

# City of Albuquerque, New Mexico



## 2011 Action Plan and Program Investment Summary

*Based on the 2008-2012 Consolidated Plan and  
Workforce Housing Plan*

Community Development Block Grant  
HOME Investment Partnerships Program  
Emergency Shelter Grant

City of Albuquerque  
Department of Family and Community Services  
P. O. Box 1293  
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## Action Plan Narrative - Table of Contents

GENERAL .....	1
2011 Action Plan Executive Summary.....	1
General Questions .....	5
Managing the Process .....	11
Citizen Participation .....	12
Institutional Structure.....	13
Monitoring.....	15
Lead-based Paint.....	16
HOUSING.....	17
Specific Housing Objectives .....	17
Needs of Public Housing .....	20
Barriers to Affordable Housing.....	20
HOME/ American Dream Down payment Initiative (ADDI) .....	20
HOMELESS.....	26
Specific Homeless Prevention Elements .....	26
Emergency Shelter Grants (ESG) .....	34
COMMUNITY DEVELOPMENT .....	35
Community Development .....	35
Antipoverty Strategy.....	40
NON-HOMELESS SPECIAL NEEDS HOUSING .....	40
Non-homeless Special Needs (91.220 (c) and (e)) .....	40
Housing Opportunities for People with AIDS .....	41
Specific HOPWA Objectives .....	41
Other Narrative.....	41





# Fourth Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

#### 2011 Action Plan Executive Summary

The City of Albuquerque's *2011 Action Plan and Program Investment Summary* details the goals and funding priorities for Program Year (PY) 2011 to continue the City's efforts in improving the quality of life for Albuquerque's low- and moderate-income residents through enhancing the physical environment as well as providing direct benefits that will result in improved housing opportunities and enhanced quality of life. PY 2011 is the fourth year of the City of Albuquerque's *2008-2012 Consolidated Plan and Workforce Housing Plan (Plan)*.

The City anticipates an award of the following HUD funds in PY 2011:

CITY	CDBG	HOME	ESG	HOPWA
ALBUQUERQUE	\$4,783,080	\$2,482,870	\$194,306	\$320,778

The City will use those funds in the following areas to meet HUD objectives and outcomes:

- Affordable Housing
- Homeless Services
- Community Development

HUD Objectives	HUD Outcomes
<ul style="list-style-type: none"> <li>• Provide decent, safe, and sanitary housing</li> <li>• Provide suitable living environments</li> <li>• Expand economic opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Availability / Accessibility</li> <li>• Affordability</li> <li>• Sustainability</li> </ul>

For details on how funds are to be spent, please refer the Appendix: ***Proposed One Year Investment Summary – 2011.***

As of 2010, the City of Albuquerque was still experiencing the effects of the national economic downturn that began in 2007. While certain sectors of the national economy are expected to improve in 2011, it is projected that this downturn will continue to negatively affect local residents for at least a portion of 2011, especially those residents who are Very Low Income and who were already "at-risk" for homelessness before the economic downturn. Consequently, in 2011, the City of Albuquerque will target its programming to more effectively serve those City residents who are *most vulnerable* to the on-going difficult economic conditions and who will continue to be most "at-risk" for homelessness.

In past years, in response to a steadily growing housing market, the City of Albuquerque focused much of its housing resources on increasing the supply of affordable housing for new homeowners, especially homeowners with incomes above 60% MFI. In its 2008-2012 Consolidated Plan, it was planned that by 2012, the City would increase its available single family inventory by 190 new construction units and provide down payment assistance to 175 eligible first time homebuyers. However, due to changes in the housing market and the overall economy, this plan has necessarily been reassessed.

In 2011, to better meet emerging housing needs, the City will target its housing resources to serve those City residents most "at-risk" for homelessness during these difficult economic times. Consequently, the 2011 Action Plan emphasizes *multi-family rental development projects serving Very Low Income populations, persons with disabilities, and the elderly*. Additionally, the Plan also focuses on revitalizing "at-risk" neighborhoods that are experiencing increases in foreclosure rates and disinvestment.

Through effective use of its housing resources, the City plans to fund the new construction of 323 rental units for persons earning less than 50% MFI as part of its strategy to prevent homelessness. The City also will focus its Neighborhood Stabilization Program (NSP) resources on the revitalization of neighborhoods in the Near Heights and Southwest Mesa Community Planning Areas.

While the City of Albuquerque will continue to fund homeless intervention services and activities such as emergency shelters, child care services for homeless children, and motel vouchers, in 2011, the City will focus more of its efforts on increasing homeless prevention activities. For example the Community Development Division will use its HPRP funds to rapidly re-house an estimated 150 households and will increase funding to its Permanent Supportive Housing services for chronically homeless families with children by \$226,601. Furthermore, the Division will continue working with the State of New Mexico to fund additional case management services for homeless children.

As with its housing resources, the City plans to concentrate its community development funds in specific Community Planning Areas (CPAs) that have been negatively affected by on-going difficult economic conditions occurring both locally and nationwide. Community Planning Areas targeted in 2011 are the Near Heights, Mid Heights, Central Albuquerque, and the Southwest Mesa. These CPAs consist of neighborhoods with some of the highest numbers of Very Low Income households within the City of Albuquerque and continue to be vulnerable to gentrification, disinvestment and crime. Consequently the City of Albuquerque plans to dedicate much of its \$1.3 million dollars in public improvement funds to projects located in these "at-risk" areas.

## Evaluation of Past Performance

In 2010, the City of Albuquerque's Department of Family and Community Services continued to take a more comprehensive approach to helping local neighborhoods and communities identify and solve local problems. By working in partnership with multiple non-profit agencies, the City leveraged its HUD funds with local resources to provide a wide range of services in the health, housing, and social services sectors to a wide range of beneficiaries ranging in age from preschoolers to senior citizens. Accomplishments include:

### Housing

- Completed the City's Workforce Housing Demonstration Project, Downtown@700 and 2<sup>nd</sup>. This Project is a 72-unit mixed income affordable multifamily rental development project.
- Completed Silver Gardens Phase I, an approximately \$13 Million, 66 unit, mixed income, sustainable/Green rental project.
- Increased down payment assistance to several of the City's single family new construction projects in order to incentivize sales.
- Worked with partners to improve sales of single family homes through increasing types and locations of marketing activities.

### Neighborhood Revitalization / Rehabilitation

In 2010, the City opened the new Office of Neighborhood Revitalization, located in the Barelás neighborhood, which houses the Neighborhood Stabilization and Home Owner Occupied Rehabilitation programs. The Neighborhood Stabilization Program acquires and rehabilitates foreclosed single and multi-family properties and then sells or rents them to income-qualified households. The new Home Owner Rehabilitation Program is currently under design, and once implemented, will serve low-income households by providing loans to make substandard homes safe, decent and sustainable.

### Homeless

The City implemented the **Homeless Prevention and Rapid Re-housing Program** utilizing federal stimulus funds. Since it began on September 1, 2009, the HPRP has served 163 households (416 persons) with financial assistance which includes rental assistance (1-12 months), security and utility assistance, and motel/hotel vouchers. An additional 160 households (410 persons) were provided with housing relocation and stabilization services which include case management, outreach and engagement, and housing search and placement.

### Community Development

**Public Facilities** projects improve living environments in these areas:

- Civil/Criminal Nuisance Abatement
- Crime Prevention Through Environmental Design (CPTED)
- Parks Improvements
- Homeless Facilities
- Access Improvements for Disabled
- Community Facilities

**Public Services** programs serve over 6,500 individuals and families per year.

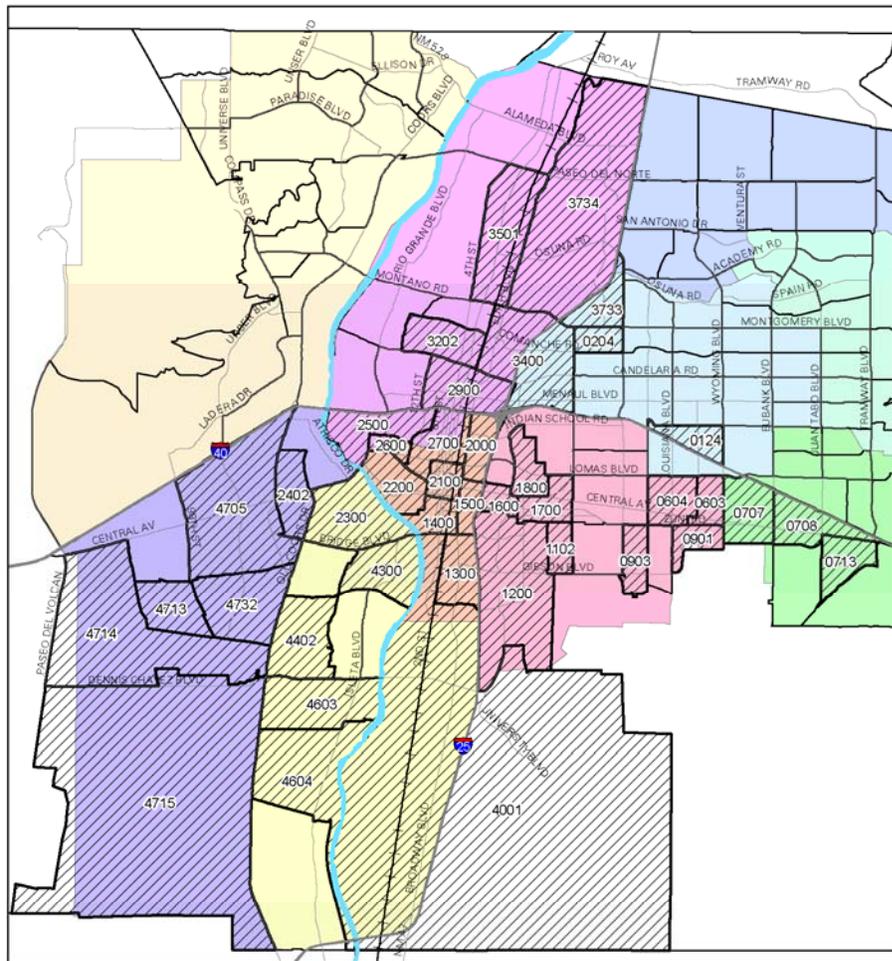
Overall, in its efforts to address the needs of low- and moderate-income persons and neighborhoods, the City of Albuquerque expects to meet the objectives and outcomes outline in this Action Plan.

