Supportive Housing Coalition of New Mexico
If you build it, it must be managed
Development

- Operating Pro Forma
  - Realistic – Do not inflate revenues so the deal works
    - Rents
    - Vacancy rates
  - Based on restrictions and requirements of funding sources

Vista Gallinas
Las Vegas, NM
HUD 811
Management

• In-house or management company
  ○ Experience and capacity
  ○ Ability to meet compliance requirements
  ○ Ability to provide the information the owners need in a timely manner
  ○ Knowledge of process for leasing set-aside units
  ○ Communication and a solid contract is the key

Silver Gardens I & II
Albuquerque, NM
Management

- Lease up
  - Placed in service – essential to securing the maximum tax credits
  - Screening applicants should begin prior to project completion
  - Must maintain the unit mix by income

Redlands Apartments
Albuquerque, NM
HUD 811
Supportive Services

- Requirements for set-aside units for special needs
- Develop a Supportive Service Plan
- Determine responsibilities for management company and service providers
- Identify Local Lead Agencies
- Identify other providers
- Develop MOUs with providers
  - Be sure each knows their role

Silver Gardens I & II
Albuquerque, NM
On-Going Issues

- Vacancy
  - Turnover can be higher
- Behavioral issues
- Evictions
- Staff training
- Neighborhood

Chuska Apartments
Gallup, NM
Reasonable Accommodation

- Applies to rules, policies, practices, or services, when such accommodations may be necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling
  - Physical disability
  - Mental disability
  - Criminal background related to a mental disability

- Does not protect an individual with a disability whose tenancy would constitute a direct threat to the health or safety of other tenants

- Juvenile offenders and sex offenders are not persons with disabilities covered by the Act.

- Decided on a case by case basis
Supportive Housing Coalition of New Mexico

Downtown @ 700 2nd