

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The issue of poverty continues to be a challenge for the City of Albuquerque. The last Census in 2010 disclosed that 16.3 percent of the population had an income that was below the federally established poverty level of \$22,314 for a family of four. Among the elderly, 11 percent were living in poverty as were 23.5 percent of children under 18. Albuquerque's median household income is 93.0 percent of the national figure and 106.7 percent of the State figure. The City has a substantial number of households with an income of less than \$15,000; in fact, 14.2 percent of households in the City (some 31,365 households) are below this figure. Significantly, more than half, 53 percent, of Albuquerque households fit the HUD definition of low income. The most current income data from the American Community Survey notes that in 2013 (income data for 2014 will be released in September 2015); this would mean any family of four earning equal to or less than \$48,355 per year.

At the same time that poverty is an issue in the City of Albuquerque, the City's Community Development Division (Division) has been experiencing severe reductions in federal and local funds. The Division received approximately \$71 Million in federal and local funds to implement its 2008-2012 Consolidated Plan. Currently, the Division is implementing the fourth year of its 2013-2017 Consolidated Plan (ConPlan) with only half that amount, \$34 Million, anticipated over the five year period.

Therefore, it is no surprise that one principle of the ConPlan and 2016 Action Plan is to focus on program interventions that will best meet the immediate housing and supportive housing needs of cost burdened populations "at-risk" for homelessness, and invest in preventative strategies to prevent cycles of poverty and chronic homelessness, with reduced funding. The Community Development Division will continue to prioritize those program strategies that increase the capacity of vulnerable City residents to access and maintain affordable housing and to revitalize low income target neighborhoods.

During the implementation of the 2016 Action Plan, the Division will work closely with social services organizations, housing providers and developers, other City departments and public entities to identify to changing community needs. Since the development of the ConPlan, the Division has continued its outreach efforts to learn more about the needs of target populations, such as grandparents raising

grandchildren and youth transitioning from the foster care system, and respond to those needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objective 1: Increase Affordable Housing opportunities for low to moderate income households:

- New Construction Rental Program: 132 Household Housing Unit
 - Rental Acquisition/Rehabilitation Program: 40 units rehabilitated
 - Tenant-based Rental Assistance Program / Rapid Re-housing Program: 110 Households Assisted
 - Emergency Intervention Program: 8542 Overnight/Emergency Shelter/Transitional Housing Beds
 - Homeless Prevention Program: 336 Households assisted
 - Housing for Homeless added: 10 Household Housing Unit
- ### **Objective 2: Increase Sustainable Housing Opportunities for low to moderate income households:**

- Public service activities other than Low/Moderate Income Benefit: 1360 Persons assisted
 - Homeowner housing Rehabilitated: 2138 Housing units
- ### **Objective 3: Revitalize Target Neighborhoods:**
- Public Service Program activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
 - Rental Units Constructed: 120 Housing Units
 - Rental units Rehabilitated: 40 housing units

- Businesses assisted: 8
- Housing code enforcement/foreclosed property care: 14 housing units

Objective 4: Increase Services for "at-risk" Populations

Public service activities other than Low/Moderate Income Housing Benefit: 772,714

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Because of an unstable and slow housing market, the City's single family new construction projects were not able to meet the 2008-2012 objectives as initially estimated. While construction activities occurred as planned, developers had difficulties over the 2008-2012 Plan Period selling and occupying units. The effects are still felt today and continue to have impact on the 2016 Action Plan. Due to the inventory of unsold houses, the Division has limited its homeownership initiatives to developments that were under construction or in the development stage during the previous consolidated plan period. City staff has continued to work closely with Developers to monitor the housing market and increase marketing strategies as well as to increase down payment assistance to stalled projects in hopes of attracting eligible homebuyers. Despite increased incentives, however, the City's inventory of single family new construction units remained high. According to Developers, one main reason for the lack of sales was that potential first time homebuyers faced increased difficulties in obtaining first mortgages due to changes in lending practices brought on by the economic downturn. Also it can be argued that because of fluctuations in the job market, consumer confidence in the overall economy remained lower than in previous years and therefore also contributed to a slow-down in housing sales.

Within this context, the Division is concentrating its goal of increasing affordable housing opportunities through rental (both rehabilitation and new construction) and tenant based rental assistance, rather than homeownership. Similarly, the Division is focusing on increasing sustainable housing opportunities through homeownership rehabilitation and neighborhood revitalization. In the past, the Division has served at-risk populations through its Public Services programs and will continue to do so during 2016.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

On September 22, 2015, the Community Development Division presented the 2016 Action Plan at the Los Griegos Community Center. The meeting location as well as detail information regarding location of free copies of the Action Plan, funding amounts and purposed of the proposed funding was advertised in the Albuquerque Journal on September 6, 2015. The information was also posted on the City's website. Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were provided the Public Meeting Notice by email and invited to attend the meeting. A notice of the Public Meeting also went out to the City's Office of Neighborhood Coordination so that it could be forwarded to existing neighborhood associations. Citizens were notified at the Public Meeting and on the Department's website of the Plan's 30-day Public Comment period, which started on September 22, 2015 and ends on October 22, 2015. Minutes of the Public Meeting are attached to the hard copy as well as the sign-in sheet and the PowerPoint presentation which participants viewed.

Citizens were also encouraged to attend both the City Council Finance Government Operations (FGO) Committee and City Council Public Hearings where the 2016 Action Plan is introduced and voted upon.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

Community input for the 2016 Action Plan was solicited in multiple ways. The City publically presented the 2016 draft Action Plan on September 22 which initiated a 30-day Public Comment Period. E-mail invitations were sent out to Housing Developers, social service agencies, neighborhood associations, and an announcement was posted in the Albuquerque Journal. The Action Plan was posted on the City's website for the 30-day Public Comment Period and information was given on how to submit public comments.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALBUQUERQUE	
CDBG Administrator		Department of Family and Community Services
HOPWA Administrator		
HOME Administrator		Department of Family and Community Services
ESG Administrator		Department of Family and Community Services
HOPWA-C Administrator		

Table 1 - Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

From the beginning of its five year strategic planning process, the City of Albuquerque's Community Development Division decided to make its *2013-2017 Consolidated Plan* as "needs based" and as community driven as possible. Consequently, from the start, the City has engaged multiple housing and social service organizations, public and not-for-profit entities at key points in the planning process. Most notably the City conducted extensive community outreach during the needs assessment phase of the planning process and again reached out for community input during its discussions on how to meet identified priority community needs with available resources. Four groups that should be specifically mentioned as having provided extensive input into the development of the *2013-2017 Consolidated Plan* from beginning to end are: the Albuquerque Citizen Team (ACT), the Affordable Housing Committee (AHC), the Strategic Collaborative to End Homelessness, the Community Development Division Plan and Coordinate Team, and the Consolidated Plan Consultant Team.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Affordable Housing Committee has representation from the private lending industry, the affordable housing industry, the Department of Family and Community Services, the Planning Department, the Albuquerque Housing Authority, homeless/low income populations, and the New Mexico Mortgage Finance Authority. The purpose of the Committee is to advise the City on its overall affordable housing strategies. 2016 Action Plan Consultation emails were sent to the committee so that the members could review and comment. At its 9/17/2015 meeting, the committee members were reminded of the 9/22/15 Public Meeting and encouraged to attend. (Minutes and emails attached to hard copy.)

The Albuquerque Citizen Team has representation from seven of the City's City Council Districts as well as representation from the Albuquerque Public School System, the ABQ Heading Home Initiative, the UNM Pathways Program, the City's Human Rights Office, the City's Planning Department, the City's senior population, and New Mexico AIDS Services. The purpose of the Committee is to advise the Community Development Division on its HUD five year Consolidated Plan and its Annual Action Plan programming strategies. 2016 Action Plan Consultation emails

were sent to the ACT so that the members could review and comment. In addition, the ACT members were encouraged to attend the Public Meeting (notification email attached to hard copy).

Housing and Neighborhood Economic Development Fund Committee: This Committee works with the City to identify and prioritize housing and economic development needs and programming priorities for the City's Housing and Neighborhood Economic Development Fund (HNEDF). This fund works to reduce poverty in some of the City's most distressed neighborhoods. Members on this Committee include local business leaders, local community activities, neighborhood representatives, and professionals within the Housing Industry. Although the Action Plan was not an agenda item, there were many aspects of the goals of the 2016 Action Plan that were topics for discussion during regular committee meetings.

