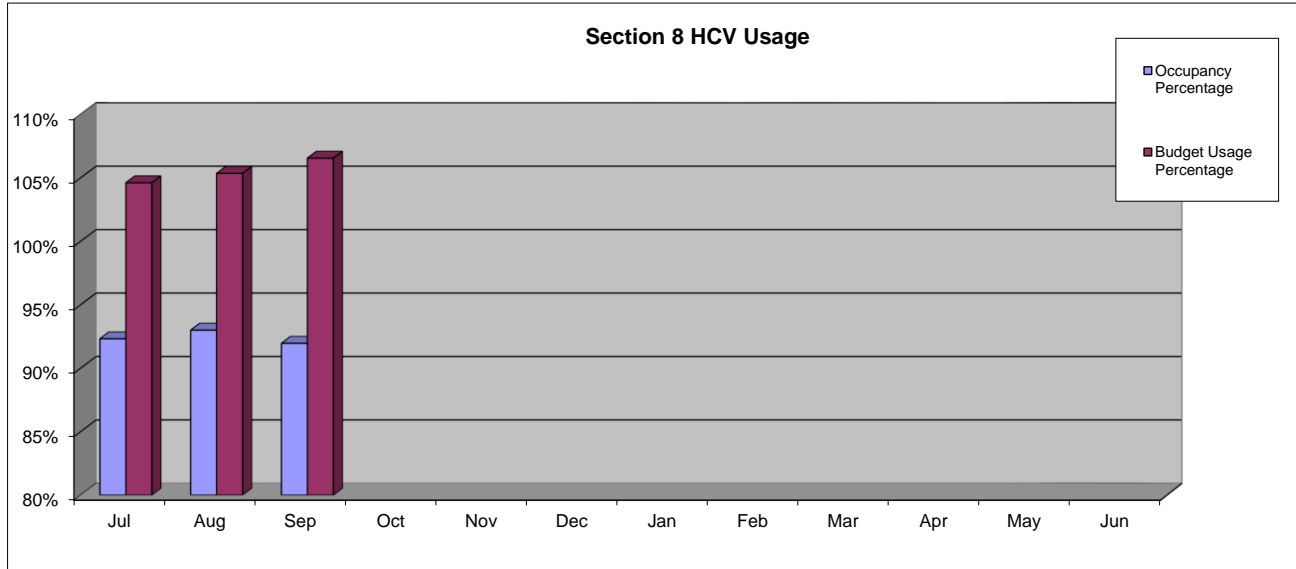




**Section 8  
Production Report  
Sep-17**

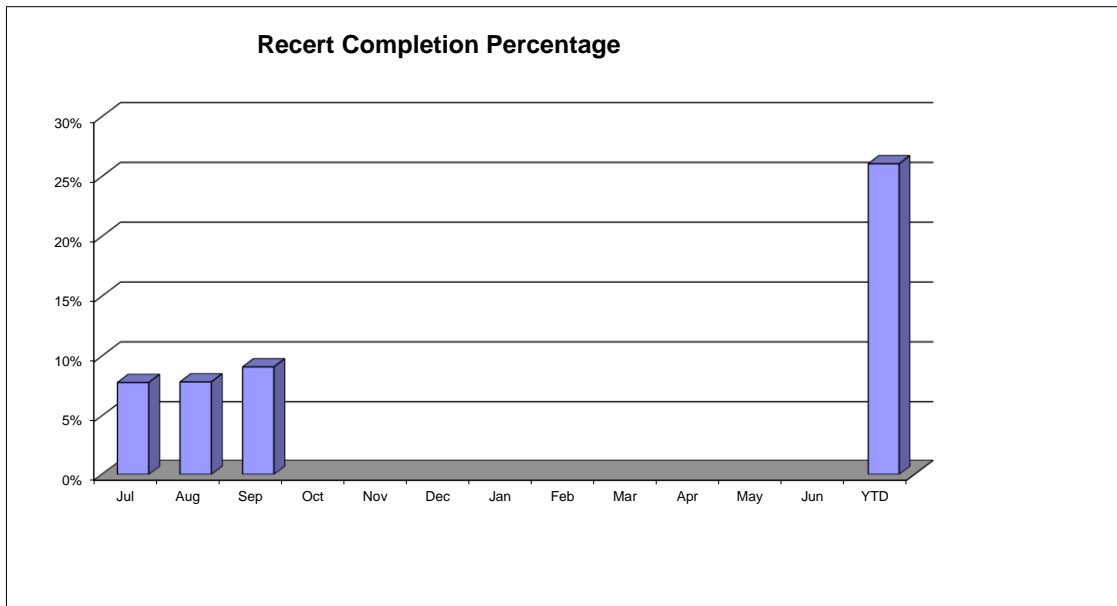
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Vouchers Assigned to AHA	4230	4230	4230									
Vouchers in Use	3905	3934	3890									
End of Participation	18	8	18									
Budget Auth Available	\$1,889,510	\$1,889,510	\$1,889,510									
Budget Auth In Use	\$1,976,695	\$1,990,710	\$2,013,426									
Per Unit Cost	\$506	\$506	\$518									
NRA Balance	\$0	\$0	\$0									
UNA Balance	\$3,894,398	\$4,181,500	Not Avail									
HUD Held Reserve	\$1,009,508	Not Avail	Not Avail									
Vouchers In Process	94	58	84									
	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>
Occupancy Percentage	92%	93%	92%									
Budget Usage Percentage	105%	105%	107%									



