

# CITY OF ALBUQUERQUE



## COA 2017 Action Plan

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City of Albuquerque, Community Development Division

Submitted 8/16/2017

The 2017 Action Plan is a strategic plan to be implemented by the Community Development Division over the 2017 Program Year. Because of a change in the City of Albuquerque's Program Year, the program year is eighteen months, beginning on January 1, 2017 and ending June 30, 2018. This Plan also acts as an application for funds from the Department of Housing and Urban Development, which annually provides the City with monies from the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) and the Emergency Solutions Grant (ESG) Programs.

# Executive Summary

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

### 1. Introduction

As a U.S. Department of Housing and Urban Development (HUD) Entitlement City, the City of Albuquerque must submit to HUD a Consolidated Plan and an Annual Action Plan. The Consolidated Plan is a 5 year plan to address housing and community development needs. The 2017 Action Plan is the last Action Plan to be submitted under the City's 2013-2017 Consolidated Plan, and it outlines the City's goals for an eighteen month period, provides an update of the City's progress in fulfilling goals and outlines the recipients and/or the process for distribution of grant funds received from HUD. It follows the priorities set out in the Consolidated Plan which were developed after extensive community input and analysis of the existing data at the time. It includes goals and proposed activities under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs. The City's Program Year has been based on a calendar year since the program began, but the City has requested a change in Program Year to be July 1 to June 30 and that change has been approved by HUD. This Action Plan is for the Program Year beginning January 1, 2017 and ending June 30, 2018.

The guiding principle of the Consolidated Plan and 2017 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 break the cycle of poverty and chronic homelessness. The 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 neighborhoods.

The City developed the Action Plan for submittal to HUD by the November 15, 2016 deadline but was advised not to submit its action plan until the FY 2017 formula allocations were announced. After the final adoption of the federal fiscal year budget the City was notified that funding amounts had changed. The changes were not substantial, but the City sought public comment on the revised Action Plan. Rather than the 30 day comment period, the City advertised the revised Action Plan with a 14 day comment period per the waiver issued by HUD on May 10, 2017.

### 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:**

- Affordable Housing Development: 60 Housing Units
- Tenant-Based Rental Assistance Program / Rapid Re-Housing Program: 147 Households Assisted

**Objective 2: Increase Sustainable Housing Opportunities for low to moderate income households:**

- Public service activities for Low/Moderate Income Housing Benefit (Eviction Prevention): 600 Persons assisted
- Homeowner housing rehabilitated (Minor Repairs, Homeowner Rehab, Retrofit ) : 435 Housing units

**Objective 3: Revitalize Target Neighborhoods:** This objective will not be met utilizing federal funds allocated within this Action Plan although the City is using local funds for revitalization projects in Target Neighborhoods.

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

- Public service activities other than Low/Moderate Income Housing Benefit (Dental, Childcare, Senior Meals, Motel Vouchers , Public Facility improvements) 2810 persons
- Emergency Intervention Program: Overnight/Emergency Shelter/Transitional Housing Beds 7500 persons - reported through HMIS

**3. Evaluation of past performance**

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

A high priority for the City during the past year has been to decrease the number of people experiencing homelessness and to find permanent housing for this vulnerable population. Therefore the number of Tenant Based Rental Assistance vouchers was increased in the 2017 Action Plan. In the 2013-2017 Consolidated Plan, the City chose to prioritize renter programs over homeowner programs. The money allocated to homeowner programs is to enable homeowners to stay in their homes through minor or major home improvements and none of the funding is allocated to increasing home ownership. Developers of new housing homeownership projects have had difficulty selling and occupying units whereas there is a shortage of affordable rental units and available rental units are not

unoccupied for long. Now the housing market has improved somewhat and new homeowner construction would be able to attract eligible homebuyers. However the construction costs for new single family housing units are so high that the Division has determined that it will continue to prioritize funding to assist with new multi-family construction and/or rental acquisition/rehabilitation rather than single family home ownership because many more families can be helped.

In the past, the Division has served at-risk populations through its Public Services programs and will continue to do so during 2017 and the first six months of 2018.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

On September 26, 2016, at 5:30 pm, the Community Development Division presented the 2017 Action Plan at the Los Griegos Community Center. The meeting location as well as detailed information regarding location of free copies of the Action Plan, funding amounts and purposes of the proposed funding were advertised in the Albuquerque Journal on September 10, 2016. The information was also posted on the City's website. Members of 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 Hearing Notice by email and invited to attend the meeting. A notice of the Public Hearing also went out to the City's Office of Neighborhood Coordination list of Neighborhood Association contacts, which number over 400 email addresses. Citizens were notified at the Public Hearing and on the Department's website of the Plan's 30-day Public Comment period, which started on September 27, 2016 and ended on October 26, 2016. Citizens were encouraged to attend both the City Council Finance Government Operation (FGO) Committee and the City Council Public Hearings when the 2017 Draft Action Plan was introduced and approved by City Council. An advertisement soliciting public comment for the revised 2017 Action Plan was placed in the Albuquerque Journal on July 20, 2017 and on the City's website. One comment was received during the 14 day comment period.

#### **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.

For the initial Action Plan the City received 5 public comments, one at the Public Hearing and 4 emailed comments. One comment was received during the comment period for the second advertisement.

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

The comment on the need for the City to purchase a 165 room hotel to offer services to Native Americans and their families who are victims of domestic violence was not accepted because the cost is prohibitive, the need for that many rooms was not definitively established, the advocacy group proposing it has no experience providing those services and is not a recognized 501(c)(3) and they did not demonstrate how they would pay for the operating costs for the shelter. The City will encourage the group to collaborate with the City during the planning process for the 2018-2022 Consolidated Plan planning process to come up with a more cost effective, realistic plan. The City received two similar comments from the Albuquerque Housing Authority for each comment period. The City did not accept the comments from the Albuquerque Housing Authority, not because the City does not recognize the need for making affordable rental housing ADA accessible, but because the Albuquerque Housing Authority would be eligible to submit a request for funding under the current plan if they were a certified Community Housing Development Organization (CHDO). The City has encouraged them in the past to go through the CHDO certification process and will continue to encourage that avenue to access funding. The request from HomeWise was not accepted because, although the current Consolidated Plan does not assign a priority to home ownership projects, a home ownership proposal would be considered if it was submitted by a recognized Affordable Housing Development Organization (AHDO) and the City will encourage HomeWise to become certified as an AHDO.

