

Regional Housing Authorities

Presented to the

MFA Legislative Oversight Committee

by:

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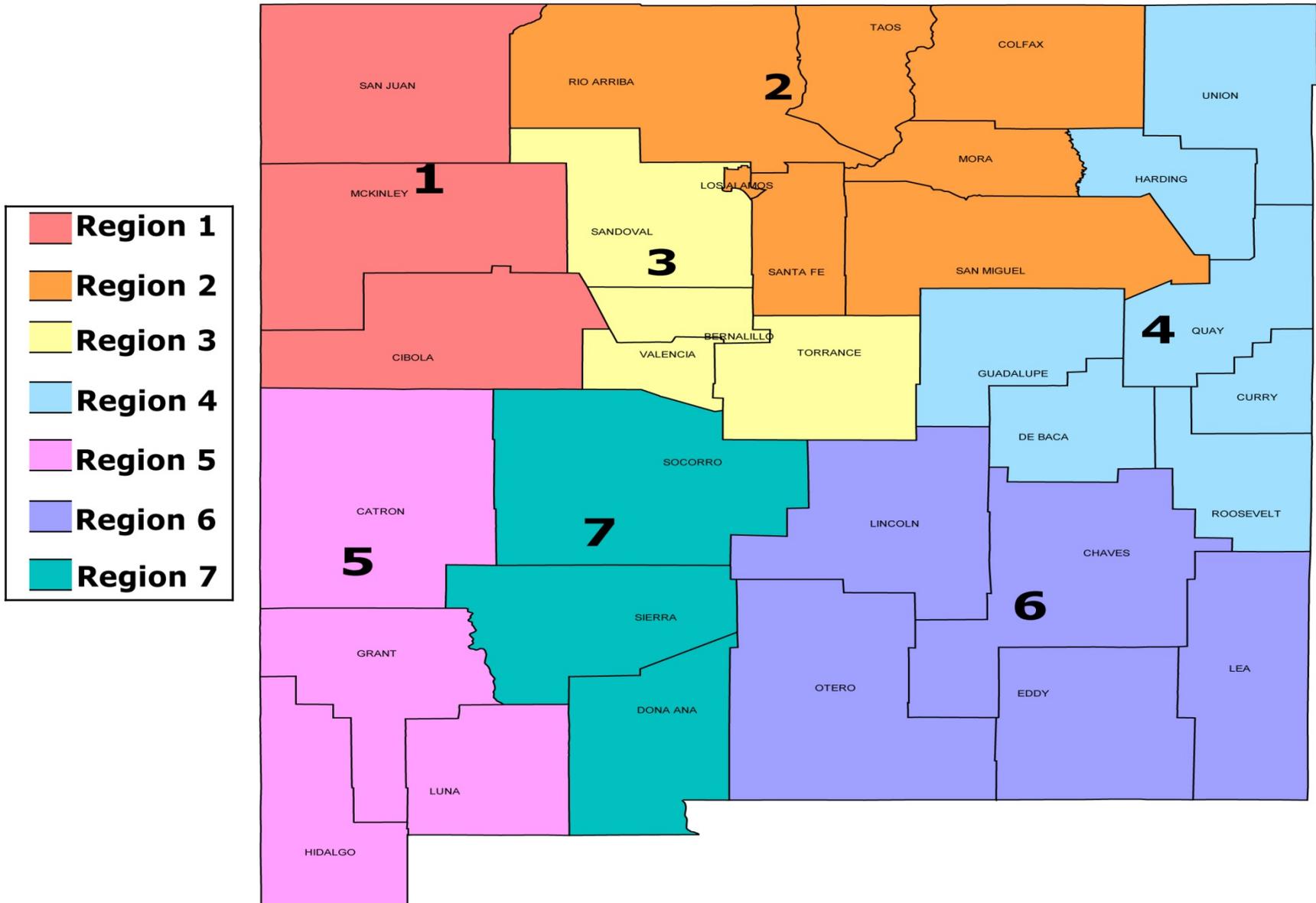
Rose Baca-Quesada

July 14, 2017

7 Regional Housing Authorities

- In 1970, 7 regional housing authorities were created by the state legislature for the purpose of developing affordable housing. They were given bonding capacity and power of eminent domain.
- In 1977, no direct oversight; some regionals did not receive federal funding and others did not have the capacity to support affordable housing development.
- In 2006, Region III defaults on a \$5mm state bond
- Allegations of misusing soon followed
- Scandals and Receivership

7 Regional Housing Authorities



Legislative Changes to the Regional Housing Authorities

- In 2007, during the legislative session, regionals lost bonding capacity and power of eminent domain.
- MFA, Legislative Oversight Committee, Dept. of Finance & Administration and the Legislative Finance Committee are tasked with a plan to reform the regional housing authorities.