**Section 8 Recertifications  
Total Scheduled for**

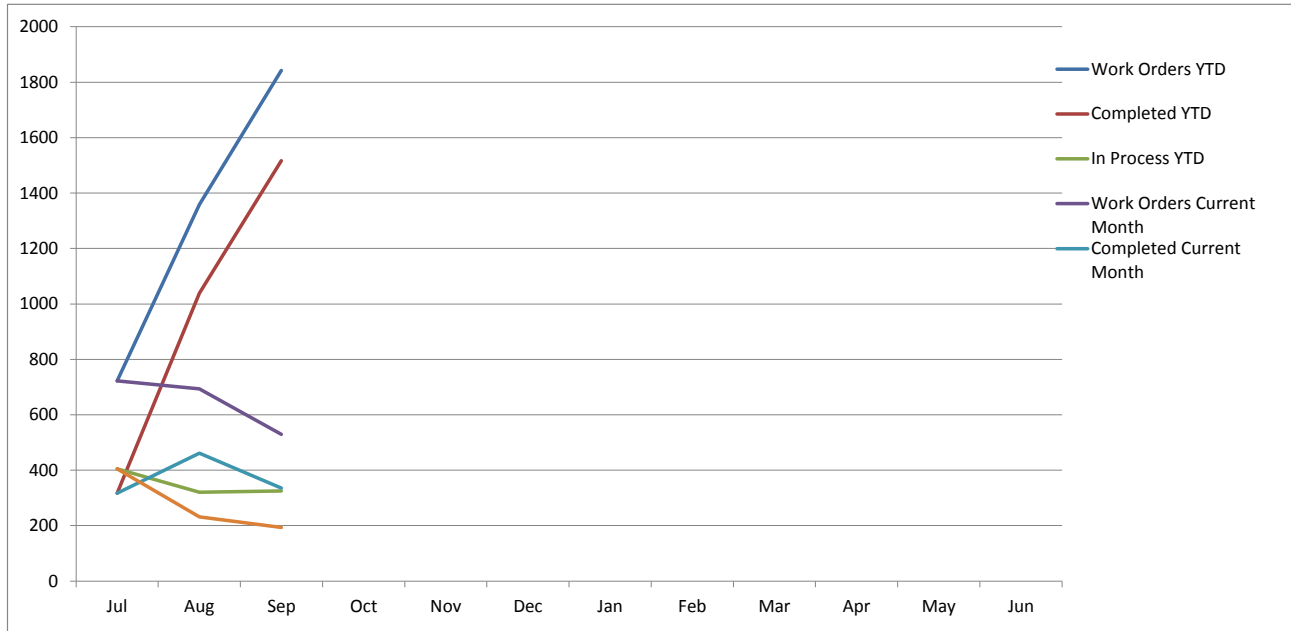
3902

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Completion %	8%	8%	9%										26%
Recerts Completed	304	306	355										965
PIC Submission Rate	100%	100%	102%										



