

Regional Housing Authorities

Presented to the

MFA Legislative Oversight Committee

by:

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Legislative Changes to the Regional Housing Authorities

In 2009 MFA, Legislative Oversight Committee, Dept. of Finance & Administration and the Legislative Finance Committee were mandated to create a plan to reform the Regional Housing Authorities.

Eastern, Western and Northern Regional Housing Authorities

- MFA's oversight responsibilities include:
 - Review of annual audits
 - Review of HUD annual reports (operational and financial)
 - Approval of contracts greater than \$100K
 - Approval of all transfers, sales and liquidation of assets greater than \$100K
 - Approval of board of commissioners, executive directors and by-laws
 - Provide training and technical assistance and capacity building, as needed

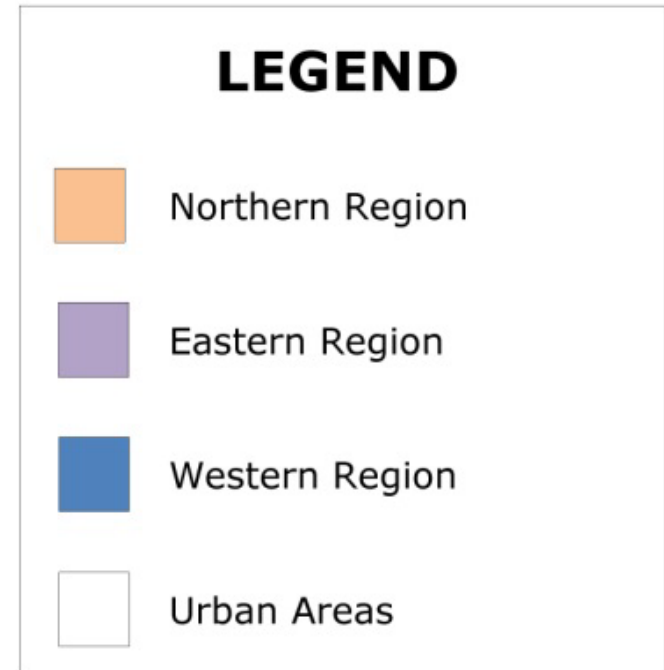
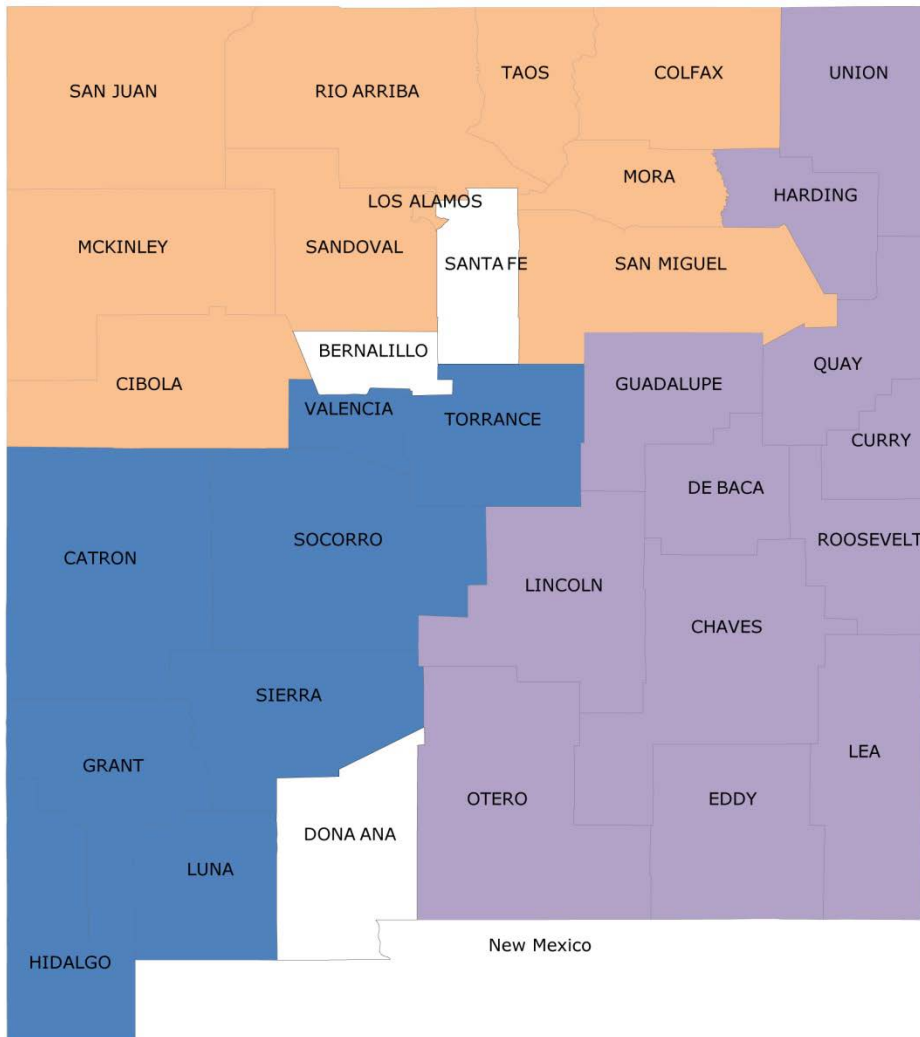
(This state mandate is not funded in the state budget)