In addition to the active committees listed above, the Department of Family and Community Services also attends regularly scheduled coordination meetings with government representatives from Bernalillo County, Sandoval County, and the City of Rio Rancho as well as representatives from the United Way of Central New Mexico. The Department of Family and Community Services is also taking a lead role in the National Dialogue on Mental Health-Albuquerque by participating on the Steering Committee of Creating Community Solutions-Albuquerque. City staff also actively participates with ABC Community Schools Initiative which is a partnership between Bernalillo County, the City of Albuquerque, the Albuquerque Public School System and the United Way of Central New Mexico. The purpose of this project is to improve educational outcomes for public school students living within the City's International District. The project employs grass root, community development practices within the Education sector to build the capacity of schools to be community centers in order to more effectively meet the cross-sector needs of vulnerable families. Lastly, staff members work with City Councilors, Housing Developers, Business Developers, law enforcement, and Planning Department staff on the Alvarado Task Force. This Task Force coordinates activities in the Downtown Core, focused on economic development, affordable housing, transportation, and infrastructure.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Albuquerque Strategic Collaborative to End Homelessness acts as the steering committee for the CoC and in that capacity allocates CoC funding and coordinates CoC activities. Through its General Fund, the City contracts with the New Mexico Coalition to End Homelessness to coordinate CoC funds and activities through the

Collaborative and City staff from the Community Development Division attend all Collaborative meetings. As the Collaborative meets once a month, there is constant on-going communication between the Community Development Division and the Collaborative concerning the allocation of CoC and HESG funds, the monitoring and evaluation of CoC projects, and the policies and procedures for the administration of the HMIS.

In consultation with the ABQ Strategic Collaborative to End Homelessness, the City takes the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons experiencing homelessness while the ABQ Strategic Collaborative to End Homelessness takes the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness. In the assessment sections of the Consolidated Plan, populations that were identified as being particularly vulnerable to being unable to access and/or maintain affordable stable housing were adults with a history of incarceration, grandparents raising grandchildren, youth exiting the foster care and/or juvenile justice system, adults with behavioral health issues, and victims of domestic violence. These populations will be of particular concern to the City during the *2013-2017 Consolidated Plan* program years.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Albuquerque Strategic Collaborative to End Homelessness acts as the steering committee for the CoC and in that capacity allocates CoC funding and coordinates CoC activities. Through its General Fund, the City contracts with the New Mexico Coalition to End Homelessness to coordinate CoC funds and activities through the Collaborative and City staff from the Community Development Division attend all Collaborative meetings. As the Collaborative meets once a month, there is constant on-going communication between the Community Development Division and the Collaborative concerning the allocation of CoC and HESG funds, the monitoring and evaluation of CoC projects, and the policies and procedures for the administration of the HMIS.

In consultation with the ABQ Strategic Collaborative to End Homelessness, the City takes the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons experiencing homelessness

while the ABQ Strategic Collaborative to End Homelessness takes the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness. d Plan. As noted in assessment sections of the Consolidated Plan, populations that were identified as being particularly vulnerable to being unable to access and/or maintain affordable stable housing were adults with a history of incarceration, grandparents raising grandchildren, youth exiting the foster care and/or juvenile justice system, adults with behavioral health issues, and victims of domestic violence. These populations will be of particular concern to the City during the *2013-2017 Consolidated Plan* program years.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 - Agencies, groups, organizations who participated

1	Agency/Group/Organization	SUPPORTIVE HOUSING COALITION OF NEW MEXICO
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on two different committees that were asked to review and comment upon the 2016 Action Plan: the Affordable Housing Committee, the CoC Steering Committee. This agency also submitted a response to the City's 2015 needs assessment asking for input into the housing and public facility needs of City residents. By coordinating with the SHC-NM, the City is ensuring better coordination between homeless populations, non-homeless special needs populations and neighborhood revitalization strategies where housing development s are a key part.
2	Agency/Group/Organization	NEW MEXICO MORTGAGE FINANCE AUTHORITY
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on the City's Affordable Housing Committee and was asked to review and comment on the 2016 Action Plan. By coordinating with the MFA on strategic planning issues, we will improve coordination on the joint funding of many of the City's affordable housing development projects. The MFA administers the State's LIHTC Program.

3	Agency/Group/Organization	NewLife Homes, Inc
	Agency/Group/Organization Type	Housing Services - Housing Housing Developer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	NewLife Homes was consulted through their representation on the City's Affordable Housing Committee. This agency is also one of the City's not-for-profit Affordable Housing Developers which specializes in providing affordable housing opportunities for Extremely Low Income populations, persons with special needs. This Developer is also exploring ways to better meet the housing needs of Veterans and youth transitioning out of the Foster care and/or juvenile justice systems.
4	Agency/Group/Organization	Albuquerque Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on the City's Affordable Housing Committee.

5	Agency/Group/Organization	UNM Pathways
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pathways works to help vulnerable populations access health, education, housing, and economic development opportunities. This agency is represented on the City's Albuquerque Citizen Team and advises on all aspects of the 2016 Action Plan.
6	Agency/Group/Organization	NM AIDS Services
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on the City's Albuquerque Citizen Team and helps advise on all aspects the 2016 Action Plan.
7	Agency/Group/Organization	City of Albuquerque Office of Diversity and HUman rights
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Office of Diversity and Human Rights provides education and outreach on Fair Housing, Equal Employment topics as well as information on the Americans with Disabilities Act. The agency is represented on the Albuquerque Citizen Team and advises on all aspects of the 2016 Action Plan.
8	Agency/Group/Organization	CUIDANDO LOS NINOS, INC.
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted in response to the Public Meeting, which helped the City to prioritize housing interventions for high priority homeless populations.

Identify any Agency Types not consulted and provide rationale for not consulting

The City worked with multiple social services, education, health, and housing providers to determine its 2016 Action Plan priorities. Among these agencies included: NM AIDs Services, NewLife Homes, UNM Pathways, Cuidando Los Ninos, St. Martin's Hospitality Center, and the Supportive Housing Coalition of NM. Additionally, the City consulted with the NM Mortgage Finance Authority, a State lending institution, the Albuquerque Housing Authority, the City Planning Department and the City's Department of Economic Development. The City did not consult other local governments, or participating jurisdictions, which work with similar grants. The City of Albuquerque is the largest

city in the state, and as such, the issues it faces and the programs it implements are not directly comparable to other cities in New Mexico; no benefit to a consultation was readily evident, given time constraints and limited resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NM Coalition to End Homelessness	The NMCEH is represented on the City's Affordable Housing Committee which which advises the City on its Plan & ensures alignment of the Plan's goals with CoC goals.

Table 3 - Other local / regional / federal planning efforts

Narrative (optional)

On September 22, 2015 the Community Development Division presented the 2016 Action Plan at the Los Griergo Community Center. The time, location, and purpose of this Public Meeting were advertised in the Albuquerque Journal two weeks prior to the meeting. The notification of Public Meeting was also sent via e-mail by the City’s Office of Neighborhood Coordination to all Neighborhood Coalitions in the city to distribute amongst all partner neighborhood associations. (attached)

Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were e-mailed the Public Meeting Notice and invited to attend the meeting.

AP-12 Participation - 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

On September 22, 2015, at 5:30 p.m., the Division presented the 2016 Action Plan at the Los Griegos Community Center. The PowerPoint presentation notes the beginning of the comment period from September 23, 2015, through October 22, 2015. The time, location, and purpose of this Public Meeting were advertised in the Albuquerque Journal two weeks prior to the meeting. The time and location of the meeting were selected specifically to allow easy access and encourage the largest number of working people to participate in the process. Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were notified of the Public Meeting through email. In addition to usual modes of encouraging public involvement, the City worked throughout the 2015 program year, to attract participation and broaden public outreach for 2016. The impact of broadening citizen participation in goal setting is that it brings greater awareness of special needs and this was incorporated. The Division solicited input from agencies concerning the public facility and housing needs of City residents through an assessment survey too, which impacted the scopes of the RFP.

