

### Albuquerque Housing Authority

Albuquerque Housing Authority (AHA) administers two (2) rental assistance programs that provide rental housing assistance for low and very low income families while maintaining their rent payments at an affordable level. The two programs are the Low-Rent Public Housing Program and the Section 8 Rental Assistance Programs. These programs are funded by the U. S. Department of Housing and Urban Development (HUD).

### Low-Rent Public Housing Program

*Public Housing* developments are owned and managed by AHA. These developments are multi-family, single-family and senior dwellings scattered in various sites throughout the City of Albuquerque. AHA currently owns and manages 953 public housing rental units and serves the elderly, disabled, handicapped, and families with children. Families are placed according to unit availability. Families pay approximately 30% of their monthly adjusted income as their rent amount.

### Section 8 Rental Assistance Programs

*Section 8 Housing Programs* assist low and very low income families in privately owned rental housing. The programs include the Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Moderate Rehabilitation and Single Room Occupancy (SRO) programs. AHA provides this rental assistance to families who lease in the private rental market. Section 8 HCV participants pay approximately 30% of their adjusted monthly income toward the monthly rental amount. AHA will enter into a Housing Assistance Payment (HAP) Contract with the landlord who has been approved to participate in the Section 8 HCV Program. AHA will pay its portion of the rent directly to the landlord/owner. Rents are based on a Payment Standards schedule for the size of unit. AHA's Section 8 Lottery is open every year in the Spring.

### Portability

This provision in the regulations allows Section 8 families to relocate anywhere in the county or territories of the United States. Families who move will not lose any benefits provided through their Housing Choice Voucher.

### Eligible Housing

Program participants have the choice of privately owned housing. Housing types include:

- Single Family Homes
- Multi Family Housing
- Manufactured Housing
- Apartments
- Townhouses
- Group Homes

### Household Eligibility Requirements

All program participants must meet the following criteria to be eligible:

- Meet the low and very low income limits set by the Department of Housing and Urban Development (HUD) for the area, which is based on gross annual income and family size.
- Qualify as elderly, person with a disability, as a family (2 or more persons), or as a mixed family.
- Prove U.S. citizenship or eligible immigration status.
- Pass a criminal background screening.
- Satisfied a debt owed to any Housing Authority as a result of prior participation in housing programs.
- Be placed on the waiting list by date and time following established local Preferences.
  1. Involuntary Displacement Preference for the Low-Rent Public Housing Program:
    - Families displaced by official government action; or
    - Families displaced by natural disaster declared by the President of the United States; or
    - Families displaced due to fire, explosion or housing code violations followed by condemnation; or
    - Families displaced due to reprisals and hate crimes; or
    - Domestic Violence.
  2. Upward Mobility (Employment, Education or Job Training) Preference:
    - Eligible Working Families where any member 18 years of age or older has been employed for at least 1040 hours for the past 12 months or more.

- Eligible Families who are participating in education and upward mobility (i.e., job training) programs, including but not limited to the following:
  - Human Services Department (TANF)
  - Welfare to Work Programs
  - UNM "Career Works Program"
  - College or University
  - Technical-Vocational training programs (i.e., CNM)
- 3. Elderly (62 years of age or older) and/or Disabled (including physically impaired persons).

### Application Process

AHA will accept and process pre-applications in accordance with applicable federal HUD regulations and AHA policies and procedures for taking applications. AHA will assume that the facts certified by the applicant on the pre-application are correct and true, although **all facts will be verified later in the admissions process**. In addition, all families who are admitted to the Low-Rent Public Housing Program or the Section 8 Housing Programs must be individually determined eligible as prescribed under federal regulations.

Pre-applications are available on AHA's website [www.abqha.org](http://www.abqha.org) when the waiting list, for a certain program, is open to new applications. Applications will not be taken in paper format. Pre-applications can be completed at any time when a waiting list is open by using any computer or appropriate smart phone device with an internet connection. You don't need to visit AHA office to apply.

AHA is committed to assisting persons with disabilities. If you require reasonable accommodation or other special assistance please contact Brian Eagan at [began@abqha.org](mailto:began@abqha.org).

### **Family Self-Sufficiency Program**

The Family Self-Sufficiency (FSS) Program is a voluntary 5-year program that promotes the development of Low-Rent Public Housing residents and Section 8 HCV Program participants to obtain employment so that they will be able to achieve economic independence. The components of the FSS program consist of a contract of participation between the housing authority and the head of household, an individualized training and services plan, and an interest bearing escrow account that is activated by the increase in earned (work) income during the contract. Upon successful completion of the FSS Program, the participant is entitled to the accrued escrow account provided no family member has received welfare for the last 12 months of the contract and all goals including full time employment by head of household for the last 12 months of the contract and other federal guidelines have been met. Please contact Thea Guerin at [tguerin@abqha.org](mailto:tguerin@abqha.org) for more information.

### **HOME-Tenant Based Rental Assistance**

AHA partners with Albuquerque Heading Home to serve clients who are on an AHA waiting list and are presently a client of Albuquerque Heading Home. This assistance is meant to serve as a temporary bridge while clients are waiting for Low-Rent Public Housing or a Housing Choice Voucher. Please contact Esther Lucero at [elucero@abqha.org](mailto:elucero@abqha.org) for more information.

### **Project Based Vouchers**

AHA welcomes applications for Project Based Vouchers funded through HUD. Owners may apply for project based vouchers either through a formal RFP Process or if the project has received funds through a competitive process. Please contact Esther Lucero at [elucero@abqha.org](mailto:elucero@abqha.org) or visit [www.abqha.org](http://www.abqha.org) for more information.

Albuquerque Housing Authority  
1840 University Blvd SE  
Albuquerque, NM 87106



## **Albuquerque Housing Authority**

*Empowering people in our community through affordable housing and self-sufficiency opportunities.*

## **Rental Assistance Housing Programs**

Public Housing, Section 8 Housing Choice Voucher, Tenant-Based Rental, & Project Based Voucher Programs

Phone: 505-764-3920

Fax: 505-764-3981

TTY: 711

Wait List / IVR: 505-764-3989

[www.abqha.org](http://www.abqha.org)



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