## **7. Summary**

Community input for the 2017 Action Plan was solicited in multiple ways. The City publically presented the 2017 Draft Action Plan on September 26 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. Fliers were posted at City's 23 community centers, the City's four Health and Social Service Centers and at the Senior Centers that provide meals to low income seniors. In conformance with the State of New Mexico Open Meetings Act, an agenda for the public meeting was posted on the City's bulletin board, which is located in a highly trafficked area of City Hall. 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. For the revised Action Plan, an advertisement was placed in the Albuquerque Journal and was also posted on the City's website.

**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**

**Douglas H. Chaplin**

Director | Department of Family & Community Services

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

### **1. Introduction**

The City of Albuquerque's Community Development Division strived to make the last year of its 2013-2017 Consolidated Plan as "needs based" as possible. In 2017 and during the first half of 2018, the City will continue its commitment to use limited resources to help the most vulnerable of its residents, the homeless and near homeless. The City regularly engages with multiple housing and social service organizations, both public and not-for-profit entities, to ascertain how we can best address the unmet needs of our homeless population and also those who are cost burdened in their housing choices. Most notably the City relies on input from the Affordable Housing Committee (AHC) and the Strategic Collaborative to End Homelessness.

### **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))**

**The 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 affordable housing strategies. 2017 Action Plan consultation emails were sent to the committee so that the members could review and comment. At its 9/22/2016 meeting, the draft investment summary was discussed and committee members were reminded of the 9/26/16 Public Meeting and encouraged to attend.

Voters in the County of Bernalillo, recognizing that the area's behavioral health care system is fragmented, difficult to navigate and lacking a full complement of care options, at times leading to no or insufficient treatment, approved a gross receipts tax increase to raise \$17 million to fund a Behavioral Health Initiative to build a better safety net and more effectively deploy community resources. The County, working with the City of Albuquerque and the State of New Mexico has formed four subcommittees comprised of technical experts and community members to help solve the crisis of unmet needs in our mental health system. A staff member of the Department serves on the supportive housing subcommittee of this Initiative.

The City created a new position, a Native American Liaison, and that person is housed in the department and is tasked with ensuring better coordination between housing and social services providers and Albuquerque's large Native American population, especially its Native American homeless population. Lastly, staff members continue to 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.**

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 not having access and/or maintaining 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, but especially those who live with severe mental illness, will be a high priority for the City. The City is convening meetings with mental health providers, consumers, policy makers and other stakeholders to look at the legal, service and access issues around mental health and to come up with legislative and service strategies, including better coordination of care, to address this pressing problem.

**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. The Collaborative determines how to allocate ESG funds, develops performance standards for and evaluates the outcomes of projects and activities assisted by both ESG funds and City General Funds. It oversees the contract with the New Mexico Coalition to End Homelessness which has the contract to operate and administer HMIS.



**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	<b>Agency/Group/Organization</b>	SUPPORTIVE HOUSING COALITION OF NEW MEXICO
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on the Affordable Housing Committee that was asked to review and comment upon the 2017 Action Plan. 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 developments are a key part.
2	<b>Agency/Group/Organization</b>	NEW MEXICO MORTGAGE FINANCE AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on the City's Affordable Housing Committee and was asked to review and comment on the 2017 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	<b>Agency/Group/Organization</b>	NewLife Homes, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Albuquerque Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on the City's Affordable Housing Committee. The AHA is collaborating with the City on the preparation of the 2017 Assessment of Fair Housing and meets regularly with staff from the Division to discuss Fair Housing issues.

7	<b>Agency/Group/Organization</b>	City of Albuquerque Office of Diversity and HUman rights
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 was asked for input on the 2017 Action Plan.

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

The City worked with multiple social services, education, health, and housing providers including NewLife Homes, First Nations Health Care, Roadrunner Food Bank, Health Care for the Homeless, St. Martin's Hospitality Center, and the Supportive Housing Coalition of NM to determine its 2017 Action Plan priorities. 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. As in previous years, 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. The City did consult with the State epidemiologist about the incidence of lead based paint poisoning of children within Bernalillo County which is very low. In 2014, 13,856 children in the state were tested for elevated blood levels and of those tested only .14 percent had elevated blood levels. The addresses of the housing units in which children have been identified as lead poisoned is not considered public information by the State Dept. of Health and they will not release that information. However, they have agreed to work with the City and when an address is identified and if the residence is owner occupied, they will give the owner contact information for the City's homeowner rehabilitation program and if the homeowner meets all of the qualifications for the program, the home would be tested for lead based paint and if present, it would be remediated. However, it was

reported that of the few cases reported in Bernalillo County, the majority of cases of elevated lead were not from peeling paint but are believed to have come from other sources.

**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 advises the City on its Action Plan and ensures alignment of the Plan's goals with CoC goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

On September 26, 2016, the Community Development Division presented the 2017 Action Plan at the Los Griegos Health and Social Service Center. The time, location, and purpose of this Public Hearing were advertised in the Albuquerque Journal two weeks prior to the meeting. The notification of Public Hearing was also sent via e-mail to all of the officers of the recognized neighborhood associations. Following the requirements of the State's Public Meetings Act, the agenda of the hearing was posted in the City's bulletin board, a highly trafficked area in City Hall.

Members of 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 Hearing Notice and invited to attend the meeting.

Fliers announcing the Public Hearing were posted in English and in Spanish at all 23 of the City's community centers, at the City's four multi-service centers and at senior centers that have meal sites that serve low income seniors.