Public Comment received:

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A		N/A	
2	Internet Outreach	Persons with disabilities Residents of Public and Assisted Housing populations experiencing homelessness, low income populations, non-homeless populations with special	N/A		N/A	

Table 4 - Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.220(c) (1, 2) Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,857,639	121,000	931,472	4,910,111	7,836,026	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,588,217	200,000	1,988,217	3,776,434	3,176,434	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	349,238	0	0	349,238	0	
Continuum of Care	public - federal	Housing Transitional housing	4,800,000	0	0	4,800,000	4,800,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Housing Overnight shelter Public Services Services	5,276,280	0	0	5,276,280	5,276,280	
Section 8	public - state	Rental Assistance	0	0	0	0	0	Section 8 funding is awarded to the Albuquerque Housing Authority, which is an independent entity from the City; the Division has no jurisdiction over these funds.
Tax Credits	private	Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	Projects funded by the Division often compete for LIHTC; however, the MFA administers these awards, which are not announced until after submission of the Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
Other	public - local	Economic Development Housing	4,900,000	0	0	4,900,000	0	
Other	public - local	Multifamily rental new construction Multifamily rental rehab Other	1,067,380	0	0	1,067,380	0	

Table 5 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

ESG Match for Program Year 2016 is expected to be \$349,238 in cash match from the City's General Fund. HOME Match for Program Year 2016 is expected to be \$521,784 in cash from the City's General Fund. The WFHTF Program requires a 4 to 1 leverage from non-City sources and it is anticipated that the City will contribute almost \$5 Million in WFHTF monies to this Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns land in the Trumbull Village neighborhood and the West Mesa neighborhood which will support the development of affordable housing development projects funded through Workforce Housing funds. The City owns additional land in the Barelays Railyards and the "Brown" propety on North Fourth Street that could support addordable housing development projects.

Discussion

The total allocation of funds for the 2016 Action Plan is nearly \$18 million coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), the Continuum of Care, the Workforce Housing Trust Fund, the City general Fund, and, the Housing and Neighborhood Economic Development Fund Program. Of these monies, about \$3.4 Million dollars will be used to revitalize target neighborhoods while the remaining \$14.6 Million will be used for high priority projects providing city-wide services to vulnerable City residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs	Downtown Singing Arrow West Mesa	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Home Owner Repair Program COA Fair Housing Homeless Intervention	HOME: \$2,539,469 ESG: \$306,779 Continuum of Care: \$4,800,000 General Fund: \$5,713,246 Housing and Neighborhood Economic Development Fund: \$2,000,000 Workforce Housing Trust Fund: \$5,000,000	Rental units constructed: 132 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homeless Person Overnight Shelter: 8542 Persons Assisted Homelessness Prevention: 336 Persons Assisted Housing for Homeless added: 1543 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase Sustainable Housing Opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs Fair Housing	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Santa Barbara Martinez town Trumbull	Home Owner Repair Program COA Public Services Program COA Fair Housing	CDBG: \$2,156,621	Public service activities other than Low/Moderate Income Housing Benefit: 1360 Persons Assisted Homeowner Housing Rehabilitated: 1191 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Revitalize Target Neighborhoods	2013	2017	Affordable Housing Non-Housing Community Development	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Trumbull West Mesa	Rental Acquisition/Rehabilitation Program Rental New Construction Home Owner Repair Program Public Improvements COA Fair Housing	CDBG: \$1,456,191 HOME: \$2,539,469 Workforce Housing Trust Fund: \$5,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted Rental units constructed: 120 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Businesses assisted: 8 Businesses Assisted Housing Code Enforcement/Foreclosed Property Care: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Services for At-Risk Populations	2013	2017	Homeless Non-Homeless Special Needs Non-Housing Community Development	Alta Monte Neighborhood Barelbas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	COA Public Services Program Public Facilities Homeless Intervention	CDBG: \$1,869,400 General Fund: \$2,487,980	Public service activities other than Low/Moderate Income Housing Benefit: 772714 Persons Assisted

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Housing opportunities
	Goal Description	Once again, when asked about the priority housing needs for vulnerable City residents, community members indicated that rental assistance and rental units for households at or below 30% AMI should be the City's housing priority. Consequently, the City is continuing to invest funds in its HOME TBRA Program as well as investing in a rental acquisition/rehabilitation program. This project will have units set-aside for homeless and or near homeless City residents at or below 30% AMI. The three (3) projects being supported through the City's TBRA Program will also support low income homeless and/or near homeless populations obtain safe and affordable housing opportunities throughout the City. Additionally, Continuum of Care (CoC) funds will help provide supportive and transitional housing opportunities for homeless population.
2	Goal Name	Increase Sustainable Housing Opportunities
	Goal Description	In addition to ensuring that cost-burdened low income renter populations are able to obtain housing that is safe and affordable, the City will also work to ensure that cost burdened homeowners do not lose their housing because of the inability to make repairs. Consequently, the City will continue to support its Emergency Minor Home Repair Program, its Homeowner Retrofit Program, and its Homeowner Rehabilitation Program. Also, the City will continue to support fair housing and landlord/tenant outreach and education activities both city-wide and in priority, high poverty distressed neighborhoods so that residents do not lose their housing because of Fair Housing violations and/or not knowing their rights and responsibilities as tenants. Lastly, the City will continue to fund its Eviction Prevention project so that residents do not loose housing due to short term financial emergencies.

3	Goal Name	Revitalize Target Neighborhoods
	Goal Description	<p>As per the 2013-2017 Consolidated Plan, the City will continue to implement many of its projects in high priority neighborhoods to ensure the most effective use of limited program funds. In addition to ensuring that programming works to "increase affordable housing opportunities" and "increase sustainable housing opportunities" for low income, vulnerable populations, the City also wants to ensure that projects work to revitalize entire neighborhoods so that taxpayer monies get the biggest bang for the buck. Therefore all of the City's planned 2016 affordable housing development projects take on a dual role of both providing affordable housing opportunities for low income cost-burdened populations, and, revitalizing distressed target neighborhoods. These projects are designed to improve neighborhood conditions by cleaning up areas of slum and blight, improving local infrastructure including sidewalks, streets and landscaping, providing additional services to neighborhood residents by including mixed use spaces, and helping to improve the economic conditions of high poverty neighborhoods by creating attractive environments to encourage diverse populations to live in these neighborhoods.</p>

4	Goal Name	Increase Services for At-Risk Populations
	Goal Description	<p>The City will use its 2016 CDBG Public Service monies to provide gap funding to local agencies that provide services to some of the City's most vulnerable populations to ensure that these populations have access to necessary services in the areas of health, education, housing, public safety, and economic development. In 2016 the City will continue to fund the following projects: Low Income and Homeless Dental Services, Emergency Motel Vouchers, Senior Meal Services, Eviction Prevention, Early Childhood Development Services to Homeless Children and their Families, and Employment Training for Immigrant Women.</p> <p>In 2014 an assessment tool was sent out to over 50 local agencies requesting information on Public Facility needs in the community. The City received numerous requests for funding. Possible Needs identified for 2016 include: Acquisition of office space for NMAFC, Public Facility enhancements for substance abuse program, Public restrooms downtown, Homeless shelter for women for families, van for homeless shelter, van for homeless women's economic development project, acquisition of a public facility for an economic development project for immigrant women. Based on the response from the community and the needs identified the City decided to make Public Facilities a priority for the 2016 Program Year.</p>

Table 7 - Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Rental Acquisition/Rehabilitation Program: The City estimates an average output of 8 units per year for this Program. Of these units it is planned for a minimum of 15% (3 units) per year for five years to be targeted at extremely low income populations with the remainder of the units (17 units) benefitting low to moderate income households.

Rental New Construction program: The City estimates an average output of 70 units per year for this Program. Of these units 15% (10 units) will be set aside for extremely low income households, 60% (42 units) will be set aside for low-income households between 31-50% AMI, and the remaining 25% (18 units) will target households above 51% AMI.

Tenant Based Rental Assistance (TBRA) Program: The City estimates an average output of 80 units per year for this Program. Of these units 100% (80 units) will be used for extremely low income households.

AP-35 Projects - 91.220(d)

Introduction

This section addresses Projects that the City plans to fund in the 2016 Program Year. Planned projects are designed to support cost-burdened high priority populations identified in the City's 2013-2017 Consolidated Plan. Projects are also designed to help revitalize high priority distressed neighborhoods through comprehensive interventions.

