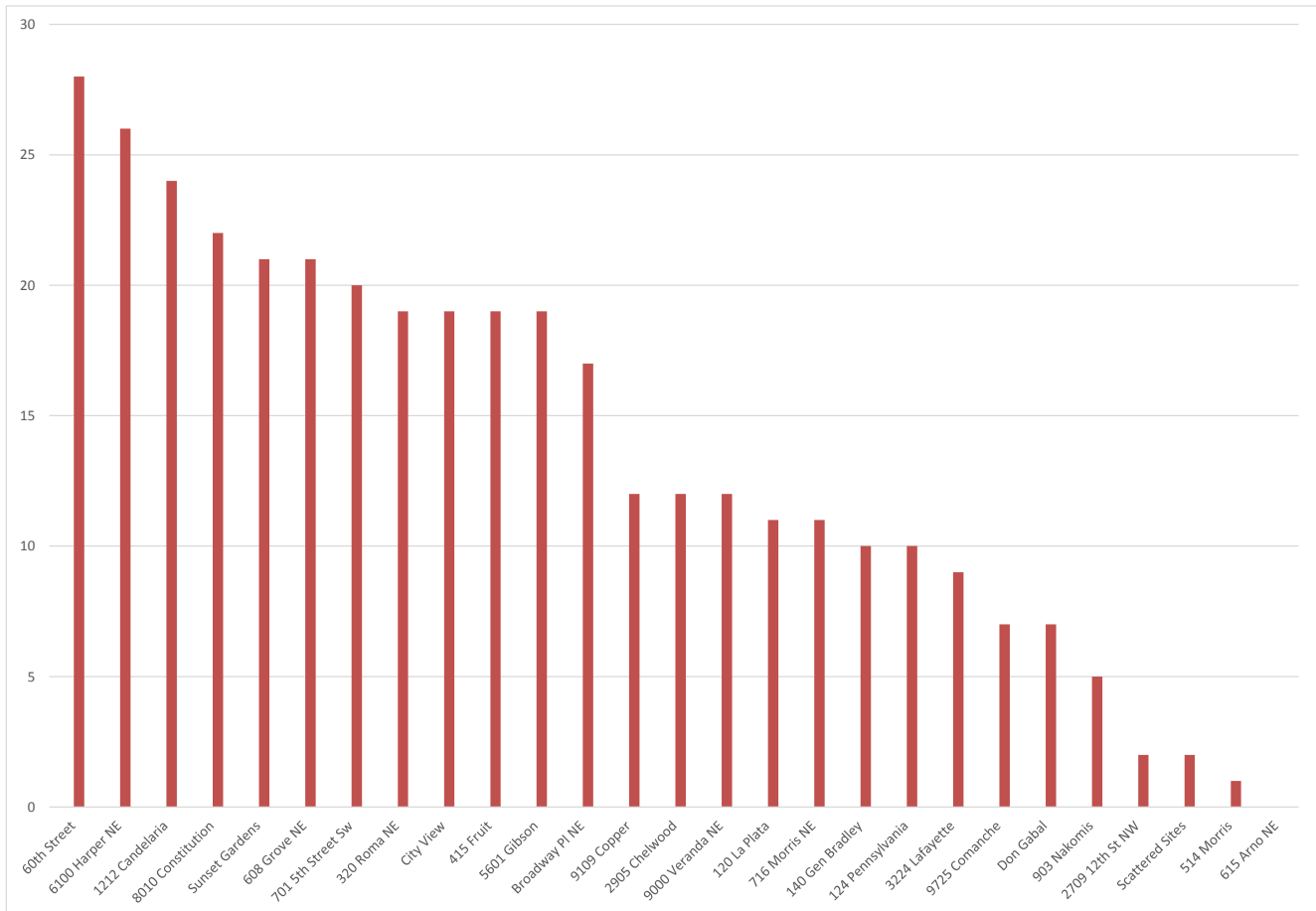
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Completion % Current Month	44%	67%										
Completion % YTD	44%	76%										