An advertisement with the amounts in the revised Action Plan was published in the Albuquerque Journal on July 20, 2017 and citizens were given a 14 day opportunity to submit written comments. The revised Action Plan was also published on the City's website.

## **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 26, 2016, at 5:30 p.m., the Division presented the 2017 Action Plan at the Los Griegos Health and Social Services Center. The presentation noted the beginning of the comment period from September 27, 2016, through October 26, 2016. The time, location, and purpose of this Public Hearing 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 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, neighborhood associations and housing providers were notified of the Public Hearing through email. Fliers in Spanish and in English were posted at the City's 23 community centers, the City's four Health and Human Services Centers and at the senior centers in Albuquerque that provide meals to low income seniors; addresses for each of these centers may be found on the City's website. An advertisement for the revised Action Plan was advertised in the Albuquerque Journal with a 14 day comment period. The impact of broadening citizen participation in goal setting is that it brings greater awareness of special needs and this was incorporated in the 2017 Action Plan.

**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	7/21/17: The Albuquerque Housing Authority requested an allocation of Affordable Housing Development funds to be included in this budget amendment since it is not an eligible entity to apply for funds through the RFQ process. It submitted a similar comment during the comment period for the Revised 2017 Action Plan.	The City did not accept the comments from the Albuquerque Housing Authority, because although the capital needs of aging Public Housing units is important, the City did not see that such a general request would suffice as a reason to change the CDBG allocations in the Action Plan. Furthermore, the AHA has yet to become a CHDO, which would allow the organization to adequately be procured through its RFQ process.	N/A



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)
OMB Control No: 2506-0117 (exp. 06/30/2018)		Persons with disabilities	Annual Action Plan 2017	The City received 4 emailed comments. One emailed comment asked the City to revise language in a narrative section about the role of the Albuquerque Strategic Collaborative to End Homelessness and those editing	The comment on the need for the City to purchase a 165 room motel to offer services to Native Americans and their families who are victims of domestic violence was not accepted because the cost is prohibitive, the need for that many rooms was not definitively established, the advocacy group proposing it has no experience providing those services and is not a recognized 501(c)(3) and they did not demonstrate how they would pay for the operating costs for the shelter. The City will encourage the group to collaborate with the City during the planning process for the 2018-2022 Consolidated Plan planning process to come up with a more cost effective, realistic plan. The City did not	

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)
3	Public Hearing	Non-targeted/broad community	Fourteen individuals attended the Public Hearing and several questions were asked and clarifications given. One person at the Public Hearing submitted a Comment Card.	The comment at the Public Hearing asked that the city ensure that new construction and rehabilitation include LEED green building certification.	The City currently evaluates proposals for affordable housing developments and one of the criteria that is worth 15 points is that the project meet recognized energy efficiency standards.	N/A
4	Fliers were posted at City facilities serving low to moderate income clients	Minorities Non-English Speaking - Specify other language: Spanish				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

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	3,973,569	115,000	771,000	4,859,569	1,451,420	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,524,705	200,000	0	1,724,705	790,124	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	350,052	0	0	350,052	0	

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: \$		
Continuum of Care	public - federal	Admin and Planning Housing Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Transitional housing	5,100,000	0	0	5,100,000	5,100,000	The City of Albuquerque is the lead collaborative applicant and will use \$3.3 million to fund several agencies to provide rental assistance, rapid re-housing and transitional housing services. The remainder is allocated for services in the Albuquerque area but the City is not the fiscal agent for that funding.
General Fund	public - local	Admin and Planning Housing Overnight shelter Public Services Services	2,998,886	0	0	2,998,886	0	

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: \$		
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.
Other	public - local	Economic Development Housing	5,000,000	0	0	5,000,000	0	The City will adopt a Housing and Neighborhood Economic Development Plan during the time period of the 2017 Action Plan that will allocate approximately \$5,000,000 for affordable housing and economic development in the previously defined and adopted by City ordinance "Pocket of Poverty".
Other	public - local	Multifamily rental new construction Multifamily rental rehab Other	7,292,380	0	0	7,292,380	7,292,380	Workforce Housing Funds are voted on by citizens of Albuquerque every two years.

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 2017 is expected to be \$350,052 in cash match from the City's General Fund. HOME Match for Program Year 2017 is expected to be \$323,999.98 in cash from the City's General Fund. The Workforce Housing Trust Fund Program (WFHTF) requires a 4 to 1 leverage from non-City sources and it is anticipated that the City may contribute almost \$7.3 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 lots in the Trumbull Village neighborhood and in the Barelás neighborhood that could support home ownership projects. The City owns larger tracts of land in the West Mesa neighborhood, at the Barelás Railyards, the Brown property at 3525 Fourth Street, NW, and the John Street property at 2205 John Street, SE. Additionally, the City through its Metropolitan Redevelopment Agency, owns various parcels that are to be used for economic development projects.

**Discussion**

The total allocation of funds for the 2017 Action Plan is nearly \$17.9 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 (previously appropriated), and the City General Fund. Of the federal funds covered by this Action Plan, approximately \$1.1 Million dollars will be used to serve low to moderate income residents who use the services of the John Marshall Multi-Service Center or the Dennis Chavez Community Center, both of which are located in the South Broadway Neighborhood, approximately \$8 Million will be used for housing development to revitalize neighborhoods while the remaining \$8.8 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

#### 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	Alta Monte Neighborhood Barelás Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Homeless Intervention	HOME: \$1,496,000 General Fund: \$324,000 Workforce Housing Trust Fund: \$7,292,380	Rental units constructed: 60 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 147 Households Assisted

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 Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	Home Owner Repair Program COA Public Services Program	CDBG: \$1,933,231	Public service activities for Low/Moderate Income Housing Benefit: 600 Households Assisted Homeowner Housing Rehabilitated: 435 Household Housing Unit
3	Revitalize Target Neighborhoods	2013	2017	Affordable Housing Non-Housing Community Development				

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 Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	COA Public Services Program Homeless Intervention	CDBG: \$2,131,624 ESG: \$323,812 Continuum of Care: \$3,040,117 General Fund: \$467,392	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 260 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2550 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase Affordable Housing opportunities
	<b>Goal Description</b>	When asked about the priority housing needs for vulnerable City residents, community members have consistently indicated that rental assistance and rental units for households at or below 30% AMI should be the City's housing priority. Consequently, the City has increased the funding for its HOME TBRA Program. The City continues to invest in affordable housing development, either rental acquisition/rehabilitation or new construction. These projects 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.