#	Project Name
1	HOME TBRA- Housing
2	Homeless Intervention- ESG
3	COA Administration- Administration
4	Homeowner Rehabilitation Program- Housing
5	Emergency Minor Home Repair Program - Housing
6	Retrofit Program - Housing
7	Low Income Dental - Public Service
8	Homeless Dental - Public Service
9	Emergency Motel Vouchers - Public Service
10	Senior Meals - Public Service

#	Project Name
1 1	Eviction Prevention - Public Services
1 2	Employment Training - Public Service
1 3	St. Martin's Hospitality Center - Public Facilities
1 4	CHDO Operating - Administration

Table 8 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In 2014 an assessment tool was sent out to over 50 local agencies requesting information on Public Facility needs in the community. The City received numerous request for funding. Possible needs identified for 2016 included: Acquisition of office space for NMAFC, Public Facility enhancements for substance abuse program, Public restrooms downtown, Homeless shelter for women for families, van for homeless shelter, van for homeless women's economic development project, and acquisition of a public facility for an economic development project for immigrant women. Based on the response from the community, the City decided to make Public Facilities a priority for the 2016 Program Year.

When asked about the priority housing needs for vulnerable City residents, community members indicated that rental assistance and rental units for households at or below 30% AMI should be the City's housing priorities. Consequently, the City is investing additional funds in its HOME TBRA Program as well as investing in an affordable housing project and a rental acquisition/rehabilitation project.

Projects

AP-38 Projects Summary Project Summary Information

Table 9 - Project Summary

1	Project Name	HOME TBRA- Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Affordable Housing opportunities
	Needs Addressed	HOME Tenant Based Rental Assistance
	Funding	HOME: \$610,000 General Fund: \$50,400
	Description	This Program will fund 3 Tenant Based Rental Assistance Projects serving specific high priority populations.1- The Supportive Housing Coalition2- St. Martins3- Albuquerque Housing Authority
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Implement 3 HOME Tenant Based Rental Assistance (TBRA) Projects to meet increase community need for rental assistance to homeless and near homeless populations.
2	Project Name	Homeless Intervention- ESG
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Affordable Housing opportunities
	Needs Addressed	Homeless Intervention
	Funding	ESG: \$319,045 General Fund: \$5,010,420
	Description	Projects under this category work to increase affordable housing opportunities and increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities to populations experiencing homelessness.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

Planned Activities

The Community Development Division will continue to support the funding of the following Emergency Shelter, Transitional Housing and Permanent Supportive Housing projects:

Emergency Shelter Services: The City will continue to fund the Emergency Winter Shelter implemented by the Albuquerque Rescue Mission in the amount of \$118,108 (HESG), \$80,770 (HESG Match) and \$157,200(GF); Emergency Shelter Services for Women and Children provided by the Barrett Foundation in the amount of \$32,000 (HESG) and \$12,400 (GF); Emergency Shelter Services for Men provided by the Good Shepherd Center in the amount of \$63,000(HESG Match), ABQ Heading Home as implemented by the Albuquerque Opportunity Center in the amount of \$35,000 (HESG), \$109,000 (HESG Match), \$106,000 (GF), Emergency Shelter Services for Homeless Youth provided by New Day in the amount of \$58,000 (GF), Day Shelter Services provided by St. Martin's Hospitality Center in the amount of \$146,660 (GF), and Emergency Shelter Services for Victims of Domestic Violence provide by S.A.F.E. House in the amount of \$436,700 (GF).

Transitional Housing: The City will also continue to support Crossroads to operate Maya's Place in the amount of \$142,000 (GF) and \$45,778 (CoC); S.A.F.E. House to operate Pathways in the amount of \$268,998 (CoC); Barrett Foundation to operate Casa Milagro and Bridges in the amounts of \$22,800 (GF) and \$116,154 (CoC) respectively; Catholic Charities to operate Proyecto La Luz in the amount of \$217,990 (CoC); and St. Martin's Hospitality Center to operate the St. Martin's Supportive Housing Program in the amount of \$234,349 (CoC).

Permanent Supportive Housing: The City will also continue to support the funding of Albuquerque Healthcare for the Homeless to operate its Permanent Housing Program in the amount of \$665,216 (CoC); Barrett Foundation to operate its Rapid Re-housing Program for Women and Children in the amount of \$95,983 (HESG); NM Aids Services to operate its Housing Voucher Program in the amount of \$27,510 (GF) St. Martin's Hospitality Center to operate its Permanent Housing Program in the amount of \$590,388 (CoC); Supportive Housing Coalition to operate its Housing First Program in the amounts of \$10,000 (HESG), \$50,000 (HESG Match), and 1,450,490 (GF) and the Therapeutic Living Services to operate its Permanent Housing Program in the amount

3	Project Name	COA Administration- Administration
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Affordable Housing opportunities Revitalize Target Neighborhoods Increase Sustainable Housing Opportunities Increase Services for At-Risk Populations
	Needs Addressed	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Home Owner Repair Program Homeowner Loan Program Homeowner New construction COA Public Services Program Public Improvements Public Facilities Small Buisness Loan Program COA Fair Housing Homeless Intervention
	Funding	HOME: \$220,182 ESG: \$26,193
	Description	These funds will be used to support the implementation of the City's 2016 Action plan.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Implementation of the 2016 Action Plan.
4	Project Name	Homeowner Rehabilitation Program- Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities
	Needs Addressed	Home Owner Repair Program
	Funding	CDBG: \$952,000
	Description	In 2016 the City will continue to fund the Office of Neighborhood Revitalization(ONR) to implement the City's Homeowner Rehabilitation Program. These funds will be used to increase sustainable housing opportunities to low and moderate income homeowners within the City of Albuquerque.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 homes will be rehabilitated.
	Location Description	The Homeowner Rehabilitation Program is open to qualifying households in any part of the City. However, most of the applicants come from the targeted areas because they are neighborhoods with more qualifying households and older housing stock and outreach activities have been conducted in these areas of the City.
	Planned Activities	The Homeowner Rehabilitation Program will address code violations in homes of persons that are qualified participants of the program.
5	Project Name	Emergency Minor Home Repair Program - Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities
	Needs Addressed	Home Owner Repair Program
	Funding	General Fund: \$33,900
	Description	This program administered by American Red Cross will increase sustainable housing for low to moderate income households by providing emergency minor home repairs to homeowners within City of Albuquerque limits.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This program will provide emergency electrical, plumbing, roofing and or minor home repairs to qualified homeowners.
6	Project Name	Retrofit Program - Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities Increase Services for At-Risk Populations
	Needs Addressed	Home Owner Repair Program
	Funding	General Fund: \$6,350
	Description	This program carried out by the Department of Senior Affairs will provide handicap accessibility modifications for low to moderate income seniors and persons with disabilities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide hanicap accesability modifications to qualified participants.
7	Project Name	Low Income Dental - Public Service
	Target Area	
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	COA Public Services Program
	Funding	General Fund: \$47,280
	Description	This program provided by Albuquerque Healthcare for the Homeless will provide comprehensive dental services to medically indigent persons residing within the City of Albuquerque.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide comprehensive dental services to medically indigent persons residing within the City of Albuquerque.
8	Project Name	Homeless Dental - Public Service
	Target Area	
	Goals Supported	Increase Services for At-Risk Populations

	Needs Addressed	COA Public Services Program Homeless Intervention
	Funding	CDBG: \$62,000 General Fund: \$67,400
	Description	Albuquerque Healthcare for the Homeless will provide a full range of dental services to medically indigent, low and moderate income persons in the City of Albuquerque who are experiencing homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide dental services to low income persons experiencing homelessness.
9	Project Name	Emergency Motel Vouchers - Public Service
	Target Area	Downtown
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	COA Public Services Program Homeless Intervention
	Funding	ESG: \$9,000 General Fund: \$19,380
	Description	These CDBG funds will provide support for the Albuquerque Healthcare for the Homeless Motel Voucher Program. This service provides short-term housing in motels for homeless individuals or families who are unable to stay in a traditional shelter due to medical or mental health problems.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Senior Meals - Public Service
	Target Area	Barelas Neighborhood West Mesa
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	COA Public Services Program
	Funding	CDBG: \$125,000
	Description	These funds will be provided to the Department of Senior Affairs to assist with the program costs to provide congregate meals to 300 unduplicated low income seniors located in census tracts where incomes are 51% AMI or below.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide congregate meals to low income senior citizens.
	Project Name	Eviction Prevention - Public Services

1 1	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities Increase Services for At-Risk Populations
	Needs Addressed	COA Public Services Program
	Funding	CDBG: \$109,400
	Description	This service provides emergency rental and utility assistance for up to 3 consecutive months to 200 families or 960 individuals to prevent homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide emergency rental and utility assistance to prevent homelessness.
	1 2	Project Name
Target Area		
Goals Supported		Increase Services for At-Risk Populations
Needs Addressed		COA Public Services Program
Funding		CDBG: \$23,000

