



CITY OF ALBUQUERQUE
2017 DRAFT ACTION PLAN
FOR PROGRAM YEAR 2017 (JANUARY, 2017 THROUGH
DECEMBER, 2017)

Department of Family and Community Services

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 year of the City's 2013-2017 Consolidated Plan and it outlines the City's goals for the 1 year 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 Action Plan is for the program year beginning January 1, 2017.

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.

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 Household Housing Units
- Tenant-based Rental Assistance Program / Rapid Re-housing Program: 157 Households Assisted
- Emergency Intervention Program: 3337 Overnight/Emergency Shelter/Transitional Housing Beds

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

- Public service activities other than Low/Moderate Income Benefit (Eviction Prevention, Motel Vouchers): 1075 Persons assisted
- Homeowner housing rehabilitated (minor repairs homeown rehab) : 210 Housing units

Objective 3: Revitalize Target Neighborhoods:

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

- Public service activities other than Low/Moderate Income Housing Benefit (Dental, Childcare, Senior Meals): 2225

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.

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 also encouraged to attend both the City Council Finance Government Operations (FGO) Committee and City Council Public Hearings when the 2017 Action Plan is scheduled to be introduced and voted upon.

5. Summary of public comments

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

This section will be updated upon closure of the public comment period.

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

This section will be updated upon closure of the public comment period.

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.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

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, 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))

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 also 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	Agency/Group/Organization	SUPPORTIVE HOUSING COALITION OF NEW MEXICO
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on 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	Agency/Group/Organization	NEW MEXICO MORTGAGE FINANCE AUTHORITY
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on the City's Affordable Housing Committee and was asked to review and comment on the 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	Agency/Group/Organization	NewLife Homes, Inc
	Agency/Group/Organization Type	Housing Services - Housing Housing Developer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	NewLife Homes was consulted through their representation on the City's Affordable Housing Committee. This agency is also one of the City's not-for-profit Affordable Housing Developers which specializes in providing affordable housing opportunities for Extremely Low Income populations, persons with special needs. This Developer is also exploring ways to better meet the housing needs of veterans and youth transitioning out of the foster care and/or juvenile justice systems.
4	Agency/Group/Organization	Albuquerque Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is represented on the City's Affordable Housing Committee. The AHA is collaborating with the City on the preparation of the 2017 Analysis of Impediments to Fair Housing Choice and meets regularly with staff from the Division to discuss Fair Housing issues.

7	Agency/Group/Organization	City of Albuquerque Office of Diversity and HUman rights
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Office of Diversity and Human Rights provides education and outreach on Fair Housing, Equal Employment topics as well as information on the Americans with Disabilities Act. The agency 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 to determine its 2017 Action Plan priorities. Among these agencies included: 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. 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 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 Plan & 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 and all 23 of the City's community centers, at the City's four Multi-Servcie centers and at senior centers that have meal sites that serve low income seniors.

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P-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. 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.

This section will be updated after public comments are received.

Citizen Participation Outreach

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

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)
5	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

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Expected Resources

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

Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	3,888,280	686,000	1,451,420	6,025,700	1,451,420	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,514,118	200,000	790,124	2,504,242	790,124	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	347,265	0	0	347,265	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	303,031	0	0	303,031	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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 in 2017 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 \$347, 265 in cash match from the City’s General Fund. HOME Match for Program Year 2017 is expected to be \$521,784 in cash from the City’s General Fund. The WFHTF Program requires a 4 to 1 leverage from non-City sources and it is anticipated that the City may contribute up to than \$7.2 Million in WFHTF monies to this Plan.