2	<b>Goal Name</b>	Increase Sustainable Housing Opportunities
	<b>Goal Description</b>	<p>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 activities through a contract with the Office of Diversity and Human Rights and through the landlord/tenant outreach and education activities supported by the City's General Fund; 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 increase funding for its Eviction Prevention program so that residents do not lose housing due to short term financial emergencies.</p>

3	<b>Goal Name</b>	Revitalize Target Neighborhoods
	<b>Goal Description</b>	<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 affordable housing development projects that are currently underway, including Casa Feliz funded with local funds and Casa Grande, take on a dual role of both providing affordable housing opportunities for low income cost-burdened populations, and revitalizing distressed 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> <p>Casa Feliz is the final phase of the City's Trumbull Revitalization project that removed more than 200 substandard housing units which had plagued the Trumbull neighborhood and replaced them with 155 high-quality units, thereby decreasing density of the neighborhood. Casa Grande is being built in conjunction with the El Vado development next door which will renovate an historic structure that has been boarded up for a number of years, contributing to the blight affecting the central corridor. Accomplishments will be reported under the goal of Increase Affordable Housing Opportunities.</p>

4	<b>Goal Name</b>	Increase Services for At-Risk Populations
	<b>Goal Description</b>	<p>The City will use its 2017 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, and public safety. In 2017 the City will continue to fund the following projects: Homeless Dental Services, Emergency Motel Vouchers, Senior Meal Services, two Public Facility improvement projects and Early Childhood Development Services to Homeless Children and their Families. In addition, ESG funds will be used in the amount of \$323,812.18 and CoC funds in the amount of \$3,040,117 for permanent and transitional housing and rapid re-housing but are not reported in IDIS.</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This section addresses projects that the City plans to fund in the 2017 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.

#### Projects

#	Project Name
1	COA Administration- Administration
2	Affordable Housing Development- Housing
3	HOME TBRA- Housing
4	CHDO Operating - Administration
5	Homeless Intervention- ESG
6	Homeowner Rehabilitation Program- Housing
7	Emergency Minor Home Repair Program - Housing
8	Homeless Dental - Public Services
9	Emergency Motel Vouchers - Public Services
10	Senior Meals - Public Services
11	Eviction Prevention - Public Services
12	Early Childhood Services- Public Services
13	Public Facility - Expansion
14	Public Facility- Improvements
15	Retrofit Program - Housing

**Table 7 - Project Information**

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

For public service activities, the City issues an RFP for services and selects recipients based on their ability to effectively and efficiently provide the services. The contracts are renewable for 3 years unless monitoring indicates that the agency is not following the terms of the contracts. Thus many allocation priorities are continuation funding for agencies that were selected in 2016 through the RFP process. Other allocation priorities are ones that were identified in the Consolidated Plan and the City is waiting until the next Consolidated Plan, with its extensive planned research and outreach, to change allocation priorities and to identify underserved needs. In the last Consolidated Plan planning process,



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 has increased its investment in its HOME TBRA Program.

Lack of sufficient funding is the primary obstacle to meeting needs in the City of Albuquerque. Albuquerque is a city with a high poverty rate, a substantial number of homeless, a low wage paying economy and an aging stock of housing. The lack of capacity of affordable housing developers and neighborhood NIMBYism make it difficult to address the underserved needs.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	COA Administration- Administration
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$794,714 HOME: \$152,471
	<b>Description</b>	These funds will be used to support the implementation of the City's 2017 Action plan.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10,000 low income families.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Implement City of Albuquerque's 2017 Action Plan.
<b>2</b>	<b>Project Name</b>	Affordable Housing Development- Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities

	<b>Needs Addressed</b>	Rental Acquisition/Rehabilitation Program Rental New Construction
	<b>Funding</b>	HOME: \$461,300 General Fund: \$229,122 Workforce Housing Trust Fund: \$7,292,380
	<b>Description</b>	Funds to develop affordable housing units for low to moderate income households, either through development or acquisition and rehabilitation. The organization(s) that will utilize these funds will be selected through an RFQ process.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 60 low income families will benefit from this activity.
	<b>Location Description</b>	The location of this affordable housing development has yet to be determined.
	<b>Planned Activities</b>	Develop affordable housing units for low to moderate income households, either through development or acquisition and rehabilitation.
<b>3</b>	<b>Project Name</b>	HOME TBRA- Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	HOME Tenant Based Rental Assistance
	<b>Funding</b>	HOME: \$1,034,700 General Fund: \$94,878
	<b>Description</b>	This Program will fund 3 Tenant Based Rental Assistance Projects serving specific high priority populations. 1- The Supportive Housing Coalition 2- St. Martins 3- Albuquerque Housing Authority

	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one hundred and forty seven families will benefit from the proposed activities.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide funding for 3 Tenant Based Rental Assistance Projects serving specific high priority populations.
<b>4</b>	<b>Project Name</b>	CHDO Operating - Administration
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities Revitalize Target Neighborhoods
	<b>Needs Addressed</b>	Rental New Construction
	<b>Funding</b>	HOME: \$76,235
	<b>Description</b>	These HOME Administration funds will be provided to two Community Development Housing Development Organizations (CHDO's) 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.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	These HOME Administration funds will be provided to two Community Development Housing Development Organizations (CHDO's) to assist with operating costs incurred implementing their housing activities.
5	<b>Project Name</b>	Homeless Intervention- ESG
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Homeless Intervention
	<b>Funding</b>	ESG: \$350,052 General Fund: \$350,052
	<b>Description</b>	Projects under this category work to increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities to populations experiencing homelessness. Funds that will be utilized for Administration in the amount of 52,479.64 will be funded in equal amounts of \$26,239.82 from ESG and General Fund Match. This activity will be reported in the HMIS system.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 7500 persons of the "at risk" population will benefit from this activity, although these accomplishments are not reflected in IDIS. These funds provide emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities to populations experiencing homelessness.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	Increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities. The accomplishments are entered in the HMIS system.