	Description	CDBG Funds will be provided to Southwest Creations to assist in employing and training 30 low to moderate income persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Train and employ 30 low to moderate income persons.
1 3	Project Name	St. Martin's Hospitatlity Center - Public Facilities
	Target Area	Barelas Neighborhood
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	Public Facilities
	Funding	CDBG: \$350,000
	Description	St. Martin's Shelter Renovation Project will make critical expansions and improvements to both the kitchen and dining area of the facilities day shelter.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide funding to renovate the kitchen and dining area of St. Martin's Hospitatlity Center.
	Project Name	CHDO Operating - Administration

1 4	Target Area	
	Goals Supported	
	Needs Addressed	Rental New Construction
	Funding	HOME: \$73,394
	Description	These HOME Administration funds will be provided to two Community Development Housing Development Organizations (CHDO) to assist with operating costs incurred implementing their housing activities. The two CHDO's receiving operating funds are: 1. Sawmill Community Land Trust 2. Greater Albuquerque Housing Partnership.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In the City's 2013-2017 ConPlan, nine neighborhoods were targeted for neighborhood revitalization. In the 2016 Action Plan, projects are targeted to help the most vulnerable populations rather than at neighborhood revitalization. Workforce housing funds will be used to fund a project that will provide affordable housing opportunities and will improve the condition of the neighborhood in which it will be located. A large portion of the funding to improve affordable housing opportunities is in programs that are city wide such as the homeowner rehabilitation program, the emergency repair program and the senior retrofit program. Although not targeted to specific neighborhoods, they are targeted to low income individuals and because of that, the majority of the funds will be spent in the targeted neighborhoods. Three of the targeted neighborhoods, Alta Monte, Singing Arrow and Trumbull, have a high percentage of rental housing and when the City issues its RFP for Rental Acquisition/Rehabilitation, there is a high probability that the non profit selected for the program will identify a property in one of the three neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
Alta Monte Neighborhood	
Barelas Neighborhood	
Crest Planning Area	
Downtown	

Target Area	Percentage of Funds
Santa Barbara Martinez town	
Singing Arrow	
Sawmill	
Trumbull	
West Mesa	

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As discussed in the 2013-2017 Consolidated Plan, because of an estimated 50% reduction in funds over the 2013-2017 Program Period, it was decided that in order to make the greatest impact on the needs of low to moderate income City residents, it would make more sense to target specific neighborhoods within each of the four targeted CPAs and work comprehensively over the 2013-2017 programming period instead of attempting to geographically target the whole area encompassed within the boundaries of each CPA. In order to identify which neighborhoods should be targeted in each CPA, the City identified neighborhoods that stood out in terms of: 1) the need for neighborhood revitalization and/or housing programming and, 2) the availability of opportunities for neighborhood revitalization and/or housing programming. Based on these two criteria the following neighborhoods were selected as potential priority neighborhoods: Alta Monte (Mid Heights CPA), Barelvas (Central Albuquerque CPA), Santa Barbara/Martinez town (Central Albuquerque CPA), Trumbull (Near Heights CPA), "Crest" (Near Heights CPA), and West Mesa (Southwest Mesa CPA). The City then vetted this list of priority neighborhoods through the Albuquerque Citizen Team (ACT), the Affordable Housing Committee (AHC) and staff from the City's Planning Department. Based on this vetting process, three (3) additional neighborhoods were added to the original list. The three additional neighborhoods added were: Sawmill, Downtown, and San Jose. However, in 2013 upon further review, it was noted that the San Jose neighborhood, based upon 2010 census data does not show up as a high poverty neighborhood (i.e. at least 20% rate of poverty). Consequently, it was suggested to the Public and to City staff that the San Jose neighborhood be replaced with the Signing Arrow neighborhood as a target area for the remainder of the 2013-2017 Consolidated Plan Program Period.

Discussion

The total allocation of funds for the *2016 Action Plan* is slightly more than nearly \$17 million coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), the Continuum of Care, the Workforce Housing Trust Fund, the City general Fund, and the Housing and Neighborhood Economic Development Fund Programs. Of these monies, about \$7 Million dollars will be used to revitalize target neighborhoods while the remaining \$22 Million will be used for high priority projects providing city-wide services.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

2016 Rental New Construction and Rental Acquisition/ Rehabilitation projects will be focused in high priority neighborhoods and on high priority underserved populations such as two parent veteran families, single parent heads of households, seniors raising grandchildren, persons with physical disabilities and near homeless populations. Also, based on community input, the City will continue to implement its policy of funding mixed use and mixed income housing development projects and working to ensure that projects are located in areas close to public transportation and employment opportunities as well as work to ensure that access to training on financial literacy and training on how to access other social services such as Medicaid and Social Security are included in the Scopes of Work of all applicable affordable housing projects. Also as described in the Housing Market Analysis, the Community Development Division will incorporate recommendations from the Community gathered from the Focus Group discussions and the Community Survey regarding the specific housing and supportive housing needs of specific non-homeless special needs populations.

Homeowner Rehabilitation activities will focus on low income seniors. The City's Retrofit Program will continue to focus on seniors and persons with physical disabilities city-wide and the City's Emergency/Minor Home Repair Program will also continue to be available city-wide for low to moderate income households. To complement its Affordable Housing Program, the City will use CDBG Public Service monies to fund Fair Housing education and outreach activities. The 2016 Fair Housing Program will work to ensure that housing providers, the General Public, property management companies, landlords and low income housing tenants in some of the City's poorest neighborhoods learn about Fair Housing laws and how to report Fair Housing violations.

One Year Goals for the Number of Households to be Supported	
Homeless	60

One Year Goals for the Number of Households to be Supported	
Non-Homeless	1,191
Special-Needs	20
Total	1,271

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	80
The Production of New Units	62
Rehab of Existing Units	1,191
Acquisition of Existing Units	0
Total	1,333

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

No specific affordable housing development project is slated for 2016. The City will review proposals for new construction of multi-family housing submitted by vetted Affordable Housing Development Organizations or CHDO's to be funded with an estimated \$1.7 Million in Workforce Housing Trust Fund/HOME funds.

AP-60 Public Housing – 91.220(h)

Introduction

Below are actions being taken by the Albuquerque Housing Authority to increase and/or sustain affordable housing opportunities for cost-burdened City residents.

Actions planned during the next year to address the needs to public housing

AHA will use its HUD Capital funds to improve overall property security and curb appeal. Public Housing units will also have site based management going forward which will improve the overall operations of the property.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Planning for homeownership is an essential part of the AHA Family Self Sufficiency Program where AHA residents save money in an escrow account that can be used for a down payment. AHA has seminars on preparing a household budget and credit repair. All of these elements help residents transition from being AHA residents to owning their own home.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AHA plans to re-establish its resident advisory board. This board will be essential in getting feedback on all AHA programs and helping improve conditions at its public housing sites. AHA continues to invest in appropriate and cost effective security measures throughout its public housing. This includes improving lighting and exterior conditions to create more natural security measures. AHA will continue to use capital funds to improve overall conditions at its properties throughout the city. AHA will also be taking basic steps to green properties and reduce utility consumption. Lastly, in an effort to re-open Section 8 waiting lists and to increase affordable housing opportunities for low income City residents, AHA will continue to partner with the Department of Family and Community Services to offer Tenant Based Rental Assistance to families currently on its Section 8 waiting list.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

Homelessness encompasses a population that is elusive, hidden, highly mobile, and characterized by a diverse and complex set of personal and social circumstances. In order to identify and ascertain the needs of persons who are homeless in Albuquerque, the City worked closely with local homeless services provider and their associations. The New Mexico Coalition to End Homelessness, which manages the Continuum of Care and HMIS for New Mexico, provided Point in Time data as well as annual performance data from the HMIS for 2013. The Albuquerque Strategic Collaborative, staffed by the NMCEH, serves as the advisory body for both the Albuquerque Continuum of Care and for Albuquerque Heading Home, a nationally-funded demonstration project that identifies, assesses, and houses the most medically fragile homeless persons in the city. The City of Albuquerque continues to face significant problems associated with homelessness and the prevention of homelessness. The homeless population in the area continues to increase in part because of continued high unemployment (4.9% in April, 2015, Albuquerque, Bureau of Labor Statistics), rising rental housing costs, and the continuing effects of the recession. In response, new initiatives are underway to create comprehensive, coordinated systems that share a common vision of homelessness in Albuquerque that is rare, of short duration, and non-recurring.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has developed several outreach programs to locate and assist persons who are homeless. Each year the City invests over \$2 Million in local City funds in Assertive Community Teams. Currently the City has three Teams which includes representatives local healthcare agencies, homeless service providers, mental health service providers and APD's CIT and COAST teams. These three (3) 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. Additionally the City works in close partnership with the larger Albuquerque Community to implement the ABQ Heading Home Initiative which includes outreach services. This Initiative has housed 404 persons since the initiative began. In 2016 the City will allocate \$500,000 in local City funds to ABQ Heading Home to provide case management and supportive housing services to some of the City's most vulnerable homeless populations. Additionally, in 2016 the Initiative plans to expand its services to include a focus on homeless veterans.

