



# Supportive Housing Coalition of New Mexico

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*If you build it, it must be managed*



# Development

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- 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

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- 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

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- 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

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- 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

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



Chuska Apartments  
Gallup, NM

# Reasonable Accommodation

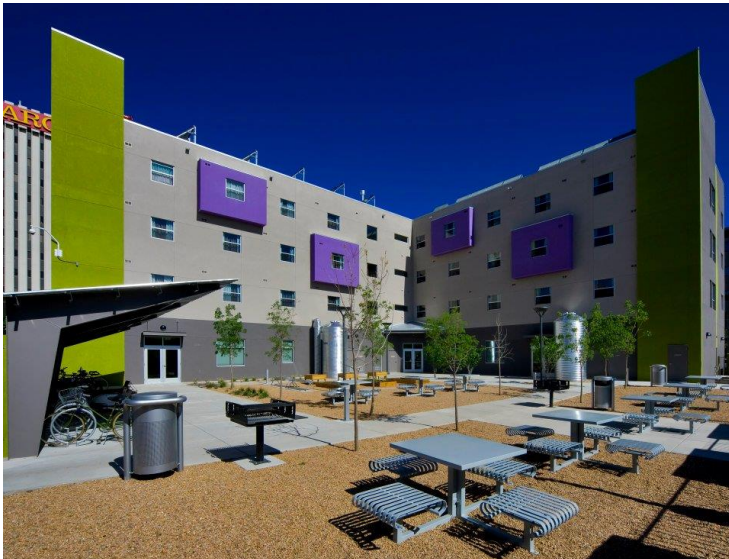
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- Applies to rules, policies, practices, or services, when such accommodations may be necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling
  - Physical disability
  - Mental disability
  - Criminal background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



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Downtown @ 700 2<sup>nd</sup>