6	<b>Project Name</b>	Homeowner Rehabilitation Program- Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	Home Owner Repair Program
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	In 2017 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 for low and moderate income homeowners within the City of Albuquerque.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low to moderate income homeowners will benefit from this program.
	<b>Location Description</b>	City -wide
	<b>Planned Activities</b>	Provide loans to 10 low income homeowners to address code violations and hazards in their home.
7	<b>Project Name</b>	Emergency Minor Home Repair Program - Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa

	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	Home Owner Repair Program
	<b>Funding</b>	CDBG: \$563,231
	<b>Description</b>	This program will increase sustainable housing for low to moderate income households by providing emergency minor home repairs to homeowners within City of Albuquerque limits.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 225 low income homeowners will benefit from this program.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide funds for Sawmill Community Land Trust's Emergency Minor Home Repair Program to increase sustainable housing for low to moderate income households by providing emergency minor home repairs to homeowners within City of Albuquerque limits.
<b>8</b>	<b>Project Name</b>	Homeless Dental - Public Services
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$129,000 General Fund: \$67,400
	<b>Description</b>	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.



	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p style="margin: 0in 0in 10pt;"><span style="color: black; line-height: 115%; font-family: 'Verdana','sans-serif'; font-size: 9.5pt;">Approximately 3</span>00 people experiencing homelessness will benefit from this program.</p>
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	Funds for Albuquerque Healthcare for the Homeless to provide a full range of dental services to medically indigent, low and moderate income persons in the City of Albuquerque who are experiencing homelessness.
9	<b>Project Name</b>	Emergency Motel Vouchers - Public Services
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Homeless Intervention
	<b>Funding</b>	CDBG: \$80,242 General Fund: \$56,180
	<b>Description</b>	CDBG funds in the amount of \$48,831,000 and General Funds in the amount of \$19,380 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. In addition the City funds St. Martins Motel Voucher Program with CDBG funds in the amount of \$31,411 and General Funds in the amount of \$36,800.
	<b>Target Date</b>	12/31/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 475 individuals or families will benefit from this program.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	This service will provide 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.
<b>10</b>	<b>Project Name</b>	Senior Meals - Public Services
	<b>Target Area</b>	Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Trumbull
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	These funds will be provided to the Department of Senior Affairs to assist with the program costs to provide congregate meals to 1700 unduplicated low income seniors in centers located in census tracts where 50 percent of the population has incomes 80 percent of AMI or below.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1700 seniors will benefit from this service.
	<b>Location Description</b>	At various Senior Centers that are located in low income census tracts.
	<b>Planned Activities</b>	Provide meals to approximately 1700 senior citizens.
<b>11</b>	<b>Project Name</b>	Eviction Prevention - Public Services

	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$170,000
	<b>Description</b>	This service provides emergency rental and utility assistance for up to 3 consecutive months to 600 households.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 600 households will benefit from this program.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	This activity will provide emergency rental and utility assistance for up to 3 consecutive months to households in danger of getting evicted or getting their utilities turned off.
<b>12</b>	<b>Project Name</b>	Early Childhood Services- Public Services
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program

	<b>Funding</b>	CDBG: \$84,000 General Fund: \$20,000
	<b>Description</b>	Funds for Cuidando Los Ninos for child development services and case management to homeless children and their families.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 families will benefit from this program.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Funds for Cuidando Los Ninos for child development services and case management to homeless children and their families.
<b>13</b>	<b>Project Name</b>	Public Facility - Expansion
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Funds to expand an existing City owned facility, located at 715 Kathryn SE, to increase recreational/educational services to low- and moderate-income persons.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 individuals will benefit from this program.
	<b>Location Description</b>	715 Kathryn SE
	<b>Planned Activities</b>	Expand an existing City owned facility, located at 715 Kathryn SE, to increase recreational/educational services to low- and moderate-income persons.
<b>14</b>	<b>Project Name</b>	Public Facility- Improvements
	<b>Target Area</b>	

	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$1,213,382
	<b>Description</b>	Funds to improve and renovate an existing City owned facility, located at 1500 Walter SE, to improve health and social services to low- and moderate-income persons.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 low income individuals will benefit
	<b>Location Description</b>	1500 Walter SE
	<b>Planned Activities</b>	Improve and renovate an existing City owned facility, located at 1500 Walter SE, to improve health and social services to low- and moderate-income persons.
15	<b>Project Name</b>	Retrofit Program - Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	Home Owner Repair Program
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 200 low to moderate iseniors and or persons with disabilities will benefit from this program.
	<b>Location Description</b>	City -wide
	<b>Planned Activities</b>	Provide handicap accessibility modifications for low to moderate income seniors and persons with disabilities.

## 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 Consolidated Plan, nine neighborhoods were targeted for neighborhood revitalization. However, as in the previous year, the 2017 Action Plan targets the majority of funds 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. Affordable Housing Development Organizations can come to the City with a proposal for affordable housing development in the evaluation of the project up to 20 additional points are awarded for location in one of the nine targeted areas. A large portion of the funding to improve sustainable housing opportunities is in programs that are city wide such as the homeowner rehabilitation program and the emergency repair 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.

### Geographic Distribution

Target Area	Percentage of Funds
Alta Monte Neighborhood	
Barelas Neighborhood	
Crest Planning Area	
Downtown	
Santa Barbara Martinez town	
Singing Arrow	
Sawmill	
Trumbull	
West Mesa	

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City does not have an identified project for HOME funds for 2017. The City is in the midst of a planning process for the development of its Assessment of Fair Housing and will use the input from the planning process to determine the priorities for allocating investments geographically to ensure that the City is complying with Fair Housing policies.