**General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

The following map shows Community Planning Map / Target Areas, which are priority areas for the City of Albuquerque.

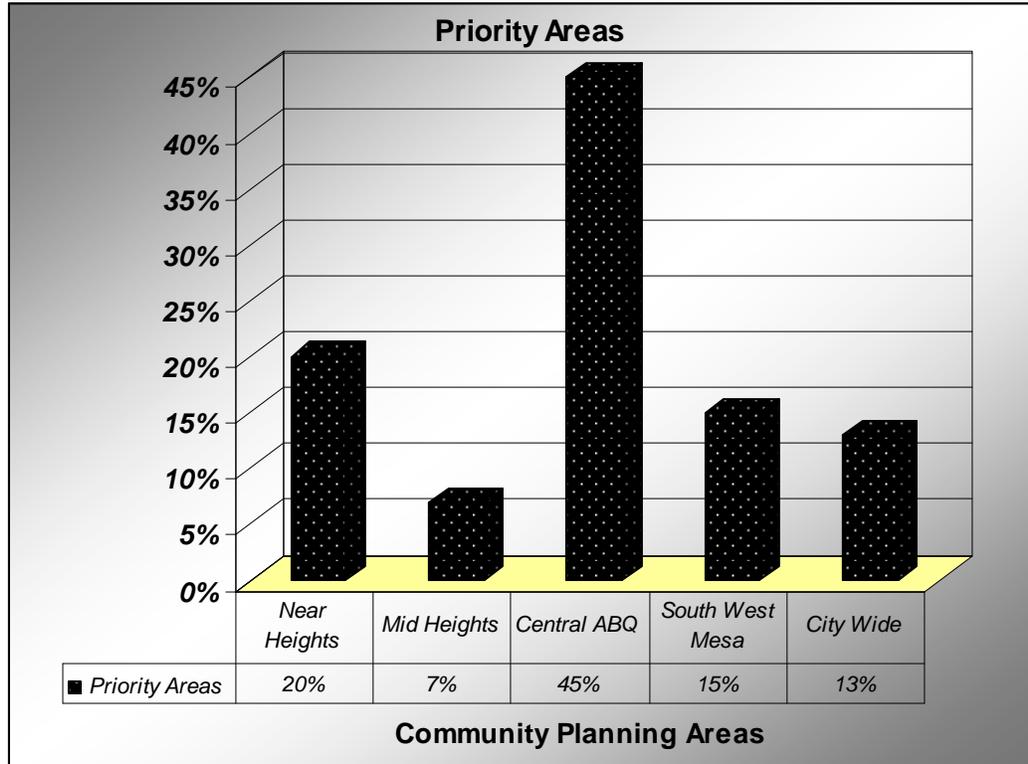
**Community Planning Map / Target Areas**



**Low to Moderate Income Census Tracts and Community Planning Areas**



The chart below shows the concentration of efforts in priority Community Planning Areas.



**Near Heights Community Planning Area (20%)**

The Near Heights Community Planning Area (CPA) is located primarily in the South East quadrant of the City of Albuquerque. As of 2007 the population was estimated at 33,402 households and is projected to increase to 33,751 by 2011. Approximately 11,754 households located in this CPA were experiencing housing problems in 2007 with 7,721 of these households being comprised of renters earning less than 50% MFI. This number is projected to increase to 7,801 by 2011. Furthermore, as of 2007, there was a deficit of at least 3,248 rental units for persons earning less than 30% MFI, a number that is expected to increase by 2011. Of all the Community Planning Areas, this CPA has the highest concentration of households earning less than 50% MFI with 11,523 Very Low Income households. It is racially diverse and because it is comprised largely of minority populations including recent immigrant populations, it is also known as the "International District".

**Mid Heights Community Planning Area (7%)**

The Mid Heights Community Planning Area (CPA) contained approximately 38,678 households in 2007 of which an estimated 9,645 households were experiencing housing problems. As with the Near Heights CPA, the majority of households experiencing housing problems belonged to renters earning less than 50% MFI and was estimated at 4,599. This number is expected to increase to 5,011 households by 2011. The Mid Heights CPA has the second highest concentration of Very Low Income households in the City. In 2007 that number was 7,854 and is projected to increase to

7,741 by 2011. In 2007 there was a deficit of at least 1,465 rental units for persons earning less than 30% MFI, a number which is expected to increase by 2011. The Mid Heights CPA is located primarily in the North East quadrant of the City.

**Central Albuquerque Community Planning Area (45%)**

As its name suggests the Central Albuquerque CPA is located in the central portion of the City of Albuquerque and is home to the Central Business and Cultural Districts. In recent years there have been increased efforts to revitalize and preserve historic neighborhoods in this area that have been suffering from gentrification and disinvestment. As of 2007 the population of this CPA was estimated at 9,007 households and projected to increase to 9,175 by 2011. Of these households, it is estimated that by 2011 there will be 3,990 households earning less than 50% MFI. As of 2007, approximately 3,682 households or 41% of the population of this CPA were experiencing housing problems with the vast majority being renters and earning less than 50% MFI. As with the Near Heights and Mid Heights CPAs there is a deficit of affordable rental opportunities for Very Low Income persons living in this CPA. In 2007 there was estimated to be a shortage of 748 rental units to meet the needs of Very Low Income populations living in this CPA.

**Southwest Mesa Community Planning Area (15%)**

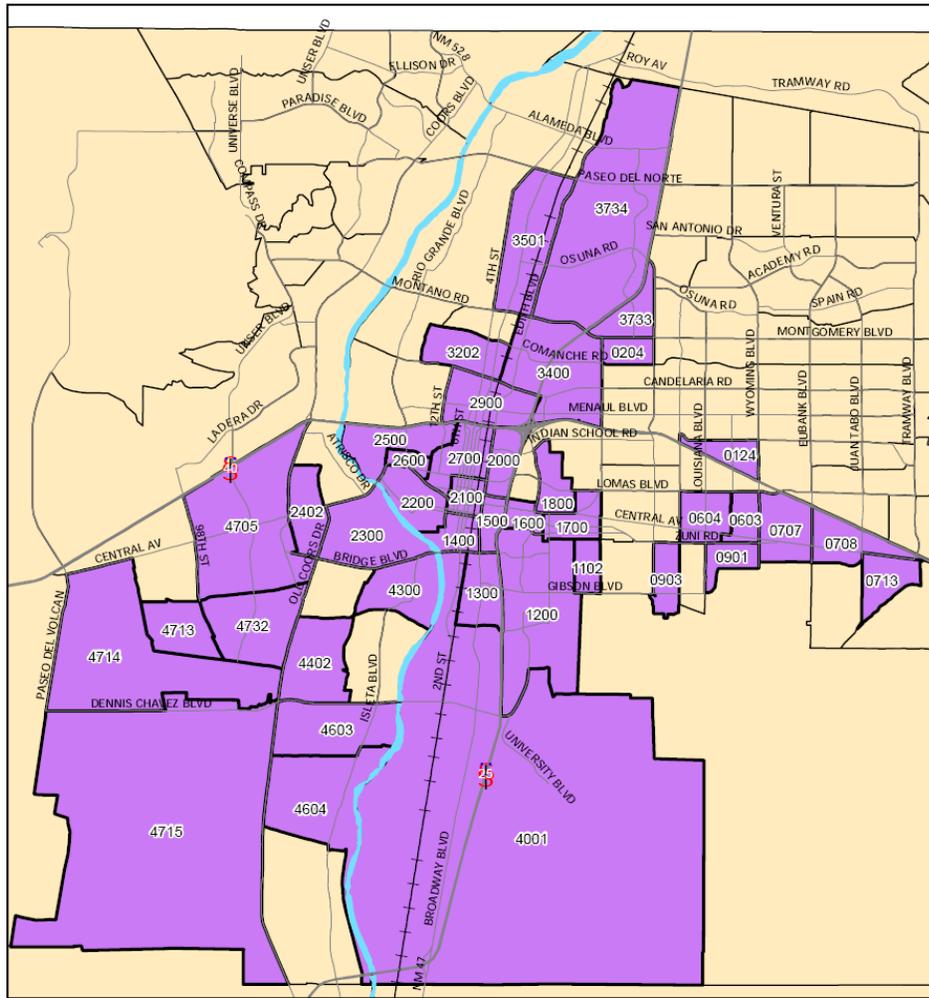
The South West CPA is located in the South West quadrant of the City of Albuquerque and is expected to have an estimated population of 19,069 by 2011. It is also projected that by 2011 there will be approximately 4,146 households earning less than 50% MFI living within this CPA. In 2007 more than 30% of the households in this CPA were experiencing housing problems and it is anticipated that this trend will continue and that by 2011 an estimated 5,885 households will experience some form of housing problems. Additionally, as with the East Gateway Planning Area, this CPA has seen an increase in foreclosure rates for both multi and single family homes due to negative changes in the overall economy and a downward trend in the housing market.

**City Wide Programming (13%)**

It is important to note that the City will continue to use a portion of its funds to provide city-wide services to eligible City residents. Such services include but are not limited to non-construction housing services such as fair housing, emergency home repair, and home retrofit services; homeless interventions such as healthcare, supportive housing and motel voucher programs; and community development activities such as public facility improvements, nuisance abatement activities and employment training projects.

The map below shows Low to Moderate Income Census Tracts, where we focus most of these efforts.

## Low to Moderate Household Income Distribution



### Low to Moderate Income Census Tracts



- Legend**
- Low to Moderate Income
  - All Other Census Tracts



2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

Because of the nation-wide economic downturn that began in 2007 and continues to the present day, the City of Albuquerque in 2011 is focusing on serving those City residents that are most likely to be negatively impacted by the current economic conditions. Consequently, areas of chronic and severe poverty that are most “at-risk” for homelessness are the priority areas being considered for Projects in 2011.

In 2007 there was an estimated 204,281 households residing within the Albuquerque City limits. It is projected that by 2011 this number will increase to 215,294 households. Of these households it is expected that by 2011 there will be 47,527 households living within the City limits that earn less than 50%MF1. Of these households the vast majority (32,435 households) are renters and more than half of these renters, 19,734, live in the Near Heights, Mid Heights, Central Albuquerque and Southwest Mesa Community Planning Areas. Therefore the City of Albuquerque has chosen to target these communities in order to use limited resources most effectively in reaching the greatest number of "at-risk" households during these difficult economic times.