If appropriate, describe publicly 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 Barelvas neighborhood that could support home ownership projects. The City owns larger tracts of land in the West Mesa neighborhood, at the Barelvas Railyards, the Brown property on 3525 Fourth Street, NW, and the John Street property on 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 \$17.8 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 .7 Million dollars will be used to serve low to moderate income residents of the South Broadway Neighborhood, approximately \$1 Million will be used for housing development to revitalize neighborhoods while the remaining \$4.3 Million will be used for high priority projects providing city-wide services to vulnerable City residents.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs	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: \$1,287,000 Workforce Housing Trust Fund: \$7,292,380	Rental units constructed: 60 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 157 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: \$1,680,000	Public service activities for Low/Moderate Income Housing Benefit: 660 Households Assisted Homeowner Housing Rehabilitated: 210 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: \$403,000 ESG: \$321,220	Public service activities other than Low/Moderate Income Housing Benefit: 4390 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Housing opportunities
	Goal Description	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/or 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	Goal Name	Increase Sustainable Housing Opportunities
	Goal Description	<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 (when reinstated) 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 project so that residents do not lose housing due to short term financial emergencies.</p>
3	Goal Name	Revitalize Target Neighborhoods
	Goal Description	<p>As per the 2013-2017 Consolidated Plan, the City will continue to implement many of its projects in high priority neighborhoods to ensure the most effective use of limited program funds. In addition to ensuring that programming works to "increase affordable housing opportunities" and "increase sustainable housing opportunities" for low income, vulnerable populations, the City also wants to ensure that projects work to revitalize entire neighborhoods so that taxpayer monies get the biggest bang for the buck. Therefore all of the City's 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. 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	Goal Name	Increase Services for At-Risk Populations
	Goal Description	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: Low Income and Homeless Dental Services, Emergency Motel Vouchers, Senior Meal Services, and Early Childhood Development Services to Homeless Children and their Families. In addition CoC funds in the amount of \$3,040,117 will be used for permanent and transitional housing and rapid re-housing but are not reported in IDIS.

Table 7 – Goal Descriptions

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

Affordable Housing Development: The City estimates an average output of 60 units per year for this Program. Of these units 15% (9 units) will be set aside for extremely low income households, 60% (36 units) will be set aside for low-income households between 31-50% AMI, and the remaining 25% (15 units) will target households above 51% AMI.

Tenant Based Rental Assistance (TBRA) Program: The City estimates an average output of 147 units per year for this Program. Of these units 100% (147 units) will be used for extremely low income households.

AP-35 Projects – 91.220(d)

Introduction

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

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

Table 8 – 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.

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Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	COA Administration- Administration
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$777,656 HOME: \$151,412
	Description	These funds will be used to support the implementation of the City's 2017 Action plan.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10,000 low income families.
	Location Description	City-wide
	Planned Activities	Implement City of Albuquerque's 2017 Action Plan.
2	Project Name	Affordable Housing Development- Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	
	Needs Addressed	
	Funding	Workforce Housing Trust Fund: \$7,292,380
	Description	Funds to develop affordable housing units for low to moderate income households, either thru development or acquisition and rehabilitation.the organization(s) that will utilize these funds will be selected through an RFQ process.
	Target Date	3/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 60 low income families will benefit from this activity.
	Location Description	The location of this affordable housing development has yet to be determined.
	Planned Activities	Develop affordable housing units for low to moderate income households, either thru development or acquisition and rehabilitation.
3	Project Name	Human Rights-Fair Housing, Equal Opportunity -Public Service
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities
	Needs Addressed	COA Fair Housing
	Funding	CDBG: \$10,000
	Description	Funds for the City of Albuquerque's Office of Diversity and Human Rights to further Fair Housing and equal opportunity awareness.
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low income families will benefit from this Fair Housing Activity.
	Location Description	City-Wide
	Planned Activities	Conduct Fair Housing training sessions for social service providers to further Fair Housing and equal opportunity awareness.
4	Project Name	HOME TBRA- Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	HOME Tenant Based Rental Assistance
	Funding	HOME: \$1,034,700
	Description	This Program will fund 3 Tenant Based Rental Assistance Projects serving specific high priority populations.1- The Supportive Housing Coalition2- St. Martins3- Albuquerque Housing Authority
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Provide funding for 3 Tenant Based Rental Assistance Projects serving specific high priority populations.
5	Project Name	CHDO Operating - Administration
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Affordable Housing opportunities Revitalize Target Neighborhoods
	Needs Addressed	
	Funding	CDBG: \$75,706
	Description	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.