### Discussion

The total allocation of funds for the 2017 Action Plan is slightly less \$17.9 million coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Annual Action Plan

Emergency Solutions Grant (ESG), the Workforce Housing Trust Fund, and the City General Fund. Of these monies, about \$8.2 Million dollars will be used to revitalize neighborhoods while the remaining \$9.7 Million will be used for high priority projects providing city-wide services.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

2017 Affordable Housing Development will be focused on high priority underserved 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 work 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.

Homeowner Rehabilitation activities will focus on low income seniors. The City’s Emergency/Minor Home Repair Program will continue to be available city-wide for low to moderate income households. To complement its Affordable Housing Program, the City will contract with the Office of Human Rights to fund Fair Housing education and outreach activities. The 2017 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	147
Non-Homeless	1,095
Special-Needs	0
Total	1,242

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	747
The Production of New Units	60
Rehab of Existing Units	435
Acquisition of Existing Units	0
Total	1,242

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

No specific affordable housing development project is slated for HOME funds in 2017. The City has

approved two projects for new construction of multi-family housing that are being developed by vetted Affordable Housing Development Organizations or CHDO's to be funded with an estimated \$6.4 Million in Workforce Housing Trust 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**

The City is no longer operating the public housing authority and it is now a separate entity with its own board of directors and determines its own priorities and plans. The City is collaborating with the AHA to develop its Assessment of Fair Housing and meets with staff from the agency regularly. AHA will use its HUD Capital funds to improve overall property security and curb appeal.

### **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**

The PHA is not designated as troubled.

### **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 (TBRA). The TBRA is provided to Albuquerque Heading Home participants who are medically vulnerable and chronically homeless, who are within the service area of AHA, and referred by the City funded Homeless Service provider, Heading Home. These clients must also currently be on the Albuquerque Housing Authority Section 8 waiting list and /or the public Housing waiting List to ensure they are positioned to transition to AHA services.

## **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 providers 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 2016 (most current data) . The Albuquerque Strategic Collaborative, staffed by the NMCEH, homeless providers, homeless advocates and the City of Albuquerque serves as the advisory body for both the Albuquerque Continuum of Care and for Albuquerque Heading Home homeless initiative, 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 or current percentage, 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 include representatives from 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 659 households since the initiative began. In 2017 the City will allocate \$784,000 in local City funds to ABQ Heading Home to provide coordination, case management and supportive housing services to some of the City's most vulnerable

homeless populations.

Additionally, the Community Development Division will continue to support the funding of the following Emergency Shelter, Transitional Housing, Rapid Re-housing and Permanent Supportive Housing projects:

Emergency Shelter Services: The City will continue to fund the Emergency Winter Shelter implemented by Heading Home in the amount of \$111,598 (ESG), \$80,779 (ESG Match) and \$585,427 (GF); Emergency Shelter Services for Women and Children provided by the Barrett Foundation in the amount of \$41,000 (ESG) and \$3,400 (GF); Emergency Shelter Services for Men provided by the Good Shepherd Center in the amount of \$63,000 (ESG Match); Albuquerque Opportunity Center implemented by Heading Home in the amount of \$40,000 (ESG) \$108,000 (ESG Match) \$102,000 (GF); Emergency Shelter Services for Homeless Youth provided by New Day in the amount of \$51,000 (GF); Day Shelter Services provided by St. Martin's Hospitality Center in the amount of \$146,880 (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 Hope House, formerly Maya's Place, in the amount of \$142,000 (GF) and \$46,458 (CoC); St. Martin's Hospitality Center to operate Casa de Phoenix Program in the amount of \$87,978 (CoC) and Barrett Foundation to operate Casa Milagro in the amount of \$25,000 (GF).

Rapid Rehousing: The City will also continue to support S.A.F.E. House to operate the RISE program in the amount of \$408,593 (CoC); Barrett Foundation to operate Bridges in the amounts of \$160,782 (CoC) and its Rapid Re-housing Program for Women and Children in the amount of \$95,575 (ESG) 2,592 (Matching); and Catholic Charities to operate Proyecto La Luz in the amount of \$309,374 (CoC).

Permanent Supportive Housing: The City will also continue to support the funding of Albuquerque Healthcare for the Homeless to operate its Permanent Supportive Housing Program in the amount of \$740,118 (CoC); 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 Supportive Housing Program in the amount of \$664,686 (CoC); Supportive Housing Coalition to operate its Housing First Program in the amounts of \$1,979,399 (ESG Match, GF); and the Therapeutic Living Services to operate its Permanent Supportive Housing Program in the amount of \$446,163 (CoC).

(CoC) Planning Project will be funded in the amount of \$152,786. The New Mexico Coaliton to End Homelessness will recieve \$32,640 (ESG) to fund the HIMIS program.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As demonstrated by the 2017 Point in Time count (PIT) the City sheltered 2642 homeless of which 163 were veterans. The City has traditionally allocated the majority of its Emergency Solutions 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

2017 program year, the City has determined 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 grant monies to fund emergency shelter services and to support the use of CoC funds to continue to provide transitional housing, rapid re-housing and permanent supportive housing services for persons experiencing homelessness. In addition to ESG funds, the City will continue to use City General Fund monies to fund the City's Housing First Program.

The City 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 that link clients to permanent housing as quickly as possible. This would include, but is not be limited to, additional emergency shelters, specifically for women, children and families.

**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 ESG monies to fund much needed emergency shelter beds and services the City also uses its ESG grant monies to fund a rapid-rehousing program. This Program was previously funded with CDBG stimulus funds but since those funds were discontinued, the City has continued to fund this program with ESG funds. The City will also continue to work closely with the ABQ Strategic Collaborative to use CoC funds to provide transitional living services to persons experiencing homelessness. Lastly, it's important to note that in addition to its ESG and CDBG funds, the City will continue 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 the ABQ Strategic Collaborative will take the lead role in using CoC funds to provide transitional housing, rapid re-housing and permanent supportive housing services for persons experiencing homelessness.