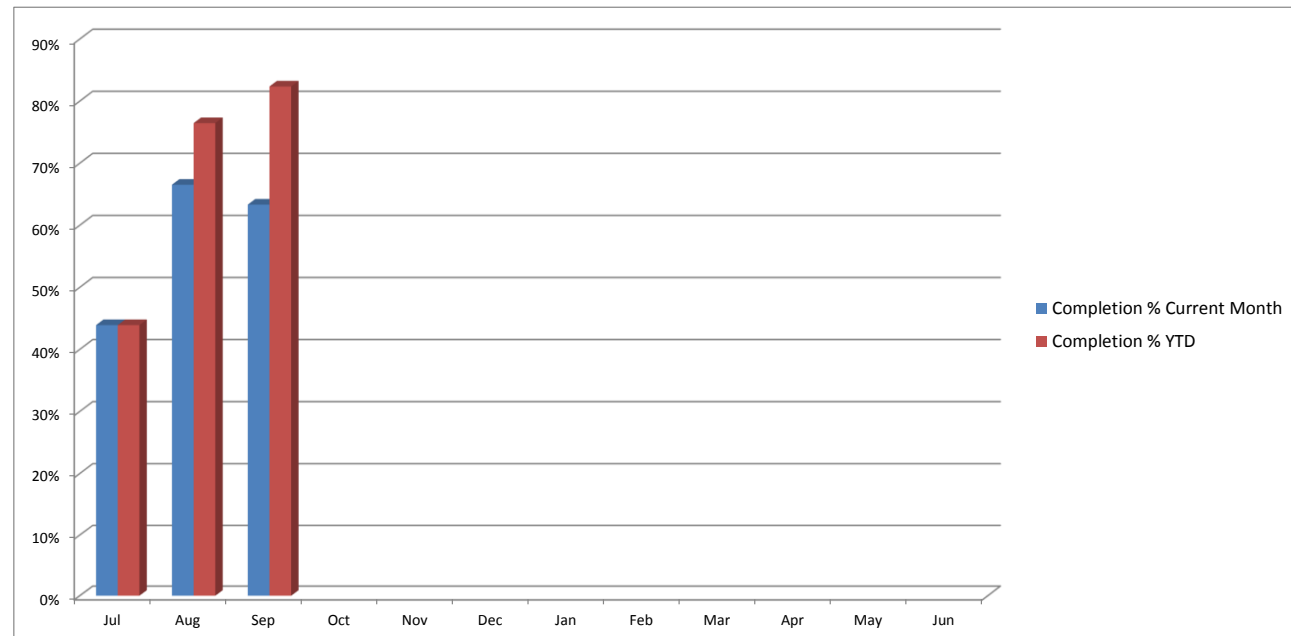
# Maintenance Department Work Orders Sep-17

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Work Orders YTD	722	1359	1842									
Completed YTD	317	1039	1517									
In Process YTD	405	320	325									
Work Orders Current Month	722	693	529									
Completed Current Month	317	461	335									
In Process Current Month	405	232	194									
Average Completion Time (Days)	13.6	8.6	8.4									



## Completion Percentage Data

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Completion % Current Month	44%	67%	63%									
Completion % YTD	44%	76%	82%									