	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	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.
6	Project Name	Homeless Intervention- ESG
	Target Area	
	Goals Supported	Increase Affordable Housing opportunities Increase Services for At-Risk Populations
	Needs Addressed	Homeless Intervention
	Funding	:
	Description	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.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Projects under this category work to increase affordable housing opportunities and increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities to populations experiencing homelessness.
	Location Description	City-Wide

	Planned Activities	Increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities.
7	Project Name	Homeowner Rehabilitation Program- Housing
	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities
	Needs Addressed	Home Owner Repair Program
	Funding	CDBG: \$1,000,000
	Description	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.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 low to moderate income homeowners will benefit from this program.
	Location Description	City -wide
	Planned Activities	Provide loans to 10 low income homeowners to address code violations and hazards in their home.

8	Project Name	Emergency Minor Home Repair Program - Housing
	Target Area	
	Goals Supported	Increase Sustainable Housing Opportunities
	Needs Addressed	Home Owner Repair Program
	Funding	CDBG: \$500,000
	Description	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.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 225 low income homeowners will benefit from this program.
	Location Description	City-wide
	Planned Activities	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.
9	Project Name	Homeless Dental - Public Service

	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	COA Public Services Program
	Funding	:
	Description	Albuquerque Healthcare for the Homeless will provide a full range of dental services to medically indigent, low and moderate income persons in the City of Albuquerque who are experiencing homelessness.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approxiamtely 600 people experiancing homelessness will benefit from this prgram.
	Location Description	City-Wide
	Planned Activities	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.
10	Project Name	Emergency Motel Vouchers - Public Service

Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
Goals Supported	Increase Services for At-Risk Populations
Needs Addressed	Homeless Intervention
Funding	CDBG: \$65,000
Description	CDBG funds in the amount of \$35,000 and General Fund in the amount of \$28,380 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 \$30,000 and General Fund in the amount of \$40,800.
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	An estimated 475 individuals or families will benefit from this program.
Location Description	CITY-WIDE
Planned Activities	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.

11	Project Name	Senior Meals - Public Service
	Target Area	Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Trumbull
	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	Small Buisness Loan Program
	Funding	CDBG: \$125,000
	Description	These funds will be provided to the Department of Senior Affairs to assist with the program costs to provide congregate meals to 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.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1700 Senior Citizens will benefit from this service.
	Location Description	At various Senior Ceners that are located in low income census tracts.
	Planned Activities	Provide meals to approximately 1700 senior citizens.
12	Project Name	Eviction Prevention - Public Service

	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill West Mesa
	Goals Supported	Increase Sustainable Housing Opportunities
	Needs Addressed	COA Public Services Program
	Funding	CDBG: \$170,000
	Description	This service provides emergency rental and utility assistance for up to 3 consecutive months to 600 households.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 households will benefit from this program.
	Location Description	City-wide
	Planned Activities	
13	Project Name	Early Childhood Services- Public Service

	Target Area	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	Goals Supported	
	Needs Addressed	Public Improvements
	Funding	CDBG: \$84,000
	Description	Funds for Cuidando Los Ninos for child development services and case management to homeless children and their families.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approxiamtely 100 famililes wil benefit from this program.
	Location Description	City-wide
	Planned Activities	Funds for Cuidando Los Ninos for child development services and case management to homeless children and their families.
14	Project Name	Public Facility - Expansion
	Target Area	

	Goals Supported	Increase Services for At-Risk Populations
	Needs Addressed	Public Facilities
	Funding	CDBG: \$400,000
	Description	Funds to expand an existing City owned facility, located at 715 Kathryn SE, to increase recreational/educational services to low- and moderate-income persons.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 individuals will benefit from this program.
	Location Description	715 Kathryn SE
	Planned Activities	Expand an existing City –owned facility, located at 715 Kathryn SE, to increase recreational/educational services to low- and moderate-income persons.
15	Project Name	Public Facility- Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$707,882
	Description	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.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	1500 Walter SE
Planned Activities	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.

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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 but in the evaluation of the project additional points are not 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 10 - 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 Analysis of Impediments to Fair Housing Choice 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 more than \$17.8 million coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG),

the 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 \$9.6 Million will be used for high priority projects providing city-wide services.

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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 use CDBG Public Service monies 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.