### **Discussion**

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 the ABQ Strategic Collaborative will take the lead role in using CoC funds to provide transitional housing, rapid re-housing and permanent supportive housing services for persons experiencing homelessness.

### **Discussion**

During the 2017 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 2017, 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.



## **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 focuses 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 October 2016, the City entered into a collaboration agreement with the City of Rio Rancho and the Albuquerque Housing Authority to comprehensively respond to HUD’s Final Rule on Affirmatively Furthering Fair Housing efforts, by conducting an Assessment of Fair Housing (AFH) planning process. Once completed by October 2017, the AFH report will provide the framework for the City to adequately address barriers to Affordable Housing in its 2018-2022 Consolidated Plan. The City will have an ongoing conversation with the Albuquerque Housing Committee to 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. A bill was introduced at City Council to amend the zoning code to allow accessory dwelling units under certain conditions which would have increased the supply of affordable rental housing but it failed to pass. Staff from the Division are providing important input into the City's *The ABC-Z Project*, a two-year initiative to update the Albuquerque/Bernalillo County Comprehensive Plan and create an Integrated Development Ordinance. The project will simplify the zoning and subdivision regulations in order to improve opportunities for economic development, create jobs, protect established neighborhoods, streamline the development review/approval process and promote more sustainable development. All developers, including developers of affordable housing, will benefit from a streamlined development approval process. Additionally, the City is engaging in a Transit Oriented Development planning process that will look at housing policies to encourage housing along major transit corridors.

## **Discussion:**

**Fair Housing Outreach and Education:** Over the next year the City will invest in a robust Fair Housing Program by contracting with the Human Rights office to provide fair housing education and outreach activities. During 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. 2017 Fair Housing Program activities will include: increased outreach and technical assistance on fair housing issues to landlords and tenants in low income target neighborhoods and to neighborhood associations, service providers working with vulnerable populations, and housing providers working with Public Housing Programs. The City will make increased efforts to provide fair housing education and information to the general public. The City will use \$75,000 in General Funds to support a landlord/tenant hotline to give tenants information about Fair Housing.

**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 continues to be evaluated are policies and/or practices that may hinder persons with a history of incarceration from accessing City-funded affordable housing developments. One other issue that warrants 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 anticipated that the situation will worsen 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 2017 the City will fund an affordable housing development project to increase the number of safe, affordable housing units and many of

those will be set aside for those who are most cost burdened. The City's efforts of revitalization, as catalyzed by the development of affordable housing, is providing low income populations with easier access to transportation, retail, medical facilities, and employment opportunities. The City's construction of a bus rapid transit system will further reinforce this revitalization effort.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

A continuing challenge in addressing underserved needs in this last year of the 2013-2017 Consolidated Plan will be meeting an increased need for program activities with a significant decrease in funding and more administrative demands. The Community Development Division has been understaffed but will continue to work efficiently to meet the pressing unmet needs in our City for affordable housing and services for our most vulnerable residents.

### **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. The Community Development Division sends a copy of every RFP to organizations that work with MBE/WBE firms (South Valley Small Business Development Center, American Indian Chamber of Commerce/Native American Enterprise Center, Women's Economic Self Sufficiency Team (West Corp), and the NM Minority Business Center) and requests that they disseminate the information to their clients who would qualify to bid on the project. Currently, the Community Development's Office of Neighborhood Revitalization maintains records with statistical data detailing the race, ethnicity and state if a subcontractor is a women business enterprise. Many of the businesses utilized by the Division in its contracting activities are small, local businesses that have not achieved 8a certification because they are too small but they nevertheless are minority and/or women owned.

The City strives to promote buy-local procurement and on April 28, 2017 the City participated in a Buy Local Joint Procurement Fair in which minority and women owned enterprises were especially encouraged to attend to learn about business opportunities with the City and other publically funded agencies.

### **Actions planned to address obstacles to meeting underserved needs**

To effectively use limited funds to make the greatest impact, the Community Development Division directed its efforts 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 are 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 *2017 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 the 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) The public, owners, and potential tenants are informed about Federal fair housing laws and the participating jurisdiction's affirmative marketing policy (e.g., the use of the Equal Housing Opportunity logo type or slogan in press releases and solicitations for owners, and written communication to fair housing and other groups); (ii) Contractors are required to adhere to the City's affirmative marketing procedures and requirements (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logo type or slogan, and display of fair housing poster); (iii) Contractors shall 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 will be kept describing actions taken by the City and by contractors to affirmatively market units and records to assess the results of these actions. Working with FHEO the City will assess its affirmative marketing procedures and will take corrective action where affirmative marketing requirements are not met.

## **Actions planned to foster and maintain affordable housing**

**Affordable Housing Development Program:** The Community Development Division will use this program during the program year to both increase affordable housing opportunities for extremely-low-income households and to revitalize neighborhoods. The City will use WFHTF and slightly more than \$690,421 in HOME to fund Affordable Housing Development Project(s). The City expects to produce 60 affordable rental units and support revitalization activities. Of the 60 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 2017 and the first half of 2018 to increase affordable housing opportunities for extremely-low-income households. The City estimates an average output of 147 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 will use this program in the program year to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an average output of 10 units per year for this Program. This program serves clients at or below 80% of AMI.

**Emergency/Minor Home Repair Program:** The Community Development Division will use this program to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an average output of 225 units per year. Of these units 100% will go towards households at or below 80% AMI.

### **Actions planned to reduce lead-based paint hazards**

The City of Albuquerque's Home Owner Rehabilitation Program deals directly with the rehabilitation of homes and lead based paint hazards. The Rehabilitation Program, as required, tests for LBP on homes built prior to 1978. The areas that test positive were encapsulated and removed to an environmental hazards dump site. The Home Owner Rehabilitation Program is committed to eliminating LBP hazards as part of its on-going efforts to minimize the risk to health and safety of homeowners and their families. Providing safe and decent housing is the primary purpose of the Program, which includes educating homeowners on the dangers of LBP poisoning. Testing for LBP will continue for all homes built prior to 1978 and educational pamphlets will be given to all homeowners participating in the Homeowner Rehabilitation Program regardless of when their home was built. This year the Division will also be funding the emergency minor home repair program; in cases where homes are built prior to 1978, the contractor is required to educate homeowners on LBP poisoning. The contractor for this program is required to follow the appropriate procedures and ensure homeowners and their families are aware of the dangers.