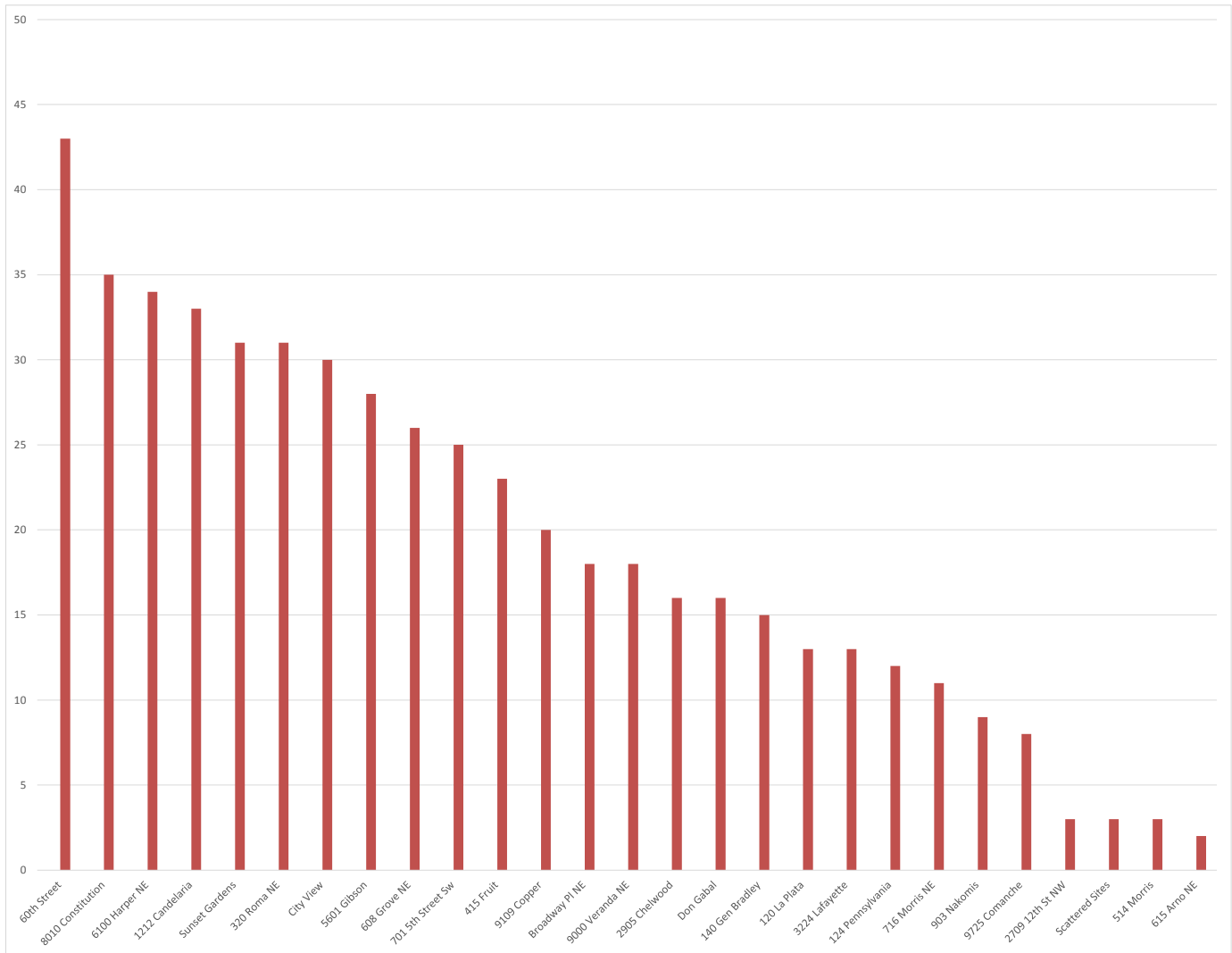






**Albuquerque Police Department**  
**Calls for Service Public Housing**  
**Sep-17**      **Month of Fiscal Year**

	YTD	Police Calls Per Site				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Units	AVG CTU
		Jul	Aug	Sep												
60th Street	43	13	15	15										42	0.34	
8010 Constitution	35	14	8	13										101	0.12	
6100 Harper NE	34	8	18	8										59	0.19	
1212 Candelaria	33	9	15	9										50	0.22	
Sunset Gardens	31	14	7	10										58	0.18	
320 Roma NE	31	13	6	12										50	0.21	
City View	30	11	8	11										50	0.20	
5601 Gibson	28	3	16	9										62	0.15	
608 Grove NE	26	14	7	5										18	0.48	
701 5th Street Sw	25	11	9	5										60	0.14	
415 Fruit	23	11	8	4										38	0.20	
9109 Copper	20	8	4	8										48	0.14	
Broadway Pl NE	18	3	14	1										30	0.20	
9000 Veranda NE	18	6	6	6										35	0.17	
2905 Chelwood	16	8	4	4										25	0.21	
Don Gabal	16	3	4	9										31	0.17	
140 Gen Bradley	15	8	2	5										14	0.36	
120 La Plata	13	9	2	2										32	0.14	
3224 Lafayette	13	4	5	4										18	0.24	
124 Pennsylvania	12	5	5	2										20	0.20	
716 Morris NE	11	7	4	0										14	0.26	
903 Nakomis	9	1	4	4										16	0.19	
9725 Comanche	8	5	2	1										20	0.13	
2709 12th St NW	3	1	1	1										22	0.05	
Scattered Sites	3	1	1	1										8	0.13	
514 Morris	3	0	1	2										24	0.04	
615 Arno NE	2	0	0	2										8	0.08	