Annual Report Distribution

The annual report is provided to:

- MFA's Board of Directors
- Department of Finance and Administration
- Legislative Finance Committee
- Legislative Oversight Committee

3 Regional Housing Authorities



How Public Housing Authority Performance is Measured

HUD uses a centralized system to collect individual subsystem scores using various sub indicators and produces a composite PHAS score representing PHA's performance management. PHAS uses a 100-point scoring system based on four categories of indicators:

- PASS (Physical Assessment Subsystem) – 40 points
- FASS (Financial Assessment Subsystem) – 25 points
- MASS (Management Assessment Subsystem) – 25 points
- CFP (Capital Fund Program) – 10 points can be generated for each development, or Asset Management Project (AMP).

How Public Housing Authority Performance is Measured

- Score of 90+ = High Performer
- Score of 70-89 = Standard Performer
- Score of 60-69 = Sub-Standard Performer
- Score below 60 = Troubled Status

Regional Housing Authorities

Regional Housing Authority	Low-Rent Units	Section 8 Vouchers	Consolidations to Date	Troubled/Substandard
ERHA	155	1892	Consolidated with Eunice, Vaughn and Lovington	High Performer
NRHA	184	488	Consolidated with Cimarron and Grants	Troubled
WRHA	54	911	None	High Performer
TOTAL	393	3,291		

Public Housing Authorities

Eastern Regional Housing Authority Region

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/Sub-standard
Alamogordo	221	0	Standard
Artesia	137	0	Standard
Clayton	50	0	High Performer
Clovis	131	608	High Performer
Fort Sumner	47	0	High Performer
Tucumcari	90	140	Standard
TOTAL	676	748	

Public Housing Authorities

Western Regional Housing Authority Region

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/Sub-standard
Bayard	70	0	Standard
El Camino Real	0	576	High Perform
Lordsburg	100	0	Troubled
Santa Clara	32	0	Standard
T or C	100	190	High Performer
TOTAL	302	766	

Public Housing Authorities

Northern Regional Housing Authority Region

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Chama	37	0	Standard
Cuba	28	0	Sub-Standard
Gallup	267	63	Standard
Las Vegas	267	0	Sub-Standard
Maxwell	22	0	Transferred to Raton in January of 2018
Pecos	31	0	High Performer
Raton	155	0	High Performer
Rio Arriba	53	25	Troubled
San Juan	0	320	High Performer
San Miguel	0	177	High Performer
Springer	56	0	Standard Performer
Wagon Mound	18	0	High Performer
TOTAL	934	585	

Why Regionalize?

- Economies of Scale
- Minimizes financial burden of HUD's operational oversight
- Ensures the consistency and integrity of the program operations and regulations by allowing for more direct (Regional) oversight
- Maximizes return on training and operational dollars
- Preservation of housing and subsidies
- Reporting requirements are the same whether there is 1 unit or 1,000 units
- One audit for the Consolidated Housing Authorities
- For smaller agencies there may not be enough money to employ key staff

MFA Continual Collaboration

- Training and Technical Assistance
- Peer Exchange Meetings
- On-site Monitoring Visits
 - (RHA and Other MFA Programs)
- Housing Summit Conference
- National Association of Housing & Redevelopment Officials (NAHRO) Annual Conference
- Assistance with Transfers
- Annual Reports