Finally, in addition to having "at-risk" renters living in the Near Heights, Mid Heights and Southwest Mesa CPAs, these CPAs have also experienced high increases in foreclosure rates. Therefore interventions for these areas will be targeted at both homeowners and renters.

**3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**

During 2010 and 2011, the City of Albuquerque, Department of Family and Community Services, Community Development Division will be in the process of developing more efficient and effective ways for collecting, organizing, and analyzing information in order to better identify underserved populations and to provide more effective programming to these populations. As part of this process, the Division is contracting with an outside agency to facilitate staff discussions and decisions regarding the construction and maintenance of a Division wide information management system that complements HUD's IDIS system. As part of this process the Division will also be adopting many of HUD's CPMP tools and the CPD Performance Measurement Outcome System for use in its 2011 Action Plan and CAPER.

In addition, in 2011 the Division will also begin updating its Analysis of Fair Housing Impediments (AI) for its CDBG grant. Information from this AI will be used in the 2012 Action Plan as well as the City's 2013-2017 Consolidated Plan to both more efficiently identify underserved populations and to better effectively provide programming these populations.

Lastly, the City's Department of Family and Community Services will conduct an evaluation of its social service programs and interventions in order to assess program effectiveness in identifying and serving low income vulnerable populations. The evaluation is to be completed by year end 2010 and the information gathered used to inform the Department's strategic planning processes and decisions.

**4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

The following chart shows federal, state, and local resources expected to be made available to address the needs identified in the plan.

<b>2011 Action Plan - Anticipated Resources</b>		
<b>FEDERAL FUNDING</b>	<b>CY 2011</b>	<b>FY 2011</b>
<b><i>Community Development Block Grant</i></b>		
CDBG Grant	\$4,783,080	
Program Income	\$275,000	
<b>Total CDBG</b>	<b>\$5,058,080</b>	
<b><i>HOME Investment Partnerships Fund</i></b>		
HOME Grant	\$2,482,870	
Program Income	\$250,000	
Match	\$558,646	
<b>Total HOME</b>	<b>\$3,291,516</b>	
<b><i>Emergency Shelter Block Grant</i></b>		
ESG Grant	\$194,306	
Match	\$209,000	
<b>Total ESG</b>	<b>\$403,306</b>	
<b>HOPWA</b>	<b>\$320,778</b>	
<b>Continuum of Care</b>	<b>\$2,589,387</b>	
<b>HUD Section 8 Funds</b>	<b>\$25,072,981</b>	
<b>LIHTC</b>		
Silver Gardens Phase II	\$4,996,738	
Plaza De Felicidad	\$6,652,041	
Luna Lodge	\$2,236,780	
<b>Total Federal Funds</b>	<b>\$50,300,829</b>	
<b>STATE OF NEW MEXICO FUNDING</b>		
State of New Mexico Capital Outlay fund	\$0	
<b>Total State of New Mexico Funds</b>	<b>\$0</b>	
<b>CITY RESOURCES</b>		
General Fund/Public Safety Tax		\$4,381,750
General Obligation Bonds		\$9,600,000
Workforce Housing Trust Fund		\$10,000,000
<b>Total City Funds</b>		<b>\$23,981,750</b>
<b>OTHER RESOURCES</b>		
Non-profit Agencies	\$4,950,000	
<b>Total Other Resources</b>	<b>\$4,950,000</b>	
<b>GRAND TOTAL ALL FUNDING</b>		<b>\$79,232,579</b>

NOTE: NSP, CDBG-R and HPRP funds have been committed to projects. At this time, no new funds are projected for PY 2011.

## Managing the Process

### 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The City of Albuquerque's Family and Community Services Department, Community Development Division is the lead agency that administers the programs covered by the *Plan*.

Program Specialists, Fiscal staff, and other city employees administered 36 HUD-funded housing and social service contracts with 21 agencies.

### 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

In the development of the *2008-2012 Consolidated Plan*, the City held twelve focus groups comprised of residents with specific needs, not-for-profit organizations serving low- and moderate-income persons, and representatives of private industry. The staff worked with numerous committees, whose members represented a wide array of industries, opinions and philosophies, to assess housing and community development needs and develop solutions. Four public hearings were held to gain further comments on program and policy direction.

### 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

The City will continue improving its **internal communication practices** this year, including the frequency of Division-level meetings between program and fiscal staff, increased information sharing through improved use of available technology, and more effective use and analysis of quarterly reports and strategic planning documents. Also this year, staff will continue to improve timely updates to IDIS and information gathering processes.

In addition to improving internal communication procedures and practices, City staff continues to improve **external communication with local non-profit agencies**, research and educational facilities, community leaders, and individual city residents to identify and prioritize community needs.

The City's Affordable Housing Section holds quarterly meetings with its CHDO partners. City staff involves the Albuquerque Citizen Team (ACT) in the Action Plan and CAPER process. The Affordable Housing Committee reviews Workforce Housing Trust Fund policies and procedures and the reporting of accomplishments. City staff will continue to attend various neighborhood association meetings, and meetings of the Southeast Heights Healthcare Coalition, the New Mexico Coalition to End Homelessness, the Albuquerque Continuum of Care, and the New Mexico Homeless Management Information System Committee.

## Citizen Participation

### 1. Provide a summary of the citizen participation process.

A **public hearing** was held on **July 13, 2010**. Notice of the Public Hearing was published in the Albuquerque Journal and on the City of Albuquerque's web site. Notices were also e-mailed to social service agencies providing services to low- and moderate-income persons. The purpose of the public hearing was to determine if the needs in the community had changed significantly to warrant adjustments to the *2011 Action Plan and Program Investment Summary*. 24 persons attended the hearing with numerous persons presenting oral comments to the Albuquerque Citizens Team (ACT) and staff of the Department of Family and Community Services.

On **July 25, 2010**, the draft 2011 Annual Investment Summary was advertised in the Albuquerque Journal. A copy of the draft plan was also placed on the City of Albuquerque's website. Public comment was invited for 30 days. The public comment period ended August 25, 2010.

### 2. Provide a summary of citizen comments or views on the plan.

Below is a summary of citizen comments or views on the plan. To view these comments in more detail, please see the *Public Participation* section of the Appendix.

#### Public Hearing Comments

Comments received during the Public Hearing:

- Five comments were received in the Public Hearing on July 13, 2010, regarding the following:
  - Domestic violence numbers
  - Family day shelters
  - Nuisance abatement
  - Neighborhood cleanup
  - Food programs

#### Public Comment Period

- Comments received during the public comment period:
  - Jane L. McGuigan of the Human Services Department, NM Behavioral Health Collaborative, submitted comments about using HOME funds for a TBRA Program.
  - Christina Cosme of Sawmill Community Land Trust submitted comments in response to the proposed changes to the CDBG funding allocations for CHDOs.

**3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

As mentioned previously, in the development of the *2008-2012 Consolidated Plan*, the City held twelve focus groups comprised of residents with specific needs, not-for-profit organizations serving low- and moderate-income persons, and representatives of private industry. The staff worked with numerous committees, whose members represented a wide array of industries, opinions and philosophies, to assess housing and community development needs and develop solutions. Four public hearings were held to gain further comments on program and policy direction.

The focus groups included minorities and persons with disabilities:

1. Public Housing and Section 8 - minorities and persons with disabilities
2. Seniors - minorities who could also relate to their own disabilities that come with aging
3. People with Disabilities - the focus of the "Focus Group"
4. At-risk Youth - Minorities
5. Immigrants - non-English Speaking and minorities
6. Homeowners - minorities

In addition, outreach for the public hearings was undertaken as follows: fliers in Spanish were distributed to community centers across the City, Spanish Public Service Announcements (PSA's) were sent to radio stations that were known to have Spanish speaking listeners, also a PSA was sent to the TV station Univision. A translator was present at the Public Hearing from the neighborhood where there was a large immigrant population. Organizations that serve persons with disabilities were notified and most of the persons who testified at the second public hearing were persons with disabilities.

**4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

**Comments not accepted:** None

**Reasons why these comments were not accepted:** N/A

## **Institutional Structure**

**1. Describe actions that will take place during the next year to develop institutional structure.**

City of Albuquerque's Family and Community Services Department will continue to be responsible for the overall development and monitoring of the projects identified in the 2011 Action Plan. While projects identified in this Plan under the Housing, Homeless and Community Development sections will be overseen by the Community Development Division, projects identified

under the Public Housing section will be managed by the Public Housing Division.

The Sections below describe the City's planned partnerships in 2011. However, the City will be conducting an assessment of social needs, available programs and providers. In this assessment the City will identify gaps in services and potential future partners in the public, private, not-for-profit and faith based sectors.

### **Housing Projects/Activities**

In 2011, the Community Development Division will continue to promote partnerships between not-for-profit and private sector developers to construct affordable housing projects in targeted areas. Such partnerships include the Silver Gardens Phase II mixed income rental affordable housing project, and the City's NSP single family and multi-family activities. Additionally, the Division will continue to work with its CHDO partners to increase affordable housing opportunities through providing homebuyer counseling services to eligible homebuyers and to implement 2011 projects in the Near Heights and Central Albuquerque Community Planning Areas.

As of 2010, the City of Albuquerque's Community Development Division established its Office of Neighborhood Revitalization. In 2011 this office will be responsible for implementing the City's NSP program and homeowner occupied rehabilitation program as well as working with the Community Development Division to coordinate the City's emergency home repair, home retrofit, and nuisance abatement projects.

As in past years, much of the City's fair housing activities will be implemented by the City of Albuquerque's Office of Human Rights. In addition, the City will fund a local not-for-profit to implement its tenant/landlord hotline and partner with the New Mexico Mortgage and Finance Authority to maintain the affordable housing hotline.