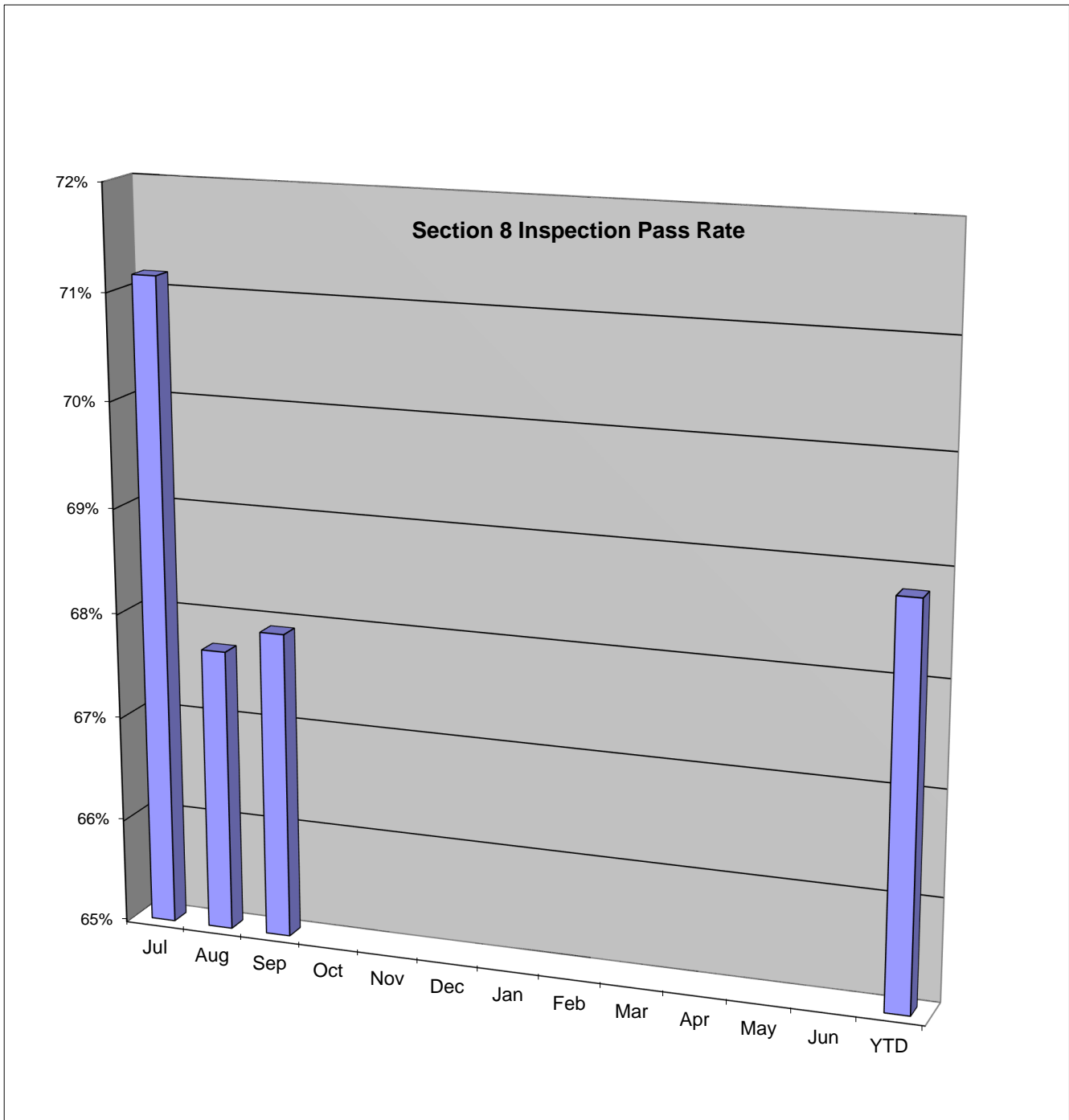
# Section 8 Inspections Sep-17

## Section 8

Inspection Summary	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Inspections Conducted	565	681	639										1885
Inspections Passed	402	461	434										1297
Inspections Failed	163	220	205										588

## Section 8

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



# Summary of Report It Hotline

## Sep-17

Report Date	Incident Type	Incident Detail	Location	Actions Taken	Status
9/27/17	Fraud, Waste and Abuse	** was arrested on felony charges for illegal drug crimes in 2015 & spent 15 months in prison, from 2015 into 2016. He now lives alone in a new 2 bedroom apt. His adult son ** doesn't live with him in the S8 apt. ** has been employed full time earning money at call center, taking calls for ** and then **. ** has failed to report that additional income as part of the total household income.	Ladera Dr NW	email sent to Esther & Kassandra to request investigation of the complaint. Metro Court case records found that the tenant's adult son ** has moved out of the rental unit to live elsewhere so the HCV unit size should be reduced from two bedroom to a one bedroom. Plus, the adult son ** started working and earning money at a new job** based on his own hand written Motion for Continuance that he filed at metro court in 2016.	Report being investigated
9/26/17	Fraud, Waste and Abuse	I would like to report a S8 concern. Besides her children the S8 resident at**, has her boyfriend and her mother living with her. Please look into this.	Park Hill Ave	Confirmed by looking up address in Tenmast that the rental unit is currently part of the AHA S8 program. The complaint was forwarded to Patricia for investigation.	Report being investigated
9/14/17	Other	A woman on housing is living with a boyfriend, and her kids. She brags about how she has been on it for over 10 years, she just recently bought a new car so I'm assuming she pays for that and full coverage insurance. I struggle daily and can't even brag the way she does having \$1000 in her bank account. Do you ever do audits? After so many years to continue being on housing? Her name is **	Alb	No match was found in Tenmast. Unable to contact the person sending the tip for more information. The person making the tip did not opt-into follow up messages. No name or phone number provided to call for more info. No street address provided for the rental unit to see who the tenant is. ** is a common name. No DOB or middle name provided to be more specific.	Report archived