MFA Restructures Regional Housing Authorities

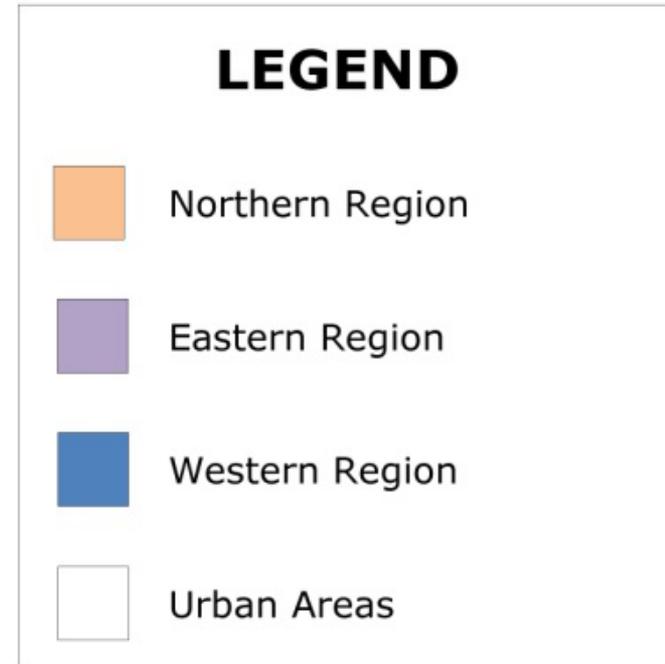
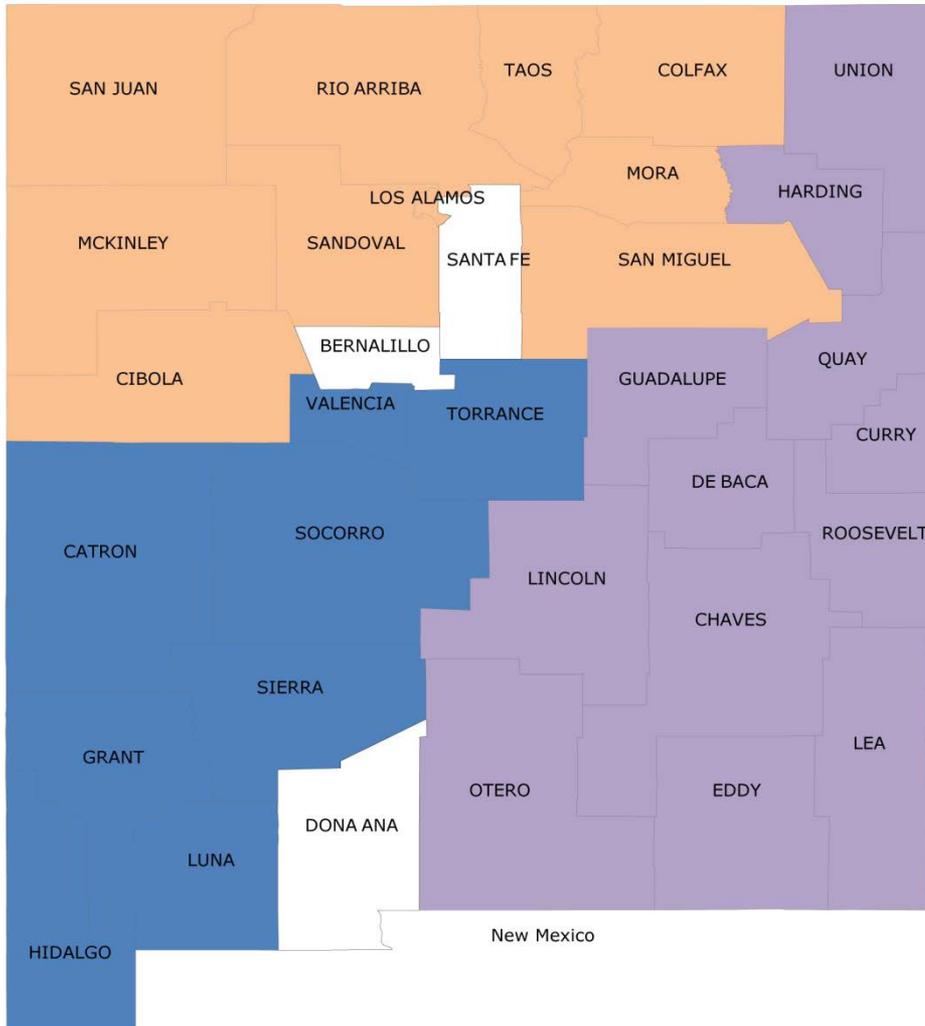
- MFA works with partners to review governance, employees, assets of each regional housing authority.
- MFA produces report which includes interviews and becomes the basis of legislation and passes at the 2009 session.
- Senator Mary Kay Papen – sponsored legislation to restructure the regional housing authorities