### **Homeless Projects/Activities**

The City will continue to contract with various not-for-profits to implement its emergency shelters, motel vouchers, day care services, residential substance abuse treatment programs, and other services. These programs are operated in concert with the variety of programs available through HUD's Continuum of Care grant which provides housing and supportive services to the homeless. Implementation and coordination are done with collaboration with the following:

- State and County governmental agencies
- Other non-for-profit agencies that are not administered by the City
- Private funders (United Way, various foundations, individuals and businesses)
- Albuquerque Citizen Team (ACT) and other members who are specifically homeless advocates
- The New Mexico Coalition to End Homelessness and its members who have the common goal to prevent and end homelessness

## Community Development/Activities

In order to effectively and efficiently implement its Community Development objectives and activities the City of Albuquerque's Department of Family and Community Services plans to continue working in 2011 to strengthen its collaboration with other City Departments. In 2010, the Community Development Division began establishing better inter-departmental application procedures for applying for CDBG public facilities and improvement funds. Additionally, these procedures and applications forms will be assessed and improved during the 2011 program year. The Division also plans to continue indentifying opportunities for increased collaboration with the Parks, Municipal Development, Solid Waste Departments and the Department of Senior Affairs.

In 2011, the Department of Family and Community Services will continue contracting with various not-for-profits to implement its dental and day care public services projects. Also the Department will continue to fund the City's Safe City Strike Force to implement its nuisance abatement project and with the Solid Waste Department for its neighborhood clean-up activities.

## Monitoring

### 1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

In the coming Program Year, the City will continue its monitoring process for subrecipients. Each agency funded through the *2011 Action Plan and Program Investment Summary*, as well as programs funded from prior years and continuing into 2011, will receive a **minimum of one on-site visit**. These on-site reviews include both a **fiscal and programmatic review** of the agency's activities. The reviews determine if the subrecipient is complying with the governing regulations for the program.

Areas routinely reviewed include overall administration, board of directors' involvement, program delivery methods, compliance with client eligibility determination, reporting systems, progress toward achieving contractual goals, adequacy of financial systems, and verification of eligibility and appropriateness of expenditures. Following the monitoring visit, agencies are sent a written report detailing the results of the review and any areas found not in compliance. Agencies are normally given 30 days to provide the City with corrective actions taken to address any noted findings.

In addition to the on-site reviews, each subrecipient is required to submit quarterly progress reports and an audit which are reviewed by the Department. Findings noted in the independent audit are reviewed during the on-site monitoring visit to ensure the agency has taken the required corrective actions.

The City also monitors housing projects which, because of HOME or CDBG funds, are required to provide affordable rental housing for a specified number of years after the term of the original contract that conveyed the funds. Both the number of units, which are subject to rent caps, as well as

the number of years in which the property is required to remain affordable, are detailed in restrictive covenants placed on the property and filed in the office of the Clerk of Bernalillo County. Agencies are required to submit annual reports for these projects, which include a tenant roster detailing income, family size, race, ethnicity, rent amount and unit occupied and agency financial statements. Additionally, each project is visited annually. City staff members conduct **Housing Quality Standards (HQS)** inspections as well as reviews of tenant files to verify income eligibility and income verification, compliance with HOME lease requirements, if applicable, and other tenant related aspects of the program such as compliance with allowable rent schedules. City fiscal staff review the financial records, including, but not limited to, property operating expenses, reserve accounts, proper escrow of security deposits, rental payments, etc. In all instances, a written report is issued detailing the results of the monitoring visit and any corrective actions necessary. Typically, a written response detailing corrective actions taken by the agency is required within 30 days of issuance of the report. In the event there are any life, health or safety conditions noted as a result of the HQS inspection, the City may require a quicker response in repairing any deficient items noted.

### **Lead-based Paint**

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

Through the City's Office of Neighborhood Revitalization Homeowner Rehabilitation Program, houses constructed prior to 1978 will be tested for lead based paint hazards (LBPH), thereby ensuring the safety and well-being of the homeowner(s) and their families. In addition, foreclosed houses and multi-family apartments, built before 1978, which are purchased and rehabbed through the Neighborhood Stabilization Program, will be evaluated of LBPH as well.

In the event LBPH is found, the City will abate the hazards, thus insuring that the environment will be safe for the current home owner and any future home owners, as well.

## HOUSING

### Specific Housing Objectives

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

In 2011 the City of Albuquerque intends to focus its programming on those households who are most likely to have been hit the hardest by the current difficult economic conditions and who are therefore most “at-risk” for homelessness. Consequently new construction Projects planned for 2011 by the Community Development Division are targeted primarily at rental populations earning less than 50% MFI and living in the Near Heights and Central Albuquerque Community Planning Areas. Although the Mid Heights CPA has also been identified as an area with a large population of “at-risk” Very Low Income rental households, the Community Development Division has chosen to use its resources to focus on the Near Heights, Central Albuquerque and Southwest Mesa rental populations while the City’s Public Housing Section 8 Voucher Program will continue to serve households in the Mid Heights CPA.

Additionally, because of the current economic conditions and their impact on the housing market, the City of Albuquerque will also use a portion of its funds to revitalize those areas that have been hit hardest by foreclosures. Therefore, in 2011 the City’s Office of Neighborhood Revitalization plans to target programming in the Mid Heights and Southwest Mesa CPAs which have some of the highest rates of foreclosures.

Finally, although it was initially planned to construct 50 new single family homes this year, because of changes in the housing market and emerging housing needs, it was decided the City would temporarily put new single family new construction projects on hold until market conditions change. However in an effort to continue to serve the City’s homeowner populations, the City’s Community Development Division will provide on-going City-wide services to low to moderate income homeowners. These services will include homebuyer counseling, homeowner rehabilitation, emergency home repair and home retrofit services.

The “**Specific Housing Objectives**” table below lists the specific housing objectives being addressed in each of the targeted priority Community Planning Areas in 2011, while the “**Housing Needs**” table lists what priority needs will be addressed in 2011.

## Specific Housing Objectives for 2011

<b>Community Planning Area</b>	<b>Specific Objective</b>	<b>Total units</b>
<b>Near Heights</b>	* Increase supply of affordable rental housing	136 units
	* Improve quality of affordable rental housing	98 units
<b>Mid heights</b>	Improve quality of affordable owner housing	5 units
<b>Central Albuquerque</b>	* Increase supply of affordable rental housing	159 units
	* Increase supply of affordable owner housing	54 units
<b>Southwest Mesa</b>	* Increase range of housing options and related services for persons with special needs	40 units
	* Increase supply of affordable owner housing	6 units
	* Improve quality of affordable rental housing	32 units
	* Improve quality of affordable owner housing	5 units
<b>City-wide</b>	* Improve quality of affordable owner housing	682 households
	* Improve access to affordable owner housing	900 households
	* Improve access to affordable rental housing	520 households

## Priority Housing Needs/New Construction Projects for 2011

Housing Type	# of Units	Housing Need
Renter	22	<30% MFI (Small related)
	88	>30% >= 50% (Elderly)
	213	>30% >= 50% (Small related)
	125	>50% >= 80% (Small related)
Owner	13	>30% >= 50% (Small related)
	69	>50% >= 80% (Small related)

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

For its 2011 New Construction Projects, the City plans to leverage HOME Entitlement funds with City Workforce Housing Trust Funds (WFHTF) to finance portions of these projects. Additionally, planned priority projects are expected to receive Low-Income Housing Tax credits (LIHTC) in a combined estimated amount of \$7,240,170. Additional resources expected to be available for the financing of planned projects include loan products available to developers through the New Mexico Mortgage and Finance Authority.

As in past years, the City will continue to use its HOME and CDBG funds to pay for its city-wide homeowner rehabilitation activities. These activities include the City's Emergency Home Repair Program, its homeowner occupied rehabilitation program and its home retrofit program.

In 2011, the City will also continue to use its CDBG funds to pay for its city-wide fair housing activities including its landlord tenant hotline and its fair housing project as well as use these funds to provide city-wide homebuyer counseling services.

In addition to using HOME funds for its priority new construction projects, the City will also use a portion of its entitlement funds to pay for down payment assistance to eligible first-time homebuyers.

Lastly, the City will target its NSP funds to the revitalization and stabilization of neighborhoods in the Near Heights and Southwest Mesa Planning areas while it will use portions of its General Funds to support Program match for its HUD HOME Program and the City's Housing First voucher program.

## Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

N/A

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

N/A

## Barriers to Affordable Housing

**Describe the actions that will take place during the next year to remove barriers to affordable housing.**

During the 2011 Program year, the City of Albuquerque's Community Development Division will work to complete its Analysis of Fair Housing Impediments (AI) which it will begin by year's end 2010. The information gathered from the AI will be used to effectively identify underserved populations and gaps in current housing services as well as help City staff to analyze current public policies that affect affordable housing such as building and zoning codes, environmental problems, impact fees and incentive programs such as tax abatement or down payment assistance. Additionally the information will be used to help staff identify priority housing needs for the 2012 Action Plan and the 2013-2017 Consolidated Plan and to work CHDOs and local developers to design and develop Projects that meet these priority needs.

## HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

N/A

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

### Resale/Recapture Guidelines

The City has established policies for the recapture of funds for units assisted with HOME funds. In the case of rental units, the City secures a mortgage and promissory note for the amount of HOME funds lent to the project. The City also uses restrictive covenants for these properties. The covenants describe the term of affordability, and both the promissory note and

covenants state that in the event of failure to achieve the affordability requirements, the funds must be returned to the City.

For conventional homeownership, the City recaptures the entire amount of HOME down payment assistance and enters into an "equity share" loan with the homebuyer. The homebuyer does not have to pay the note or mortgage as long as the property remains his/her principal residence. In the event of a sale, or some conditions of refinance, the homeowner must pay the City both the principal and the equity share on the appreciation of the property. However, if there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City will only recapture the amount of net proceeds, if any.

However, for its Sawmill Community Land Trust Project, the City allows the Sawmill Community Land Trust to use and determine resale provisions. The Sawmill Community Land Trust resell provisions are contained in the Sawmill Community Land Trust Land Lease Agreement as follows:

SECTION 10. Transfer, Sale or Disposition of Improvements.

10.1 Intent and Effect.

The terms and conditions of this Section 10 have been freely accepted by the parties, each with or without the independent and informed advice of legal counsel. The provisions and restrictions contained herein exist to further the mutual purposes and goals of Land Owner and Land Lessee set forth herein to create and preserve access to land, decent and affordable housing and home ownership opportunities for low and moderate income people who are often denied such opportunities for lack of financial resources. It is the express understanding and intent of the parties that the terms and conditions hereof, and in particular of this Section 10 are intended in part to enhance the marketability of any Improvements on the Land by making them affordable to low and moderate income families who, absent such provisions, would be unable to afford them. It is expressly agreed that this paragraph is merely a statement of intent and does not create any additional rights in the favor of the Land Lessee.