**Albuquerque Police Department
Calls for Service Public Housing
Aug-17**

Month of Fiscal Year

	YTD	Police Calls Per Site												Units	AVG CTU	
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
60th Street	28	13	15												42	0.33
6100 Harper NE	26	8	18												59	0.22
1212 Candelaria	24	9	15												50	0.24
8010 Constitution	22	14	8												101	0.11
Sunset Gardens	21	14	7												58	0.18
608 Grove NE	21	14	7												18	0.58
701 5th Street Sw	20	11	9												60	0.17
320 Roma NE	19	13	6												50	0.19
City View	19	11	8												50	0.19
415 Fruit	19	11	8												38	0.25
5601 Gibson	19	3	16												62	0.15
Broadway Pl NE	17	3	14												30	0.28
9109 Copper	12	8	4												48	0.13
2905 Chelwood	12	8	4												25	0.24
9000 Veranda NE	12	6	6												35	0.17
120 La Plata	11	9	2												32	0.17
716 Morris NE	11	7	4												14	0.39
140 Gen Bradley	10	8	2												14	0.36
124 Pennsylvania	10	5	5												20	0.25
3224 Lafayette	9	4	5												18	0.25
9725 Comanche	7	5	2												20	0.18
Don Gabal	7	3	4												31	0.11
903 Nakomis	5	1	4												16	0.16
2709 12th St NW	2	1	1												22	0.05
Scattered Sites	2	1	1												8	0.13
514 Morris	1	0	1												24	0.02
615 Arno NE	0	0	0												8	0.00



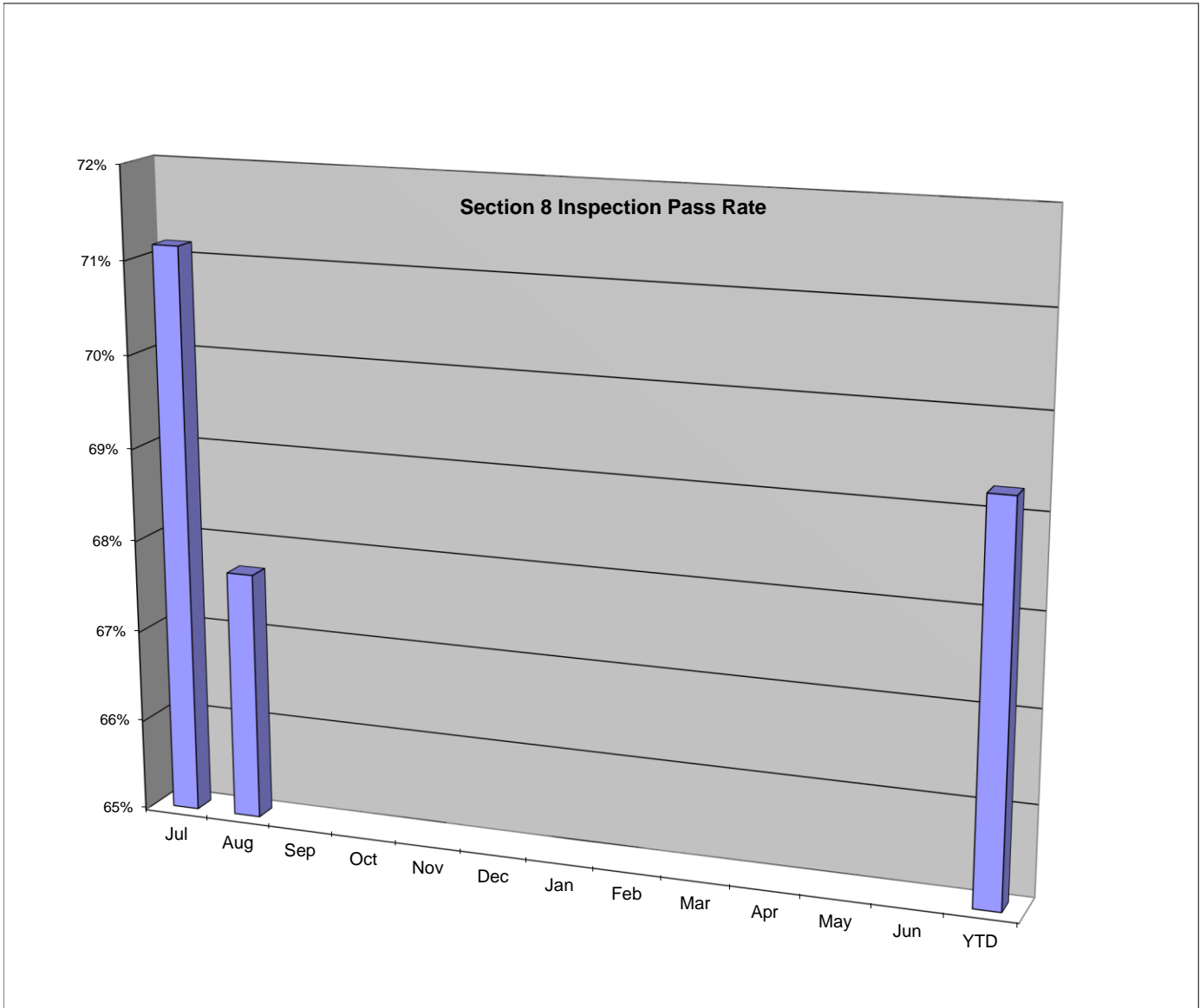
Public Housing and Section 8 Inspections Aug-17