Addressing the emergency shelter and transitional housing needs of homeless persons

As demonstrated by the 2013 Point in Time count (PIT), on any given night during the winter months (November-March) the City has a shortage of an estimated 300 emergency shelter beds. During the non-winter months of April-October this shortage can be as great as 700 beds. The City has traditionally allocated the majority of its Emergency Shelter Grant (ESG) funds and a portion of its General Funds to providing emergency shelter beds and services. Because the current indicators are that emergency shelter beds and services will continue to be a need during the 2013-2017 programming years, the City has decided in consultation with the ABQ Strategic Collaborative (which houses the Continuum of Care (CoC) and the New Mexico Coalition to End Homelessness) to continue to use the majority of its ESG/HESG grant monies to fund emergency shelter services and to support the use of CoC funds to continue to provide transitional housing and supportive housing services for persons experiencing homelessness. In addition to HESG funds, the City will continue to use City General Fund monies to fund the Division's Housing First Voucher Program.

The City has will also be working with the New Mexico Coalition to End Homelessness to make sure that people experiencing homelessness have a safe place to stay until they can obtain permanent housing by developing two strategies. One strategy is to ensure the long-term sustainability of current emergency shelter programs that provide a safe place for people to stay and that are effective at moving clients into permanent housing. The second strategy is to research and invest in additional appropriate, cost-effective options that provide safe, temporary housing and that link clients to permanent housing as quickly as possible. This would include, but not be limited to additional emergency shelters.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to using its HESG monies to fund much needed emergency shelter beds and services, during the *2013-2017 Consolidated Plan* Period, the City will also use its HESG grant monies to fund a rapid-rehousing program. This Program was previously funded with CDBG stimulus funds but as those funds are no longer available, the City will continue to fund this program with HESG funds. The City will also continue to work closely with the ABQ Strategic Collaborative to continue to use CoC funds to provide transitional living services to persons experiencing homelessness. Lastly, it's important to note that in addition to its HESG and CDBG funds, the City will continue during the *2013-2017 Consolidated Plan* period to use a portion of City General Fund monies to fund a number of projects that directly benefit multiple homeless populations. These projects include: Housing First vouchers, housing vouchers for persons with HIV/AIDs, housing vouchers for the ABQ Heading Home homeless initiative, transitional housing services for women exiting the justice system, early childhood development services for families with young children experiencing homelessness, dental healthcare services, meal services, and therapeutic art services for persons experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In consultation with the ABQ Strategic Collaborative, the City will take the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons “at-risk” of being homeless while ABQ Strategic while the ABQ Strategic Collaborative will take the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness.

Discussion

During the 2016 Action Plan Program Year the City of Albuquerque will work closely with the Strategic Collaborative to ensure that funds are spent as effectively as possible. In 2016, the Community Development Division will focus much of its resources on homeless prevention and ensuring that populations at-risk for homelessness have access to affordable housing opportunities and benefit from long term neighborhood revitalization strategies.

One year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family

Tenant-based rental assistance

Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated

Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds

Total

AP-75 Barriers to affordable housing - 91.220(j)

Introduction

The City of Albuquerque's Community Development Division strategy to remove and/or ameliorate barriers to Affordable Housing as identified in the Housing Market Analysis section of the 2013-2017 Consolidated Plan will focus on achieving the following objectives: increasing Fair Housing Education and Outreach activities, Increasing affordable housing opportunities for Extremely Low and Very Low income populations who are cost-burdened, and Increasing sustainable housing opportunities for low to moderate income populations.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In addition to working with the Albuquerque Citizen Team (ACT) to analyze housing policies and practices that may negatively impact the accessibility of affordable housing opportunities for persons transitioning out of the justice system, the City will coordinate efforts with the City's Affordable Housing Committee to help identify current barriers to affordable housing development. Planned activities include interviews with not-for-profit and for-profit affordable housing developers, researching best practices being implemented by other cities that promote affordable housing development, and reviewing current City zoning procedures and density restrictions.

Discussion

Fair Housing Outreach and Education: Over the next year the City will invest in a robust Fair Housing Program by contracting with the City's Human Rights Division to provide Fair Housing education and outreach activities. During the Assessment Phase of the Consolidated Planning Process, results from Focus Group discussions and from the Community Survey made it clear that many people do not know where or how to report Fair Housing complaints. 2016 Fair Housing Program activities will include: increased outreach and technical assistance on fair housing issues to landlords and tenants in low income target neighborhoods, fair housing outreach and education activities to target neighborhood associations, service providers working with vulnerable populations, and housing providers working with Section 8 and Public Housing Programs. Lastly the City will make increased efforts to provide Fair Housing education and information to the General Public.

Review of City Affordable Housing Policies: The City has successfully implemented its policy of supporting mixed income and mixed use projects as part of its overall Affordable Housing Strategy. This policy will be continued. In response to recommendations from community members, over the next year, the City will continue its practice of reviewing and revising policies and/or practices that may make it difficult for some City residents to obtain safe and affordable housing. One such area of concern that is being reviewed are policies and/or practices that may hinder persons with a history of incarceration from accessing City-funded affordable housing developments. This issue came up several times in Focus Group discussions and this population was ranked as a top priority population by Community Survey participants. One other issue that came up both in Focus Group discussions and in the Community Survey which may warrant a policy discussion is the need for City-funded affordable developments to be located near safe public transportation.

Increase Interventions for Cost Burdened Populations: Based on the results of the Housing Needs Assessment and the Housing Market Analysis, it seems clear that Albuquerque households experience being cost burdened significantly more often than any other housing problem type. Furthermore, it does not appear that this situation will change for the better any time soon. Because of expected decreases in vacancy rates and increases in rent rates, it is expected that the situation will get worse for some of Albuquerque's most vulnerable populations. In Bernalillo County, according to the Urban Institute's study looking at the number of HUD assisted units in the county, there are 29,411 Extremely Low Income renter households and only 6388 adequate, affordable, and available units. This translates into 22 units for every 1000 Extremely Low Income renter households which is below the U.S. number of 28 units for every 1000 Extremely Low Income Renter households. In 2016 the City will fund a rental acquisition/rehabilitation and a new rental construction program to increase the number of safe, affordable housing units and many of those will be set aside for those who are most cost burdened. Once again fund an Individual Development Account Program which will give low income individuals access to loans for starting a business, taking advantage of advanced education or training opportunities or for a down payment on a house.

AP-85 Other Actions - 91.220(k)

Introduction

The greatest challenge in addressing underserved needs over the next five years will be meeting an increased need for program activities with a significant decrease in funding. To attempt to overcome this huge challenge, the Community Development Division in 2016 will work more efficiently, and be more collaborative than ever before.

Minority/Women's Business Outreach

The Community Development Division remains committed to ensuring that Minority/Women's Business and economically disadvantaged groups are targeted and encouraged to participate in HOME and CDBG funded activities. Construction firms, appraisal and management companies and other entities (both private and public), working with the Community Development Division are already subject to the City's procurement rules and regulations and the Department of Family & Community Services Administrative Requirements. These regulations and procurement rules require compliance and either state or refer applicants to laws governing Civil Rights, equal employment opportunity, affirmative action and equal access to programs and services. City contracts, requests for proposals and bid documents also reference these laws. Currently, Community Development's Office of Neighborhood Revitalization, which delivers direct services, requires its contractors for the Home Owner Rehabilitation Program to collect data detailing the race, ethnicity and state if a subcontractor is a women business enterprise. These requirements are reiterated at pre-bid and pre-construction meetings.