9/14/17	Concern	<p>The apartments in this building are drug infested. Cars are constantly being broken into and needles are always found in the playground. I know of one occupant who smokes crack. Someone from the housing authority needs to deal with this problem. The HA always seems to give advance warning when an inspection is going to occur, so everyone has time to hide their drugs. I realize that people need a place to live, but wouldn't it be better for these drug addicts to live separate from kids, families and disabled individuals?</p>	Alb	<p>No specific apt number, date, incident, or name listed. Not able to proceed for lack of detailed complaint. The ** apt complex is privately managed, not AHA managed. The complex has 120 units, and they are a Project-Based Section 8 Housing complex overseen by the state of NM, Mortgage Finance Authority (MFA) and HUD. The AHA does not have any tenant-based Section 8 HCV tenant at this one complex.</p>	Report archived
9/13/17	Ethics / Compliance	<p>I was recently falsely accused of allegedly not notifying my caseworker that I work, when in fact I did. Not only did I provide a physical copy of my work information to my caseworker, but I also spoke of my job frequently as we scheduled our appointments between the span of August 2016 until her claim that she "didn't have any work information on file" in May 2017.</p>	Alb	<p>Complaint was made by an unknown person, no staff members were listed, no street address of rental unit was provided. AHA asked the person making the complaint to name the staff member that he have a complaint about. No response received after waiting for 14 days for a reply so the case will be closed for lack of detailed allegation to investigate.</p>	Report archived
9/11/17	Concern	<p>I am reporting on behalf of ** who lost her housing due to the management of Chelsea Village Apartments. We've been speaking with ** but now she needs to speak with someone from Albuquerque Housing directly. Please contact her ASAP.</p>	Alb	<p>Spoke with ** former tenant of ** She explained that she claims to have been wrongfully evicted from the S8 funded apartment in 2016. She claims that she paid her part of the rent and that the landlord lied to the metro court about getting rent payments from the tenant and from AHA. Brian referred the tenant to apply to NM Legal Aid and to Law Access NM for help. The tenant failed to file a Notice of Appeal in the eviction lawsuit in 2016. The Judgment for Restitution issued by metro court on 8-30-2016 was not formally appealed up to the District Court by the tenant. The Judgment remains in effect and the deadline to appeal has long ago passed by.</p>	Report being investigated

9/9/17	Concern	The lady in apt ** bought a 2nd car. We're only allowed to have one. There are no plates or anything on it and our parking lot is too small for this.	Alb	Email sent to Property Manager on 9/11/17 to report the problem for investigation. Possible lease violation. All motor vehicles parked in AHA resident only parking lot must display a current AHA resident parking permit. Only one permit granted per current household member with a valid NM driver's license. And the motor vehicle has to have a current NM motor vehicle registration and a state of NM license plate on display. If the complaint is true, the car might be tagged with a violation notice and then towed away in a week if it's not removed by the car owner after being tagged.	Report being investigated
9/8/17	Concern	** who resides at **, has 4 other incomes (others renting space at this address). Please look into this.	Bell Park Cir SE	property is private property, not owned or funded by AHA. No contact information provided by the unknown person who made the tip. Bernalillo County property tax records list the home owner and home resident as: **	Report archived
9/5/17	Fraud, Waste and Abuse	There is another person living at this address that is not supposed to be there and has been living for at least 2 years. Adult male.	Piedra Rd NW	Dear Neighbor, I have looked up this home in AHA's S8 database. The address doesn't appear in the AHA database. I then looked up the street address on the Bernalillo County Treasurer's website. The Property Tax bills for all land located anywhere in the state of NM is a public record. And in Bernalillo County, the property tax bills can be viewed by the public online for free anytime. It appears that the Bernalillo County Property Tax Bill is sent to a private property owner named: other agencies.	Report being followed-up