10.2 Transfers to Income Qualified Buyers.

Land Lessee may sell, transfer, or otherwise dispose of its interest in the Land or the Improvements only to anyone who is an Income Qualified Buyer (hereinafter defined), except in the specific circumstances defined in Sections 10.4.a and 10.6.c, and only for an amount which is equal to or less than the Purchase Option Price, as defined below. However, such transfers shall be subject to Land Owner's review and purchase option rights set forth in this Section 10. Any purported sale, transfer or other disposition to any other person or entity done without following the procedures set forth below or in violation of such price limitations, except in the case of a sale, transfer or other disposition to a Permitted Mortgagee in lieu of foreclosure or a disposition to heirs under Section 10.3 below in accordance with the terms hereof, shall be null and void. "Income Qualified Buyer" shall mean a person, or group of persons within a household whose combined income does not exceed, depending on the adjusted median income of the original household Eighty percent (80%) of the median household income for such number of

persons in the Standard Metropolitan Statistical Area (or, if not within such Area, for the County), as determined from time to time by the Department of Housing and Urban Development (HUD) or any successor thereto.

10.3 Transfer To Land Lessee's Heirs or Household Members.

Upon (i) receipt of notice from Land Lessee, or (ii) receipt of notice from the executor of the decedent's estate given within ninety (90) days of the death of the Land Lessee (or the last surviving co-owner of the Improvements) Land Owner shall, unless for good cause shown, consent to a transfer of the Improvements and an assumption of this Land Lease to and by one or more of the following possible heirs of Land Lessee: the spouse of the Land Lessee; or the child or children of the Land Lessee; or member(s) of the Land lessee's household who have resided upon the premises for at least one year prior to the receipt of notice from the Land Lessee or at least one year prior to Land Lessee's death. Any other person or persons who are heirs, legatees or devisees of the Land Lessee must demonstrate to Land Owner's reasonable satisfaction that they meet the definition of Income Qualified Buyer herein, and if any such person is unable to do so, then such person shall not be entitled to possession of the Land but must transfer the Land in accordance with the provisions hereof.

10.4 Notice To Land Owner.

**If Prospective Buyer Is Not Known:** If Land Lessee intends to offer the Improvements for sale but has no specific person intended or committed to purchase the Improvements, then Land Lessee shall give Land Owner notice in form and substance similar to that of Exhibit G - Notice Of Intent To Sell, attached hereto. Included with such notice, Land Lessee shall furnish a detailed listing of the terms and conditions of such intended sale. If Land Owner, upon receipt of Land Lessee's notice, fails to exercise its option to purchase the Improvements on the terms and within the time period set forth in Sections 10.5 and 10.6 below, Land Lessee is free to sell the Improvements in the open market to any party at not more than the then applicable Purchase Option Price (as defined below).

**If Prospective Buyer is Known:** Except in the case of a sale, transfer or other disposition to a Permitted Mortgagee in lieu of foreclosure, in each event that Land Lessee contemplates an assignment of its interest herein or a sale, transfer or disposition of the Improvements to a particular third party, Land Lessee shall also give Land Owner notice in form and substance similar to that of Exhibit G - Notice Of Intent To Sell, attached hereto. Such notice shall not be effective unless Land Lessee shall furnish, or cause to be furnished to Land Owner, the following items: (1) the tax return of the assignee or buyer for the immediately preceding year; (2) a current verification of assignee's or buyer's employment; (3) pay stubs of the assignee or buyer for the three months immediately preceding the month in which notice is given to the Land Owner; (4) a letter of stipulation from such assignee or prospective buyer in form and substance similar to that of Exhibit A- Letter of Stipulation of Land Lessee hereto; (5) a letter of acknowledgment from such assignee or prospective buyer's attorney in form and substance similar to that of Exhibit B - Letter of Acknowledgment of Land Lessee's Attorney hereto; and (6) a statement of the terms of sale. Land Lessee shall

not accept an offer from a particular third party to purchase, transfer or otherwise dispose of any of Land Lessee's interest in this Land Lease or the Improvements until Land Owner has had all of the items listed in this section 10.4(b) for forty-five (45) days, unless the terms of such sale, transfer or disposition specifically provide for Land Owner's prior approval.

No assignment, sale, transfer or other disposition shall be effective unless and until Land Owner, within forty-five (45) days of receipt of Land Lessee's Notice Of Intent To Sell and accompanying documentation, confirms in writing that such assignee or buyer is an Income Qualified Buyer and that the terms of sale are permitted under this Land Lease. If Land Owner fails to respond in writing within forty-five (45) days of its receipt of such notice, such failure on the part of Land Owner shall be deemed to constitute confirmation of such status.

#### 10.5 Land Owner's Option To Purchase.

Upon receipt of any notice given in accordance with Section 10.4 above, Land Owner shall have the option to purchase said Improvements at the Actual Purchase Option Price as set forth in Section 10.10 below and within the time period set forth in Section 10.6 below. Land Owner's purchase option shall include the right to assign this purchase option to a third party (the "Designated Purchase Option Assignee"), provided however that such assignee shall be an Income Qualified Buyer, as defined herein. The Purchase Option Price is designed to further the goals and purposes set forth herein by helping to preserve the affordability of the Improvements to succeeding Income Qualified Buyers while taking fair account of the investment of labor and capital by the Land Lessee.

#### 10.6 Period For Exercising Option

Within (120) days of any notice given by Land Lessee in accordance with Section 10.4 above, Land Lessee shall be notified of Land Owner's intentions in form and substance similar to that of Exhibit H - Notice of Intent Regarding Purchase Option, attached hereto, or the purchase option set forth in Section 10.5 above will expire. If Land Owner, or Designated Purchase Option Assignee, shall elect to exercise the purchase option, the notice of such election shall include a good faith estimation of the Purchase Option Price. Within forty-five (45) days of notice of election to exercise, Land Owner, or Land Owner's Designated Purchase Option Assignee shall enter into a contract of purchase and sale of the Improvements with Land Lessee or said purchase option will expire. Said contract of purchase and sale shall stipulate a closing date within thirty (45) days, unless extended by agreement of the parties. If the Purchase Option Price as determined by the formula set forth below, is more than 110% of the good faith estimation made in the notice of election to exercise the purchase option, then said contract for purchase and sale may be canceled by written notice to Land Lessee given within five (5) business days of the date on which the appraisal required for calculating the Purchase Option Price is delivered. If the contract of purchase and sale is so canceled, Land Lessee is free to sell the Improvements in the open market to any party at not more than the then applicable Purchase Option Price.

10.7 Land Lessee's Purchase Price.

Land Owner and Land Lessee hereby agree that Land Lessee's total purchase price for the Improvements existing on the Land as of the commencement of the term of this Land Lease is \$\_\_\_\_\_ (the "Land Lessee's Purchase Price").

10.8 Initial Appraised Values.

Land Owner and Land Lessee do hereby acknowledge and certify that immediately prior to Land Lessee's acquisition of the Improvements, a market valuation of the Land and Improvements was conducted by analysis and comparison of comparable properties as though title to Land and Improvements were held in fee simple absolute, disregarding the restrictions of this Land Lease on the use of the Land and the transfer of the Improvements located thereon and that said market valuation indicated separate values for the Land and the Improvements (hereinafter referred to as an "Appraisal"). Land Owner and Land Lessee agree, acknowledge and attest that said Appraisal determined the market value of the Land to be \_\_\_\_\_ (the "Initial Appraised Value of the Land") and the market value of the Improvements to be \$\_\_\_\_\_ (the "Initial Appraised Value of the Improvements").

10.9 Purchase Option Price.

Whenever it shall become necessary under the terms of this Land Lease to calculate the Purchase Option Price of the Improvements, an Appraisal of the Land and the Improvements then located on the Land (conducted by analysis and comparison of comparable properties as though title to Land and Improvements were held in fee simple absolute, disregarding the restrictions of this Land Lease on the use of the Land and the transfer of the Improvements located thereon) shall be performed by a mutually acceptable property appraiser as quickly as possible thereafter (the "Current Appraised Value of the Land and Improvements"). Values contributed by the Land and the Improvements shall be indicated by separate figures (the "Current Appraised Value of the Land" and the "Current Appraised Value of the Improvements"). The Purchase Option Price for the Improvements, designed to ensure affordability to low and moderate income households, shall be determined by the formula below:

Calculation of Appreciation in Market Value of the Improvements

For the purpose of determining the Purchase Option Price, Appreciation in Market Value of the Improvements shall be determined by subtracting from the Current Appraised Value of the Improvements, as defined in this Section 10.9 above, the Initial Appraised Value of the Improvements as defined in Section 10.8 above. Following is a table for calculating Appreciation in Market Value of the Improvements:

Current Appraised Value of the Improvements	\$ _____
Minus Initial Appraised Value of the Improvements	- \$ _____
Equals Appreciation in Market Value of the improvements	= \$ _____

Calculation of Land Lessee's Share of Appreciation in Market Value of the Improvements.

For the purpose of determining the Purchase Option Price, Land Lessee's Share of Appreciation in Market Value of the Improvements shall be determined by multiplying the Appreciation in Market Value of the Improvements by a Shared Appreciation Factor as defined herein. During the first 15 years of this Land Lease, the Shared Appreciation Factor shall be twenty-five percent (25%). During each of years 16 through 20 of this Land Lease, the Shared Appreciation Factor shall be increased by one percent (1%) up to a maximum of thirty percent (30%). Beginning in the twentieth year of this Land Lease and continuing until its termination, the Shared Appreciation Factor shall be 30%. Following is a table for calculating Land Lessee's Share of Appreciation in Market Value of the Improvements:

Appreciation in Market Value of the Improvements		\$ _____
Multiplied by the Shared Appreciation Factor	X	_____
Equals the Land Lessee's Share of Appreciation in Market Value of the Improvements	=	= \$ _____

Calculation of Purchase Option Price.

The Purchase Option Price, which is also Land Owner's option price to purchase the Improvements, shall be determined by adding Land Lessee's Share of Appreciation in Market Value of the Improvements to Land Lessee's Purchase Price. Following is a table for calculating the Purchase Option Price:

Land Lessee's Purchase Price		\$ _____
plus Land Lessee's Share of Appreciation in Market Value of Improvements	+	\$ _____
equals Purchase Option Price	=	= \$ _____

Land Lessee freely agrees that this Purchase Option Price constitutes a fair return to them and/or their successors for the opportunity to enter the local home ownership marketplace which, prior to the execution of this Land Lease, remained closed to them as a matter of limited financial resources.