Section 8

Inspection Summary	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Inspections Conducted	565	681											1246
Inspections Passed	402	461											863
Inspections Failed	163	220											383

Section 8

FY2018	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Pass Rate:	71%	68%											69%



Summary of Report It Hotline

Aug-17

Report Date	Incident Type	Incident Detail	Location	Actions Taken	Status
8/30/17	Fraud, Waste and Abuse	** has an appointment 8/31/17 to apply for Section 8 housing. He is claiming to have his children living with him and he does not. He doesn't even pay child support.	Alb, NM	Email sent to the Public Housing Program Manager & Public Housing Specialist Intake to make them aware of the fraud complaint. AHA staff also added notes to case file in Tenmast to explain why applicant was being denied admission. Printed documentation also added to application case file. Applicant will be issued a notice of denial of admission in writing listing the reason for denial of admission and the process to seek informal administrative review to internally appeal the decision to deny admission.	Report being investigated
8/29/17	Fraud, Waste and Abuse	I'm an employer who has information regarding a woman who has been living in S8 housing, her name is *** She is scheduled to recertify for her S8 on 9/13. She has refused to work for me from February through July, stating that she doesn't need to work. She mentioned she has a husband, and he works two jobs. She recently claimed he is no longer living with her, but I don't believe that is true. She just contacted me to ask if I would write a letter confirming her employment with me. She told me she has to show work for at least one day in order to qualify for S8. She is committing fraud against the housing authority & the tax payers who fund this program. I felt compelled to report this woman's illegal activity. This is not the first time she has lied about her situation.	Contact for address	Staff called Informant ***, Informant will ask the S8 tenant to send all of her employment for wages records (pay check stubs) to AHA office via FAX to properly report the four different times she has earned income working at *** over the past few years. The employment was intermittent, as the employee has quit 3 times in the past before calling and asking to come back to work. Informant also reported that the tenant collected Unemployment Insurance (UI) benefits from the State of Florida, after resigning from employment at the business in Alb in Jan 2017. Also, employer reported to AHA that tenant quit her job in Alb after she told the employer that her live in boyfriend got a 2nd job earning more money, so she needed to stay at home to watch their kids, while the father of the kids worked at two jobs for income. The father of the kids of the tenant is not listed on the lease as a current member of the household.	Report being investigated
8/24/17	Ethics / Compliance	I live at ***;just signed new lease concerned that the specialist is favoring a few tenants. Myself & another tenant have been harassed by other tenants who have the specialists personal cell number. In my case the tenant who has number*** is hacking my internet & has been watching my every move. The specialist also has another tenant who has her PERSONAL CELL Number who is also being harassed HE got a warning letter for defending himself from derogatory words and actions. He is GAY AS AM I and I feel as though we are being SINGLED out by the housing specialist.	Candelaria NW	Spoke with specialist about the complaint, specialist explained what happened. Complaint forwarded to supervisor for investigation. AHA also sent a message to the tenant that filed the complaint *** to acknowledge delivery of the complaint & to refer the tenant to send any additional information to Public Housing Program Manager email for review by AHA.	Report being investigated