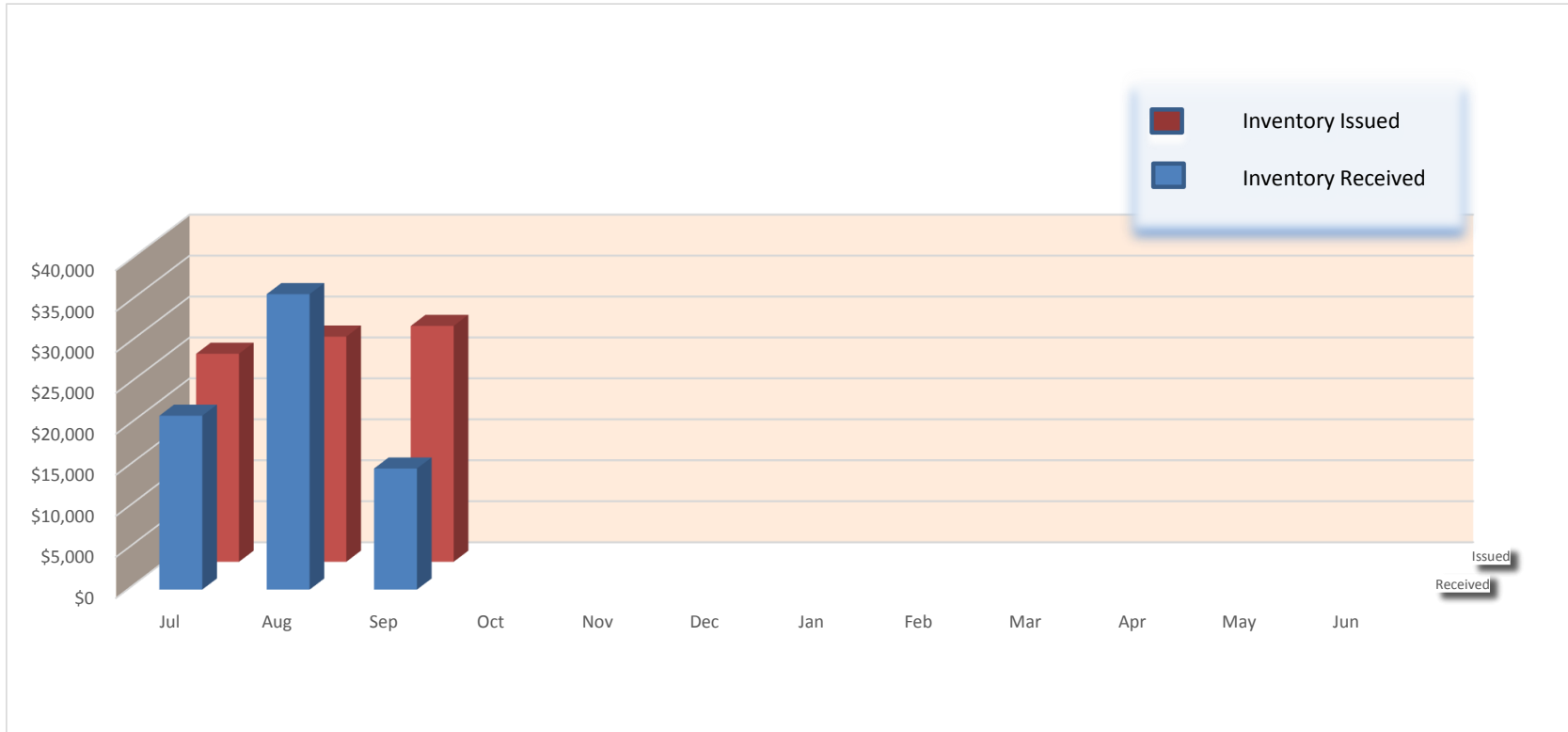


# AHA Warehouse Inventory

## Sep-17

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	INV Bal
Received	\$21,192	\$36,050	\$14,738										\$71,980	\$223,095
Issued	\$25,375	\$27,472	\$28,780										\$81,628	(\$81,628)
													<u>\$9,647</u>	<u>\$141,467</u>

current balance



## **Deputy Director Notes September 2017**

- 1) Public Housing vacancies are at 31 which represents a small increase. However, the positive news is that the YTD public housing PHAS Score is 96.4% which gives us 12 out of 16 points. Our current YTD rating is Standard.
- 2) Section 8 utilization continues on track and the department is preparing to implement the lottery in the next 90 days.
- 3) The FSS Report has been updated through September and represents the most current information we have available.
- 4) Crime and calls for service have been updated through September 2017. There is an 18% reduction in calls for service since July 1, 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.
- 5) Public Housing residents have been notified of the new AHA non-Smoking policy in writing. This policy will take effect on June 1, 2018. AHA is partnering with the American Lung Association during this change and hopes to receive certification by the American Lung Association as Smoke Free.
- 6) AHA began accepting applications for UFAS-Accessible Public Housing Units online starting on October 15th. Over 2500 individuals signed up to be notified when AHA is taking applications.
- 7) The new Section 8 Landlord Portal continues to expand. This portal allows landlords to manage their Section 8 payments, inspections and compliance online.