10.10 Actual Purchase Option Price.

In the event that the Current Appraised Value of the Improvements, as defined in Section 10.9 above, is less than Land Lessee's Purchase Price as set forth in Section 10.7 above, the Actual Purchase Option Price shall be the Current Appraised Value of the Improvements at the time of any notice given by Land Lessee in accordance with Section 10.4 above. In all other events, the Actual Purchase Option Price shall be the Purchase Option Price calculated as defined in Section 10.9 above.

10.11 Land Owner's Power Of Attorney to Conduct Sale.

In the event Land Owner, or Land Owner's Designated Purchase Option Assignee does not exercise its option to purchase as set forth above, and Land Lessee a) is not then residing in the Improvements and b) continues to

hold the Improvements out for sale but is unable to locate a buyer and execute a binding purchase and sale agreement within one (1) year of the date of any notice given in accordance with Section 10.4 above, Land Lessee does hereby appoint Land Owner its attorney in fact to seek a buyer, negotiate a reasonable price which furthers the goals set forth herein, sell the property, and distribute proceeds of sale, minus Land Owner's costs of sale and reletting and any other sums owed Land Owner by Land Lessee.

10.12 Right Of First Refusal In Lieu Of Option.

If the provisions of the option set forth herein shall, for any reason, become unenforceable, Land Owner shall nevertheless have a right of first refusal to purchase the Improvements at the highest documented bona fide purchase price offer made to Land Lessee. Such right shall be as specified in Exhibit D - First Refusal attached hereto and incorporated herein. Any sale or transfer contrary to this Section, when applicable shall be null and void.

- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:**

N/A

- 4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:**

N/A - The City of Albuquerque does not receive ADDI funds.

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## HOMELESS

### Specific Homeless Prevention Elements

#### Homelessness

The City's goals for addressing homeless needs are as follows:

- Provide integrated services to homeless persons with chronic behavioral health problems through the Assertive Community Treatment program
- Continue the Housing First program for homeless persons with chronic behavioral health disorders
- Administer outreach programs that locate and assist people who are homeless
- Fund key activities identified through the 2011 Continuum of Care process as well as the *Consolidated Plan* including emergency shelter facilities, eviction prevention, and other services

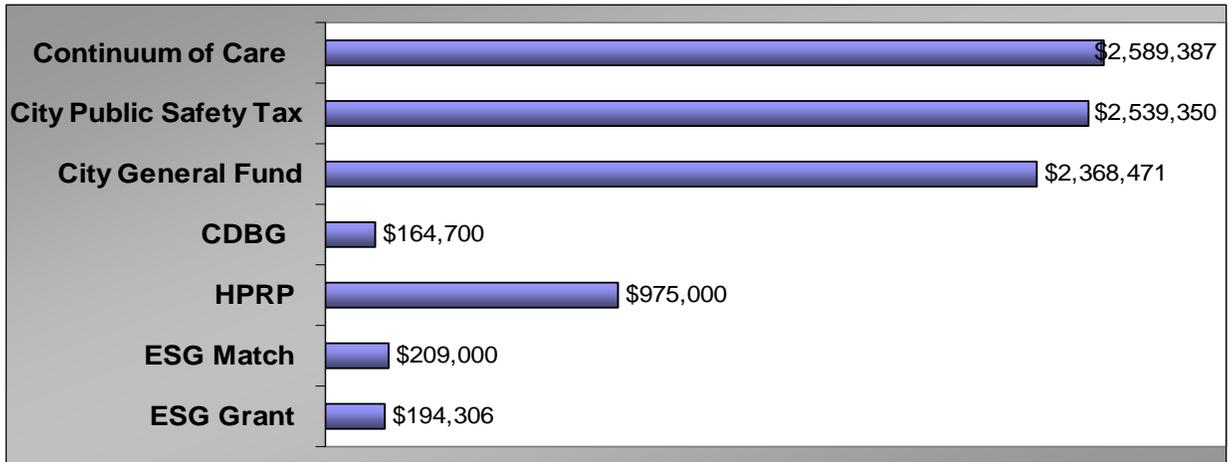
- Utilize HPRP stimulus funds for PY 2011 to provide financial assistance and housing relocation and stabilization services to community members who are homeless or at risk of becoming homeless

**1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.**

The City of Albuquerque is committed to ending homelessness. In addition to the funding received from federal, state and local resources, many resources exist in the community to meet these goals.

- The City works closely with the **New Mexico Coalition to End Homelessness** with a common goal to prevent and end homelessness. Staff has met with the Coalition and other homeless providers to discuss the best use of the 2010-2012 Homeless facility funds (CDBG).
- The CDBG-funded **homeless shelter** planning process has started, and the City is currently working with the New Mexico Coalition to End Homelessness, homeless providers, city staff, City Council and the Mayor's Office to evaluate and improve the City's efforts to reduce homelessness in Albuquerque.
- Members of **Albuquerque Citizen Team** (ACT) and other members of the community, specifically homeless advocates and formerly homeless persons) are contributing to solving the homeless problem in Albuquerque and advocating solutions.
- **Private funds** include private contributions from individuals and companies that want to assist in preventing and ending homelessness. Each year, homeless providers receive funding from Daniels Fund (Private Endowment to assist homeless programs.) The United Way also contributes to the City's homeless providers on an annual basis, with amounts depending on the agencies needs.
- **HPRP stimulus funds** for PY 2011 will continue to provide financial assistance and housing relocation and stabilization services for those who are homeless or at risk of becoming homeless.

### Homeless Resources

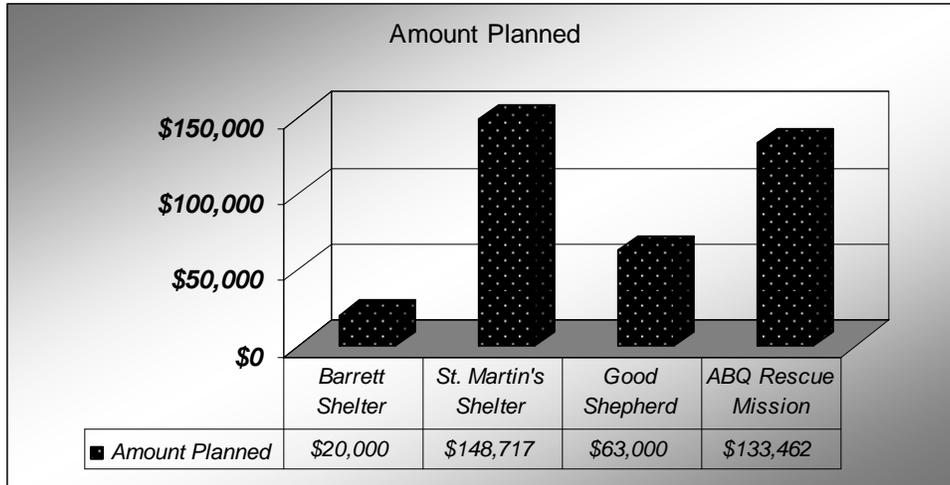


In addition, there are other services provided in the following areas that are not funded through the City:

- Emergency Shelters
- Transitional Housing
- Permanent Supportive Housing
- Day Shelters
- Meal Sites
- Other Social Services

**2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**

The chart below shows the distribution of Emergency Shelter Grant (ESG) funds.



In addition, the PY 2011 Action Plan includes a variety of programs designed to assist homeless persons.

- **Emergency shelters** are available for women and children through the Barrett Foundation.
- A **residential substance abuse treatment program** is available through Albuquerque Health Care for the Homeless.
- **Motel vouchers** are available for homeless persons who are ill and for families through Albuquerque Health Care for the Homeless.
- **Day care services** are available to the children of homeless persons who are in school, seeking employment or are employed through Cuidando Los Niños.
- The City will continue operation of a **winter shelter transportation program** to emergency shelters, in addition to the winter emergency shelter services, through the Albuquerque Rescue Mission.

These programs are operated in concert with the variety of programs available through **HUD's Continuum of Care grant**. For PY 2011, \$2,589,387 has been requested to continue the permanent and transition housing programs as well as supportive services under the Continuum of Care grant.

Also, for PY 2010 the HPRP stimulus funds in the amount of \$1,807,256 (for a three year period) will be used to provide **financial assistance and housing relocation and stabilization services** to community members who are homeless or at risk of becoming homeless.

The chart below outlines the City's 2011 Homeless Strategies.

## Homeless Strategies

Objective	Annual Target	Long-Term (5-year) Goal	Resources Planned	2011 Planned Activities
<b>ESG 1.</b> Utilize CDBG and ESG funds to provide overnight shelter to women and children who are homeless	500	2,500	CDBG, ESG, CITY	Continue program with <b>Barrett Foundation</b> , which assists women and children with overnight shelter and provides a continuum of services ranging from transitional housing referral to supportive services such as counseling, substance abuse treatment referral and employment referral.
<b>ESG 2.</b> Utilize ESG funds to provide Day Shelter Services for persons who are homeless	300/day	300/day	ESG	Continue program with <b>St. Martin's Hospitality Center (SMHC)</b> , which provides day shelter services to persons who are homeless
<b>ESG 3.</b> Utilize ESG match funds to provide overnight shelter to men who are homeless	1,500	7,500	ESG	Continue program with the <b>Albuquerque Rescue Mission</b> and <b>Good Shepherd</b> , which provides overnight shelter to men who are homeless.
<b>PS 5.</b> Utilize CDBG funds to provide motel vouchers for persons who are homeless	195	975	CDBG	Continue voucher program with <b>Albuquerque Health Care for the Homeless (AHCH)</b> , which provides a motel program for homeless families and for homeless persons who are ill or injured.
<b>PS 7.</b> Utilize CDBG and ESG funds to provide overnight shelter to women and children who are homeless	100	500	CDBG, CITY	SEE ESG 1 & PF 5
<b>PF 5.</b> Utilize CDBG funds to expand emergency shelter programs for persons who are homeless.	n/a	1 Facility	CDBG	<b>New Homeless Facility Funds – CDBG:</b> \$600K / year for 3 years (2010-2012) is available for expansion. See below for more information.