Similarly, the Community Development Division funds rental programs through its TBRA and long-term compliance programs. While the majority of its long-term compliance properties were built after 1978, any properties through this program or TBRA are again required to follow the appropriate procedures and ensure tenants and their families are aware of LBP hazards. On-site monitoring conducted by the Division checks for LBP pamphlet receipt and HQS inspections note the presence of any indicators of LBP. All these efforts with affordable housing (including new construction) work to reduce LBP hazards.

If the Division undertakes additional housing rehabilitation efforts in the future, the importance of

educating homeowners on the dangers of LBP and the proper procedures for containment and abatement will be a priority, as well.

### **Actions planned to reduce the number of poverty-level families**

Ensuring that families have a safe, affordable place to call home is the first step in reducing the number of poverty-level families. If decent housing is assured, families, with the help of case management services, can acquire the skills they need to obtain employment, children can take advantage of educational opportunities and families can access social services. Solving the problem of poverty level families in our community is complex, long term and requires investing resources in programs that may not have an immediate impact but can change the course of families' lives. The City joined in an effort with Albuquerque Public Schools, United Way and private funders to create the Homework Diner initiative, whereby hundreds of elementary school students are provided with homework assistance and one-on-one time with educators, as well as healthy meals cooked by volunteers from Central New Mexico Community College's (CNM) Culinary School. *Homework Diner* also has helped some parents to acquire their GED. Data confirms that this program has been effective in reducing absenteeism and improving student outcomes which will have long term consequences for breaking the cycle of poverty. The recently released census data shows a slight decrease nationally in the number of people living in poverty which can be attributed in part to the increase in the minimum wage. In 2013, voters in Albuquerque voted to increase the minimum wage and the Minimum Wage Ordinance was passed that raised the minimum wage and indexed it to inflation. It increased in 2015 and this increase may help reduce the number of poverty level families.

### **Actions planned to develop institutional structure**

The City will continue its monitoring process for all agencies with City contracts. Based on the results of the risk assessment tool, will determine the type of monitoring that the agency will receive. Agencies deemed "High Risk" will receive an 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 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. Agencies that receive a "medium" risk score will receive a narrow or focused review. Agencies that receive a "low" risk score will receive a desk review which will include review of quarterly reports and reimbursement requests. Regardless of score, a monitoring visit is required for a project in its Affordability Period every three (3) years and also for newly completed projects being leased up within the year.

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. A department staff member is present for the exit interview and reviews the audit using a Division developed and HUD approved checklist. If there are audit findings, staff ensure the agency takes 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. Additionally, to strengthen institutional structure Community Development completed its comprehensive policies and procedures in 2015, which are designed for online use. In the coming year, Community Development Division will continue to modify the policies and procedures to make it more user friendly and ensure compliance with program regulations.

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

In November of 2016, the City amended its Citizen Participation Plan that guides the development of the Consolidated Plan, Consolidated Annual Performance Evaluation Report, Affirmatively Furthering Fair Housing Report and the Annual Action Plan. This will broaden input from the community with more extensive outreach and ongoing communication. As the City embarks on planning for the 2018-2022 Consolidated Plan, the Assessment of Fair Housing and the Housing and Neighborhood Economic Development Plan, different representatives from the respective fields of public and private housing and social service agencies will be invited to attend several public and focused meetings to provide enhanced information sharing.

### **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 2017 concerning the overall local economy, population, or economic development sector. It is expected that 2017 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 2017 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 program year. High priority affordable housing program strategies will include Affordable Housing Development, 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 decribed in the Department of Family and Comunity Services' Administrative Requirements. These 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 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 is also located on the Department's website. Program income expected to be received from prior CDBG loans in the amount of \$150,000 and funds returned to the line of credit in the amount of approximately \$571,000 coming from the sale of the building located at 1620 1st Street will be reprogrammed for 2017 activities.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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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%

**Reference 24 CFR 91.220(l)(2)**

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

For its 2017 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 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:

Please see the attachment under Grantee Unique Appendices for the guidelines used for resale and recapture.

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(l)(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 in October 2015 and was submitted to HUD thereafter. The City and NMCEH have also implemented a coordinated assessment tool. Please see the attached

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. The VI-SPDAT (Vulnerability Index Service Prioritization Decision Assistance Tool) will be used for all city homeless programs in 2017.

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).

In addition to the City's Standards for Providing Emergency Solutions Grant Assistance that was approved by the *Albuquerque Strategic Collaborative* on October 15, 2015, the City's Department of Family and Community Services, under the Purchasing Ordinances, is allowed to procure their own social services. The City's ESG projects are considered social services.

The procurement process is governed by the Social Services Contracts Procurement Rules and Regulations promulgated by the Department. According to the Department Procurement Guidelines "An RFP is required for the procurement of Social Services unless exempted or an alternate competitive process applies." Department staff review submitted offers to ensure technical compliance prior to review by the Ad Hoc Committee. An Ad Hoc Committee reviews the

proposal. The Ad Hoc Committee consists of a minimum of three persons and is approved by the Department Director. Offers submitted in response to an RFP are reviewed, and scored by the committee, for areas stated in the RFP. The Ad Hoc Committee provides the Director with a recommendation of award. If the Director concurs with the Ad hoc Committee recommendation, the Director notifies the Offeror in writing and instructs staff to begin contract negotiations. If the Director does not concur with the Ad Hoc Committee recommendations he/she may request reconsideration by the Ad hoc Committee.

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 Performance Standards for evaluating ESG projects in January 2015; these documents were updated in October 2015 and are attached.

Over the 2017 program year 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.