During the course of the 2013 - 2017 Consolidated Plan, the Community Development Division will expand upon these already established practices by further developing relationships with businesses and organizations which work with Minority/Women's Business efforts. Some of these businesses and organizations include: Women's Economic Self Sufficiency Team (WESST Corp), American Indian Chamber of Commerce/Native American Enterprise Center, South Valley Small Business Development Center and New Mexico Procurement Technical Assistance Program. These organizations are being informed of Community Development activities for which their clients may submit responses to requests for proposals and offers to bid. As another means of outreach, these organizations will also be invited to join Community Development's "Networking Project" which will encourage city contractors and other entities to work together more effectively and increase accessibility to City Services. Additionally, Community Development will continue to use the Equal Housing and Opportunity logo on its press materials, participate in neighborhood and business opportunity meetings to promote Minority/Women's Business to the maximum extent possible.

Actions planned to address obstacles to meeting underserved needs

In order to effectively use limited funds to make the greatest impact, the Community Development Division spent a lot of effort to work with the Community to identify the most “at-risk” of the already “at-risk” special needs populations. Through the focus groups discussions, community surveys and key interviews the Community Development Division was able to identify eight (8) non-homeless special needs subpopulations that will be the focus of the *2013-2017 Consolidated Plan*. In addition to identifying these populations, the Division was also able to gather input from the Albuquerque Community on what specific housing types, and supportive housing services would most benefit these particular populations. Consequently, because of the collaborative efforts throughout the Consolidated Plan process, the *2016 Action Plan* will be able to guide the Community Development Division to support non-homeless special needs and homeless populations in both a comprehensive and targeted way.

Affirmative Marketing Procedures

Currently, DFCS has Affirmative Marketing Procedures form (HUD 935.2) integrated within the Affordable Housing project applications that must be completed for any housing project no matter of funding source or number of units. As a condition of funding, the CHDO or AHDO must demonstrate that it has Affirmative Marketing Procedures in place through the completion of the HUD form. The contents of the HUD 935.2 are reviewed and discussed as part of the DFCS Application Review process. This formal review of the application evaluates and scores all responses based on supporting documentation and any requested follow-up correspondence.

DFCS ensures that the following HUD requirements are met: (i) Methods for informing the public, owners, and potential tenants about Federal fair housing laws and the participating jurisdiction's affirmative marketing policy (e.g., the use of the Equal Housing Opportunity logotype or slogan in press releases and solicitations for owners, and written communication to fair housing and other groups); (ii) Requirements and practices each owner must adhere to in order to carry out the participating jurisdiction's affirmative marketing procedures and requirements (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logotype or slogan, and display of fair housing poster) (iii) Procedures to be used by owners to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies); (iv) Records that will be kept describing actions taken by the participating jurisdiction and by owners to affirmatively market units and records to assess the results of these actions; and a description of how the participating jurisdiction will annually assess the success of affirmative marketing actions and what corrective actions will be taken where affirmative marketing requirements are not met.

Actions planned to foster and maintain affordable housing

Rental Acquisition/Rehabilitation Program and Rental New Construction programs: The Community Development Division plans to use these programs in 2016 to both increase affordable housing opportunities for extremely-low-income households and to revitalize target neighborhoods. In 2016 the City will use over \$1.1 Million in WFHTF monies and \$1.3 Million in HOME monies to fund one Affordable Housing Development Project and an Acquisition/Rehabilitation Program. Between the City's rental acquisition/rehabilitation and rental new construction activities, the City expects to produce 70 affordable rental units and support revitalization activities in at least two of the Community Development Division's 9 target neighborhoods. Of the 70 affordable rental housing units, 30% of these units are expected to be set aside for individuals or households at or below 30% AMI.

Tenant Based Rental Assistance (TBRA) Program: The Community Development Division plans to use this program in 2016 to increase affordable housing opportunities for extremely-low-income households. The City estimates an average output of 80 units for this Program. Of these units 100% will be used for extremely low income households. The City plans to target its TBRA program to homeless and near homeless special needs populations as well as families who are currently on the City's Section 8 waiting list. The rationale for a HOME TBRA program is that Albuquerque is facing a situation where a significant portion of the households are already cost burdened, vacancy rates have gone down, and rent rates are increasing making the situation even more difficult for already cost burdened low income renters. The TBRA Program will help ensure that near homeless and homeless populations are able to obtain and sustain safe, affordable housing under these difficult economic conditions.

Homeowner Rehabilitation Program: The Community Development Division plans to use this program in 2016 to both increase sustainable housing opportunities for low-to-moderate- income households and to revitalize target neighborhoods. The City estimates an average output of 10 units per year for this Program. Of these units, 20% (2 units) will go towards extremely low income households with the remaining 8 units planned for households at or below 80% AMI. Neighborhoods that will be targeted by this Program in 2015 include the Barelás and Santa Barbara Martineztown neighborhoods.

Emergency/Minor Home Repair Program: The Community Development Division plans to use this program in 2015 to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an average output of 450 units per year for this Program. Of these units 100% (450 units) will go towards households at or below 80% AMI.

Home Retrofit Program: The Community Development Division plans to use this program in 2015 to increase sustainable housing opportunities for low-to-moderate-income households. The City estimates an average output of 800 units per year for this Program. Of these units 100% (800 units) will go towards households at or below 80% AMI.

Actions planned to reduce lead-based paint hazards

Through the City's Office of Neighborhood Revitalization's Home Owner 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 for LBPH. 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.

Actions planned to reduce the number of poverty-level families

In 2016 the Community Development Division will continue to implement its five year strategy to revitalize target neighborhoods through the "Neighborhood Partnerships for Change Project" (NPCP). This Project works in low income, high poverty neighborhoods to support property managers, tenants, neighborhood associations, and local businesses to work together to identify neighborhood resources and barriers to revitalization and to identify and implement neighborhood solutions.

The Project brings together a partnership of agencies including: The Apartment Association of New Mexico (AANM), the Independent Living Resource Center (ILRC), NM Legal Aid, Women's Economic Self Sufficiency Team Corporation (WESST corps), Encuentro, Safe City Strike Force, and the Crime Free Multi-Housing Unit. The Project Team will also partner with the County's CINCH project that works to increase health awareness in target communities and the ABC Community Schools Initiative which works with the Albuquerque Public School System (APS) to engage families and communities in the Education Sector to improve the academic performance of young children.

Through these partnerships, the Neighborhoods for Change Project hopes increase access to public services in the sectors of health and education for low income populations, increase sustainable housing opportunities for low income populations, increase economic development opportunities for low income populations, and work through the housing sector to revitalize target neighborhoods.

Specific Project activities include: Fair Housing and Landlord/Tenant Rights outreach activities and neighborhood assessments, Crime Reduction outreach activities and neighborhood assessments, Individual Development Account (IDA) and Financial Education opportunities, Adult and Youth Education activities and assessments, English as a Second Language (ESL), health and environmental education outreach activities and neighborhood assessments, and small neighborhood improvement projects. All Project activities will take place in the neighborhood using best practices and principles from the field of Community Development.

Actions planned to develop institutional structure

A definite challenge for the Community Development Division over the year will be to effectively adapt its institutional structure to meet the changing needs of a challenging fiscal environment. In a time of budget reduction, the Division will need to find ways to implement programming more efficiently and more effectively to meet increasing demands for services with significantly fewer resources.

In 2016, the City will continue its monitoring process for all agencies with City contracts. Each agency will receive a minimum of one on-site visit. These on-site reviews will include both a fiscal and programmatic review of the agency's activities. The reviews will determine if agencies are compliant 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 and appropriateness, financial systems, and verification of eligibility and appropriateness of expenditures.

Following the monitoring visit, agencies will be sent a written report detailing the results of the review and any areas found not in compliance. Agencies will be given 30 days to provide the City with corrective actions taken to address any noted findings. In addition to the on-site reviews, each agency is required to submit an audit which is 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. Agencies must also submit quarterly progress reports that are reviewed. The City will also monitor 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, and 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. City staff members will also conduct Housing Quality Standards (HQS) inspections as well as review 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 will review the financial records, including, but not limited to, property operating expenses, reserve accounts, proper escrow of security deposits, rental payments, etc.