### New Homeless Facility Funds - CDBG

The City's *2008-2012 Consolidated Plan and Workforce Housing Plan* calls for approximately **\$600,000 to be spent each year for the next 3 years** (2010, 2011 and 2012) for homeless facilities, for a **total of \$1.8M**. This is in the CDBG Public Facilities & Improvements Category and is intended for physical improvements and construction projects.

The City's HUD Objective (In the City's 5-Year Consolidated Plan) that pertains to this activity:

PF 5. Utilize CDBG funds to expand emergency shelter programs for persons who are homeless

The project also pertains to City Budget Objective # 21

Utilizing existing resources, locate a building to provide day shelter services for homeless women. The building may be free standing or attached to an existing homeless service provider, but if attached to an existing service provider, the entrance to the women's day shelter must be secure and separate from the general population. Determine cost to operate the day shelter.

City Staff attended several meetings with area homeless providers and also discussed this topic at the public hearing. City Staff will continue discussions with homeless providers to evaluate facility capital funds, in conjunction with needed operating and services costs. Several providers expressed an interest in these homeless facilities funds. A consensus for a collaborative effort may move the project forward, or a Request for Proposals (RFP) to award these funds to one or more homeless facilities might be the next step. The goal in 2011 is to identify a suitable project and begin implementation and complete the project by 2013.

### **Strategy for Developing a System to Address Homelessness**

The City has also developed several new outreach programs to locate and assist persons who are homeless. One team includes representatives from the Albuquerque Police Department and Albuquerque Health Care for the Homeless. The second team is from St. Martin's Hospitality Center. Both teams actively work the streets seeking out homeless persons. Efforts are made to direct those homeless persons to appropriate services ranging from meals programs, shelters, physical and mental health services and other programs that may address their specific needs.

In early 2006, a sub-committee of the Continuum of Care Steering Committee carried out a planning process involving a series of focus groups to explore strategies for addressing the needs of homelessness. Resulting from this process as well as other community research, the New Mexico Coalition to End Homelessness (in concert with neighborhood leaders, business leaders, elected officials, policy makers, homeless service providers and members of faith-based communities) identified five key areas to eliminate homelessness:

### **Five Key Areas to Eliminate Homelessness**

- Expand the supply of safe, affordable and decent housing particularly for very low-income residents
- Expand and extend supportive services for those who require support to gain and remain in housing
- Strengthen homelessness prevention through delivery of adequate support services
- Create economic opportunities to increase opportunities for financial independence
- Build community and political will to support policies and programs to end homelessness

*A Community Response to End Homelessness in Albuquerque* identifies strategic goals for each of the five areas. The *Consolidated Plan* provides funds for many of the recommended activities, although funding is not sufficient to implement the homeless plan in its entirety. Specifically, the *Consolidated Plan* includes funding for emergency shelter facilities, expansion of a program to assist persons in imminent danger of eviction with case management, and provision of other supportive services, including access to a broader range of programs that address causes of homelessness.

**Obstacles:**

- There is a need for more funding to get clients into appropriate services
- For various reasons, some clients do not to obtain supportive services, and they move in and out of homelessness.
- Insufficient services and facilities for women, children and families
- Initial stage (lack of support from the entire community) of *Community Response to End Homelessness*

**Eliminating chronic homelessness by 2012**

- 3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**

Over the past several years, the City has actively participated in and developed new and expanded services to address the causes of homelessness. Several years ago, as the result of the Mayor’s Summit on Homelessness, two major initiatives were started: The Assertive Community Treatment Team and the Housing First Program.

The **Assertive Community Treatment** (ACT) team serves persons who are experiencing chronic behavioral health problems and are also homeless. Participants in the program often have been unsuccessful in responding positively to traditional service delivery approaches. With the participants in the program actively determining their own course of treatment, the process begins with diagnosis and provides a course of integrated services intended to reduce fragmentation and duplication of services. Through the course of the program, clients receive stable housing, management of disorders, and treatment to reduce substance abuse. The goal is to reintegrate the client into the community. Each client receives intensive support from a “team” consisting of a psychiatrist, nurse, case manager, and peer specialist.

Concurrent with the establishment of ACT, the City committed funds for the development of a Housing First program. **Housing First** provides housing as a stabilizing factor in a person’s life, not as a condition of receiving services. Various homeless service providers and the ACT refer homeless persons to the program. To be eligible for the program, the client must be homeless and have a chronic behavioral health disorder. Housing First rental assistance goes through the Supportive Housing Coalition which works with landlords to accept clients/tenants. Participants choose the apartment unit they lease and pay 30% of their income towards the rent. While it is required to have a case

manager when entering the program, it is not a requirement for continuing participation. In program year 2011, the City will fund the program through General Fund and Public Safety Tax revenues.

One of the biggest challenges encountered with the chronically homeless is the number of homeless persons who do not wish to receive services. The City continues its **outreach** efforts to the homeless community by coordinating with services providers, the Coalition to End Homelessness and other community leaders. In addition, the City coordinates with area law enforcement professionals to ensure public safety.

### **Homelessness Prevention**

#### **4. The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**

The City's strategies to prevent homelessness include the following:

- Eviction prevention
- Shelter services
- Housing
- Meals
- Healthcare
- Employment assistance
- Child care
- Cultural programs

### **Discharge Coordination Policy**

#### **5. Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.**

The City currently collaborates and coordinates with institutions to ensure that clients discharged are empowered to live successfully in the community. The City's network includes the following:

- Correctional facilities
- Mental health facilities and hospitals
- Physical rehabilitation centers
- Police and other emergency professionals
- Homeless service providers
- Community substance abuse and mental health professionals
- New Mexico Coalition to End Homelessness

### **Homeless Services Web Pages**

To expand on this network, the City has created a Homeless Services web page <http://www.cabq.gov/family/homeless-services/> that provides a homeless provide map and detailed information including website for agencies. The City also plans to create a brochure that will show a variety of services and resources for persons who are homeless or for those wishing to prevent homelessness. These brochures will be distributed to the professionals in the City's network as well as to the community at large.

The City and other providers currently distribute wallet-size tri-fold homeless resource cards that are used by all of the above.

By expanding the HUD's **Homeless Management Information System used by homeless providers**, similar to the City's 311 information system, a centralized information system will provide providers and agencies (listed above) with timely information and access to services.

### **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

N/A for City of Albuquerque

**COMMUNITY DEVELOPMENT**

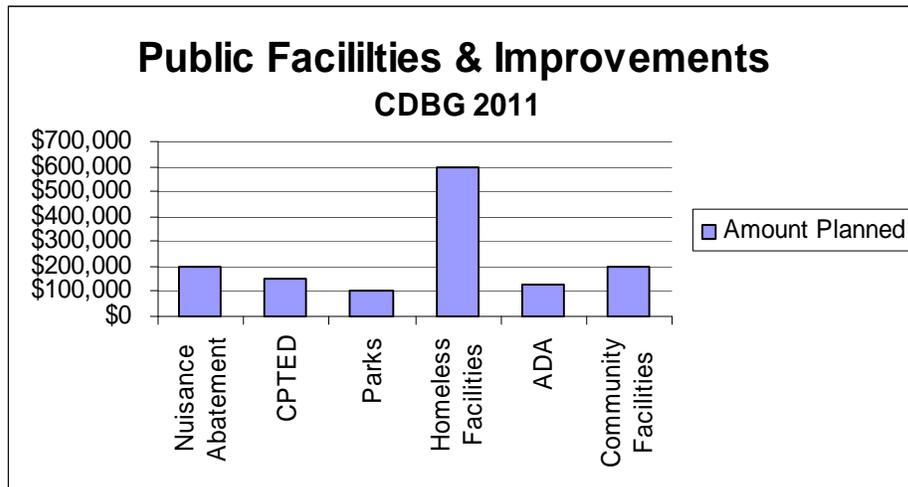
**Community Development**

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

The City of Albuquerque priority non-housing community development activities planned for 2011 include:

**Public Facilities & Improvements**

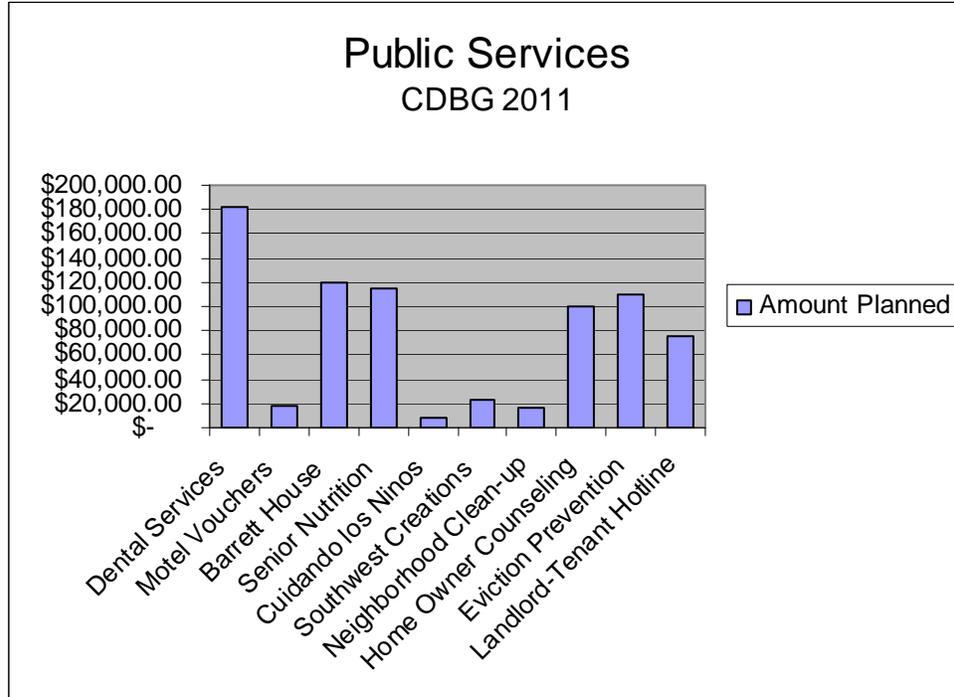
- Civil/Criminal Nuisance Abatement
- Crime Prevention Through Environmental Design (CPTED)
- Parks Improvements
- Homeless Facilities
- Access Improvements for Disabled
- Community Facilities



**Public Services**

- Dental Programs
- Homeless Shelter Programs
- Neighborhood Clean-up
- Senior Nutrition Services
- Day Care for Homeless Families
- Employment
- Home Ownership Counseling

- Eviction Prevention
- Community Voice Mail
- Landlord-Tenant Hotline



Please see the *Community Development Needs and Summaries* documents for more specific information on primary objectives.