8/21/17	Fraud, Waste and Abuse	****claims more people than he has living with him. He does have 2 children & about 2 years ago his wife & his daughter moved out (he has not had custody of his daughter for 2 years) so it's only him & his son, yet he maintains a 3 bedroom. You can get more proof of this by accessing his food stamp records. He's now moving to another S8 3 bedroom residence *** Sept 1. Please look into this, it's not fair to those who may need the larger residence.	Alb, NM	Email sent to specialist 9/8/17 requesting an investigation.	Report being investigated
8/14/17	Ethics / Compliance	My neighbors have loud parties every other weekend. The young man living there is not supposed to be there, he has a gun and smokes marijuana. They have young children that are running around outside all the time unsupervised.	Serena Lane	Email sent to Specialist & to legal assistance requesting copies of any APD calls for service to the rental unit, and any incident reports. Referral for AHA staff to contact management to see if *** has gotten complaints about the tenants as well. HOA manages the private street the home is located on, and they might have issued a gate access code to the unauthorized resident, or the HOA might have security camera video from the access control gates of the unauthorized resident driving to and from the rental home. HOA might have also issued a parking ticket or excessively loud noise violation notice to the tenants. AHA will investigate to see if any proof can be found.	Report being investigated
8/3/17	Concern	Not sure if this is a S8 property but the residents at this address are partying all night with no regard for neighbors. Please look into this.	Blue Water NW	Address is a private property, not currently funded by AHA. The street address was found in Tenmast as a former AHA Section 8 HCV unit many years ago.	Report archived
8/1/17	Ethics / Compliance	There are multiple people living at this address, they sell drugs out of the household. We see lots of traffic in & out. I know that the household is Section 8 HUD housing. The individuals seen at this unit are Hispanic female, approx. 30 dark brown hair who drives an older model ***. She has three kids; boy age of 8-10 & 2 infants. Her boyfriend Hispanic, approx. 30 brown hair, he drives a red ford ranger with license plate**** There is another couple living there, Hispanic male, mid 30's very short brown hair, he has a gray monte carlo but haven't see the vehicle in the past week but he is still there.	57th Street NW	Met with specialist 8/2/17 to discuss case, examine tenant case file and showed her the district court case records about who lives in the unit	Report being investigated

AHA Warehouse Inventory

Aug-17

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	INV Bal
Received	\$21,192	\$36,050											\$57,242	\$208,357
Issued	\$25,375	\$27,472											\$52,847	(\$52,847)
													(\$4,395)	<u>\$155,509</u>

current balance



Deputy Director Notes August 2017

1) Public Housing vacancies are at 28 which represents a decrease. Our current Public Housing YTD Rating is Standard.

2) Section 8 utilization continues on track and the department is preparing to implement the lottery.

3) New Information Fields have been added throughout the report in an effort to provide improved information to the board. These new fields are as follows:

Public Housing: PHAS Percentage, Points and Rating have been added for quick reference. PIC Submission rate has been added

HCV:Per Unit Cost, UNA Balance and HUD Held Reserve Balance have been added. PIC Submission rate has been added

4) The FSS Report has been updated through August and represents the most current information we have available.

5) Crime and calls for serve have been updated through August 2017. The bulk of these calls are centered on three categories: Suspicious Person Vehicle, Disturbance, and Family Dispute. Reducing these three areas will substantially reduce all calls for service at AHA Properties.