Actions planned to enhance coordination between public and private housing and social service agencies

Also, because of the recommendations coming out of the Focus Group discussions for increased communication and coordination between the City, housing providers, social service providers, and case management agencies, the City has developed the following networking strategy. Over the next three years, the City's Community Development Division will take the lead in organizing two community-wide networking meetings per year. The goal of this Network project is to work as a community to build a seamless system of service delivery connecting the sectors of health, education, public safety, employment and housing and targeting the City's most vulnerable populations. The role of the Community Development Division in this project is to provide time, space and technical assistance necessary for community organizations to meet and discuss how to more effectively work together to meet the needs of Albuquerque's most vulnerable populations. The following are the projects objectives Objective One: Increase capacity of Community Development Division contractors to work together as a network. Activities for this Objective include: establishing a common vision, referral system, timeframe and scope of work. Objective Two: Increase capacity of Community Development Division network to work together with other community networks. Activities for this Objective include: joint trainings, joint program activities, cooperation in developing plans and reports. Objective Three: Increase capacity of Division network to respond to emerging Community needs. Activities for this objective include: data sharing and data collection, implementing community wide needs assessment and analysis.

Discussion

Albuquerque is comprised of roughly 60% homeowner and 40% renter households. However, when focusing on low income and extremely low income households, it is clear that majority of low income households, (64%) and the majority of extremely low income households (72%) are renter households. Also, as noted in the 2012 Housing Needs Assessment, the most common housing problem type reported by Albuquerque households is being cost-burdened. Based on the Housing Market Analysis results, it is not expected that there will be any major changes in 2016 concerning the overall local economy, population, and or economic development sector. It is expected that 2016 will follow the current trend of a flat Housing Market for single family homes, decreasing apartment vacancy rates, and increasing rental rates. Additionally it was learned from the neighborhood data collected for the Consolidated Plan that although Albuquerque housing stock city-wide is relatively young compared to housing stock across the nation, much of the housing stock in the Division's 2016 target low-income neighborhoods is over 50 years old. Based on the above information, the City will foster and maintain affordable housing for City residents by investing in multiple program strategies during the 2016 Program Year. High priority affordable housing program strategies will include Rental Acquisition/Rehabilitation, Rental New Construction, Tenant Based Rental Assistance, and Homeowner Repair.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

Introduction

The City certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. The City will continue to abide by the the definitions of eligible applicants for funding as deccribed in the Department of Family and Comunity Services' Admisnitrative Requirements. Thes Requirements are located on the Department's website at <http://www.cabq.gov/family/our-department/request-for-proposals>. The City will continue to use a competitive Request for Proposal Process (RFP) to solicit projects from eligible applicants and abide by the Request for Proposal process outlined in the Department's Social Services Contracts Procurement rules and Regulations. This document si also located on the Department's website at <http://www.cabq.gov/family/our-department/publications/publications/>.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
3. The amount of surplus funds from urban renewal settlements 0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0

5. The amount of income from float-funded activities 0

Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

For its 2016 Affordable Housing Development Projects, the City plans to finance portions of these projects by leveraging HOME Entitlement funds and City Workforce Housing Trust Funds (WFHTF) at a rate of more than four times their value. Therefore, for every dollar of City funds, there are four dollars of funding from other sources. Other resources expected to be available for the financing of these projects include loan products and grants available to developers through the New Mexico Mortgage and Finance Authority, Federal Home Loan Bank, State of New Mexico, Environmental Protection Agency, and U.S. Department of Housing and Urban Development. These funding sources are in addition to the any private bank loans secured by the developers.

As per HOME regulations, the City of Albuquerque uses the following forms of investment and no others.

- equity investments
- interest bearing loans or advances
- non-interest-bearing loans or advances
- interest subsidies
- deferred payment loans
- grants
- loan guarantees

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Guidelines The City has established policies for the recapture of funds for units assisted with HOME funds during the Affordability Period. 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 during the Affordability Period. In the event of a sale during the Affordability Period, 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.

PAYOFF EXAMPLE FOR RECAPTURE-

1) Appraised Value- Purchase Price x Equity Share Percentage= Equity Share Amount Due

2) City 2nd Mortgage + Equity Share Amount Due = **Total Payoff Amount for Recapture**

Resale Guidelines

For its Sawmill Community Land Trust Project, the City uses the following resale guidelines:

SECTION 10. Transfer, Sale or Disposition of Improvements. Resale Requirements means if the Property is not occupied by the Mortgagor during the Affordability Period, the Property must be sold to a low income buyer approved by the City pursuant to the terms of the homebuyer Mortgage and Note. The terms governing the sale price and the value of the property shall be governed by Land Lease Agreement between the Sawmill Community Land Trust and the Homeowner.

The Mortgagor shall be entitled to a fair return of their investment upon the Resale of the Property to a low income buyer approved by the City. A fair return of investment shall mean a Share of Appreciation in Market Value of the Improvements by a Shared Appreciation Factor. The Shared Appreciation Factor shall be defined as:

During the first 15 years for the Agreement, the Shared Appreciation Factor shall be twenty-five percent (25%). During each of the years 16 through 20 of the Agreement, 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 the Agreement and continuing until its termination, the Shared Appreciation Factor shall be thirty percent (30%).

The City defines an affordable home as a home that is affordable to a homebuyer at or below 80% AMI where the homebuyer does not expend more than 30% of his/her income on housing costs.

EXAMPLE FOR RE-SALE FORMULA-

City 2nd Mortgage x _____% interest for the Affordability Period

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Whether using resale or recapture, the city ensures the affordability of the unit, during the affordability period, using a note and mortgage to secure the down payment assistance. The Affordability Period is included in the terms of the note and mortgage.

While Development Agreements capture the intent of the homes to be solely for owner occupancy, it is within the Homebuyer Mortgage that contains enforceable language requiring the Mortgagor to repay any indebtedness due to "Failure of the Borrower to occupy the Property as his/her principal place of residence." Therefore, should the City or its Contractor determine that a homeowner is in such a violation of their mortgage, the City has the ability to take legal action as a means of enforcement.

Median Area Purchase Price

The City of Albuquerque will ensure that Median Area Purchase Price and after Rehab Value of all units will not exceed 95% of the Median Area Purchase Price.

The Affordability Period shall be defined as follows:

Five (5) Years for mortgages less than \$15,000.00

10 Years for mortgages from \$15,000-\$40,000.00

15 Years for mortgages greater than \$40,000.00

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not use HOME funds for this purpose.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City and NMCEH have developed administrative standards for ESG and the standards were approved by the Albuquerque Strategic Collaborative at their September meeting. The City and NMCEH have implemented a coordinated assessment tool, the VI-SPIDAT, which will be used for all city homeless programs beginning in 2016. Please see the attached documents to the hard copy.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have developed a centralized or coordinated assessment system. The City will collaborate with both Continuums of Care and the MFA in the implementation of the system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City will use existing standard policies and procedures, as indicated in its 2015 Action Plan, to continue to provide funding to its sub grantees, which are non-profit and faith-based organizations in the community, for operation and essential service for existing emergency shelters.

After consultation with NMCEH and meeting with members of the Continuum of Care Steering Committee and the Albuquerque Strategic Collaborative, the City has chosen to contract with Barrett Foundation to implement a rapid re-housing rental assistance program for women and/or women with children staying at its emergency shelter using its additional ESG allocation. From the meetings, members from all the groups agree that the City's proposal to contract with Barrett Foundation to implement a rapid re-housing rental assistance program for women and/or women with children staying at its emergency shelter is a good use of the additional ESG funds mainly because currently, there are very limited shelter beds in Albuquerque for single women and women with children who are not fleeing domestic violence.

Barrett Foundation will submit a rapid re-housing rental assistance program proposal to the City. After review the City will provide an Agreement, or a contract, to Barrett Foundation to implement the program.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets the homeless participation requirement in 24 CFR 576.405(a). The Continuum of Care Steering Committee and the Albuquerque Strategic Collaborative both have formerly homeless individual members who participate in policies and funding decisions regarding City programs and services funded under ESG.

5. Describe performance standards for evaluating ESG.

The City and NMCEH completed the ESG risk analysis, ESG monitoring forms and ESG monitoring checklist in January 2015. These documents are used as performance standards for evaluating ESG projects. In addition, the City and NMCEH have developed a risk analysis for the City's ESG shelter projects and rapid re-housing projects. Please see the attachments to the hard copy.

Discussion

Over the next four years the City of Albuquerque will continue to work closely with the Albuquerque Strategic Collaborative to End Homelessness which houses the Continuum of Care Steering Committee.