2. **Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.**

The following charts show City of Albuquerque community planning and development programs that meet the following objectives. Please see the *Community Development Needs and Summaries* documents for more specific information on primary objectives.

## Community Development Objectives

### *Provide decent, safe, and sanitary housing*

Community Development Objective - Housing	Annual Target	Long-Term (5-year) Goal	Resources Planned	2011 Planned Activities	Long-term Objectives
H 1. emergency and minor home repairs for low- and moderate-income persons.	450 households	2250	CDBG	Continue program with the American Red Cross.	Continue to develop this program
H 2. home retrofit services for persons who are elderly or disabled.	800 households	4000	CDBG	Continue program with the CABQ Department of Senior Affairs Home Retrofit program.	Continue to develop this program
H 10. community education program to landlords, realtors and developers on the housing needs of people with disabilities.	500 people	2500	CDBG, HOME	No activity planned in 2011	Continue to develop and encourage the growth of this program in 2012
H 11. information on tenant and landlord rights and responsibilities.	1300 people	6500	CDBG	Continue program with Law Access.	Continue to develop this program
H 12 Fair Housing Counseling with emphasis on ADA compliance and housing rights of immigrants.	1100 people	5500	CDBG	Continue program with City Human Rights Office.	Continue to develop this program
PS 9. homebuyer counseling services.	400 households	2000	CDBG	Continue homebuyer counseling programs.	Continue to develop this program

CDBG funds are also used for delivery costs for various housing projects. Please see the **Housing Specific Objectives** table in the Housing section of the Plan.

**Provide suitable living environments**

<b>Community Development Objective - Suitable Living Environments</b>	<b>Annual Target</b>	<b>Long-Term (5-year) Goal</b>	<b>Resources Planned</b>	<b>2011 Planned Activities</b>	<b>Long-term Objectives</b>
PS 1. eviction prevention services.	200 Households	1000 Households	CDBG	Continue programs with Catholic Charities and YDI.	Create outreach and education
PS 2 dental care services in community based dental clinics	AHCH-1,500 CD-3,500 people	AHCH-7,500 CD – 17,500	CDBG	Continue programs with Albuquerque Health Care for the Homeless & Community Dental Services.	Continue to develop this program
PS 3. daily nutritious meals to persons who are elderly.	2,000 people	10,000	CDBG	Continue program with the City's Department of Senior Affairs.	Continue to develop this program
PS 4. day care services for children whose families are homeless.	100 people	500	CDBG	Continue program with Cuidando los Niños.	Continue to develop this program
PS 5. motel vouchers for persons who are homeless.	195 people	975	CDBG	Continue program with Albuquerque Health Care for the Homeless.	Continue program
PS 6. Provide employment assistance to immigrant women.	25 people	125	CDBG	Continue program with Southwest Creations, which provides jobs for LMI women.	Research other economic development opportunities.
PS 7 overnight shelter to women and children who are homeless	650 people	2,500	CDBG	Continue program with Barrett Foundation.	Continue program
PS 8. special neighborhood garbage pick-up in LMI neighborhoods	60 pick-ups	300	CDBG	Continue program with the City's Department of Solid Waste.	Continue program
PF 1. board up or demolish abandoned properties	65 units	325	CDBG	Continue Safe City Strike Force program.	Research redevelopment / rehabilitation opportunities

Community Development Objective - Suitable Living Environments	Annual Target	Long-Term (5-year) Goal	Resources Planned	2011 Planned Activities	Long-term Objectives
PF 2. CPTED - neighborhood area improvements that will reduce criminal activity	1 unit	5	CDBG	Develop new projects – focused in target areas.	Continue to work with LMI neighborhoods to develop other projects
PF 3. acquire, renovate or expand public facilities that house services for LMI persons and other at-risk people	3 facilities	6 facilities	CDBG	Work with LMI neighborhoods to develop projects.	Coordinate with city planning documents and long-range plans to expand services.
PF 4. expand or improve parks located in LMI neighborhoods.	1 park	5 parks	CDBG	Continue projects in progress to improve / expand parks, plant trees, etc.	Coordinate with Parks Department and LMI neighborhoods
PF 5. expand emergency shelter programs for persons who are homeless.	Planning Phase	1 facility	CDBG	Identify and begin implementation of a project.	Complete project by 2013.
PF 6. physical improvements to public facilities to enhance accessibility to the facility by persons with disabilities.	1 facility	5 facilities	CDBG	Work with agencies, providers, and LMI neighborhoods to develop projects -- focused in target areas.	Work with public facility providers to identify and create a plan for improvements for persons with disabilities.
PF 7. physical improvements to community centers located in LMI neighborhoods.	1 facility	5 facilities	CDBG	Work with community center staff and LMI neighborhoods to develop new projects -- focused in target areas.	Coordinate with community center staff and neighborhoods for long-range projects

***Expand economic opportunities***

While the City has several CDBG projects and programs that expand economic opportunities and create jobs, none are defined in this category.

**Section 3** of the Housing and Urban Development Act of 1968 is HUD's legislative directive for providing preference to low- and very low-income residents of the local community (regardless of race or gender), and the

businesses that substantially employ these persons, for new employment, training, and contracting opportunities resulting from HUD-funded projects.

The City is working to include more Section 3 businesses and to ensure that contractors comply with Section 3 requirements.

**Antipoverty Strategy**

**1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

In 2011, the City of Albuquerque Department of Family and Community Services will complete its Analysis of Fair Housing Impediments and an assessment of social service programs and needs within the City of Albuquerque. The Department then plans to use this data to develop five year anti-poverty strategy in collaboration with social service providers, beneficiaries, funders and other appropriate stakeholders. The assessment will be used to inform the City’s 2013-2017 Consolidated Plan and 2012 Action Plan.

**NON-HOMELESS SPECIAL NEEDS HOUSING**

**Non-homeless Special Needs (91.220 (c) and (e))**

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.**

The chart below shows various special needs groups and services expected to continue.

Special Needs Group	Services Expected to be Funded
Elderly & Frail Elderly	<ul style="list-style-type: none"> <li>• Senior nutrition</li> <li>• Home retrofits</li> </ul>
Persons w/ Severe Mental Illness	<ul style="list-style-type: none"> <li>• Assertive Community Treatment (ACT)</li> <li>• Housing First</li> </ul>
Developmentally Disabled	<ul style="list-style-type: none"> <li>• State Medicaid Waiver for Developmentally Disabled</li> <li>• State Long-Term Care Department</li> <li>• Computer equipment for ARCA</li> </ul>
Physically Disabled	<ul style="list-style-type: none"> <li>• Long Term Care</li> <li>• Commission for the Blind (State)</li> <li>• Accessible facility for Adelante</li> </ul>
Alcohol/Other Drug Addicted	<ul style="list-style-type: none"> <li>• City of Albuquerque, DFCS, Division of Behavioral Health</li> <li>• Assertive Community Treatment (ACT)</li> <li>• Housing First</li> <li>• Federal Block Grant to State of New Mexico</li> <li>• Access To Recovery Grant (federal grant to State)</li> </ul>
Public Housing Residents	<ul style="list-style-type: none"> <li>• Section 8 funded projects</li> </ul>

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

**Funding for projects that serve special needs populations:**

The City has allocated CDBG funds for the following projects that serve seniors

- Senior nutrition
- Home retrofits

The following housing projects are expected to serve special needs populations:

- Silver Gardens Phase II
- Plaza De Felicidad
- Luna Lodge

**Housing Opportunities for People with AIDS**

The City receives HOPWA funds and has a Memorandum of Understanding with the New Mexico Mortgage Finance Authority (MFA) to carry out the program. HOPWA information will be reported on the MFA's Action Plan and CAPER.

**Specific HOPWA Objectives**

**Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.**

Please see above.

**Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.

1. Describe the policy and procedures the PJ will follow to affirmatively market housing containing five or more HOME assisted units.

In *City of Albuquerque, Analysis of Impediments to Fair Housing Choice* (BBC Research & Consulting), the predominant impediments to fair housing in Albuquerque were identified as follows:

- Shortage of affordable housing
- Lack of handicap accessible housing
- Housing discrimination because of race
- Lack of resources to serve tenants with fair housing concerns

- Lack of fair housing education and awareness

In 2011 the City plans to continue to fund the Independent Living Resource Center (ILRC) to provide housing counseling services to persons with disabilities, and, to contract with the Greater Albuquerque Housing Partnership (GAHP), the Sawmill Community Land (SCLT), and the United South Broadway Corporation (USBC) to provide homebuyer counseling and foreclosure counseling to low and moderate income populations. The Division will also work with the American Red Cross to provide low income persons with emergency home repair services and will fund the Department of Senior Affairs Home Retrofit program to provide services to low income seniors. Also, as part of its Fair Housing activities, the Division will again fund the Fair Housing Coordinator position within the City's Human Rights Office to educate realtors, property managers, non-profit housing providers and other community organizations on Fair Housing issues, and, contract with **Law Access** to provide persons information related to tenant and landlords' rights and responsibilities under the New Mexico Tenant Landlord Law.

2. Describe actions to establish and oversee a minority outreach program within the jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, constructions firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

To increase its outreach to minority and women owned businesses, the Community Development Division will include the following agencies on appropriate Request for Proposals (RFP) distribution lists:

- National Association of Women's Business Owners (NAWBO) P.O Box 30887, Albuquerque NM, 87190
- Albuquerque Minority Business Development Center (718 Central Ave SW #2, Albuquerque, NM 87102) 843-7114

Additionally, in 2011 the Division plans to invite representatives from the above mentioned agencies to participate in its Affordable Housing Project and strategic planning activities to include: city-wide trainings on affordable housing/fair housing topics, ground breakings and ribbon cuttings for new construction development projects, Albuquerque Affordable Housing Committee meetings, strategic planning focus groups, and Action Plan/CAPER Public comment meetings.

3. Describe how HOME and ESG matching requirements will be satisfied.

For PY 2011, City Matching funds in the amount \$558,656 have been allocated for HOME and \$209,000 have been allocated for ESG.