Eastern, Western and Northern Regional Housing Authorities

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

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

3 Regional Housing Authorities



Regionalization Efforts

Regional Importance

- Public Housing Authorities – decreased funding (admin and HAP subsidies)
- PHA's – Troubled / Sub Standard status
- Preservation of housing and subsidies
- Incorporating other MFA housing programs
- Economies of Scale

Public Housing Authorities in New Mexico by Region

Eastern Regional

155 Low Rent Units, 1892 Section 8 vouchers

Consolidations: Eunice, Vaughn & Lovington

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Alamogordo	221	0	
Artesia	138	0	
Clayton	50	0	
Clovis	132	608	
Fort Sumner	47	0	
Tucumcari	90	140	
TOTAL	678	748	

Western Regional

54 Low Rent Units, 911 Section 8 vouchers

No consolidations to date

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Bayard	70	0	
El Camino Real	0	576	
Lordsburg	100	0	
Santa Clara	32	0	
Truth or Consequences	100	190	
TOTAL	302	766	

Public Housing Authorities in New Mexico by Region

Northern Regional

169 Low Rent Units, 448 Section 8 Vouchers

*Consolidated with Cimarron and Grants, further negotiations
continue with Cuba, Rio Arriba*

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Chama	38	0	
Cimarron	16	0	
Cuba	28	0	
Gallup	267	63	✓
Grants	20	98	✓
Las Vegas	267	0	
Maxwell	22	0	

Public Housing Authority	Low-Rent Units	Section 8 Vouchers	Troubled/ Sub-standard
Pecos	32	0	
Raton	156	0	
Rio Arriba	53	25	✓
San Juan	0	320	
San Miguel	0	177	
Springer	56	0	
Wagon Mound	19	0	
TOTAL	974	683	

Eastern Regional Housing Authority Accomplishments

- MFA's Governor's Innovation Revolving Loan Fund commitment for Eunice 16 Lea County; reservation for pending application for Jul 16
- Latest transfer - Lovington
- High Performer in ("SEMAP") Section Eight Management Performance System
- Linkages Program

Western Regional Housing Authority Accomplishments

- MOU between WRHA and El Camino Real Housing Authority – skill sharing
- Unit inspections/Cost Allocation Plans
- High Performer in (“SEMAP”) Section Eight Management Performance System
- Linkages Program
- Rental Assistance Program

Northern Regional Housing Authority Accomplishments

- Successful transfer of Cimarron Housing HA and Grants HA
- Executive Director hired in April, 2016
- New Staff hires/Fee Accountant
- Established new procedures
- Linkages Program (PY 2017/2018)

MFA Trainings & Technical Assistance

- Assistance with transfers
- Conducted Peer Exchange meetings
- On-site monitoring visits
- Housing Summit Conference
- National Association of Housing & Redevelopment Officials (NAHRO) Annual Conference