One Year Goals for the Number of Households to be Supported	
Homeless	147
Non-Homeless	110
Special-Needs	0
Total	257

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	147
The Production of New Units	60
Rehab of Existing Units	110
Acquisition of Existing Units	0
Total	317

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

Discussion

No specific affordable housing development project is slated for 2017. At the time of submission

the City is reviewing two proposals for new construction of multi-family housing submitted by vetted Affordable Housing Development Organizations or CHDO's to be funded with an estimated \$3.8 Million in Workforce Housing Trust Fund/HOME funds.

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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 Analysis of Impediments to Fair Housing Choice 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 to families currently on its Section 8 waiting list.

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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 2014 (most current data) . The Albuquerque Strategic Collaborative, staffed by the NMCEH, serves as the advisory body for both the Albuquerque Continuum of Care and for Albuquerque Heading Home, a nationally-funded demonstration project that identifies, assesses, and houses the most medically fragile homeless persons in the city. The City of Albuquerque continues to face significant problems associated with homelessness and the prevention of homelessness. The homeless population in the area continues to increase in part because of continued high unemployment (4.9% in April, 2015, Albuquerque, Bureau of Labor Statistics), rising rental housing costs, and the continuing effects of the recession. In response, new initiatives are underway to create comprehensive, coordinated systems that share a common vision of homelessness in Albuquerque that is rare, of short duration, and non-recurring.

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

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

The City has developed several outreach programs to locate and assist persons who are homeless. Each year the City invests over \$2 Million in local City funds in Assertive Community Teams. Currently the City has three Teams which 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 455 persons since the initiative began. In 2016 the City will allocate \$770,000 in local City funds to ABQ Heading Home to provide case management and supportive housing services to some of the City's most vulnerable homeless populations.

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

Emergency Shelter Services: The City will continue to fund the Emergency Winter Shelter implemented by the Albuquerque Rescue Mission in the amount of \$144,237 (ESG), \$80,770 (ESG Match) and \$159,025(GF); Emergency Shelter Services for Women and Children provided by the Barrett Foundation in the amount of \$32,000 (ESG) and \$12,400 (GF); Emergency Shelter Services for Men provided by the Good Shepherd Center in the amount of \$63,000 (ESG Match), ABQ Heading Home implemented by the Albuquerque Opportunity Center in the amount of \$35,000 (ESG), \$109,000 (ESG Match), \$106,000 (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 /Rapid Rehousing: The City will also continue to support Crossroads to operate Maya's Place in the amount of \$142,000 (GF) and \$46,458 (CoC); S.A.F.E. House to operate Pathways in the amount of \$408,593 (CoC); Barrett Foundation to operate Casa Milagro and Bridges in the amounts of \$25,000 (GF) and \$160,782 (CoC) respectively; Catholic Charities to operate Proyecto La Luz in the amount of \$309,374 (CoC); and St. Martin's Hospitality Center to operate the St. Martin's Supportive Housing Program in the amount of \$87,978 (CoC).

Permanent Supportive Housing: The City will also continue to support the funding of Albuquerque Healthcare for the Homeless to operate its Permanent Housing Program in the amount of \$740,118 (CoC); Barrett Foundation to operate its Rapid Re-housing Program for Women and Children in the amount of \$95,983 (ESG); NM Aids Services to operate its Housing Voucher Program in the amount of \$27,510 (GF) St. Martin's Hospitality Center to operate its Permanent Housing Program in the amount of \$664,686 (CoC); Supportive Housing Coalition to operate its Housing First Program in the amounts of \$1,530,756 (ESG, GF) and the Therapeutic Living Services to operate its Permanent Housing Program in the amount of \$446,163 (CoC).

(CoC) Planning Project will be funded in the amount of \$152,786.

Addressing the emergency shelter and transitional housing needs of homeless persons

As demonstrated by the 2015 Point in Time count (PIT) the City sheltered 1104 homeless of which 172 were veterans and 183 were counted as unsheltered. The City has traditionally allocated the majority of its Emergency Shelter Grant (ESG) funds and a portion of its General Funds to providing emergency shelter beds and services. Because the current indicators are that emergency shelter beds and services will continue to be a need during the 2016 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 and 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 Division's Housing First

Voucher 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 and that link clients to permanent housing as quickly as possible. This would include, but is not be limited to, additional emergency shelters.

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

In addition to using its 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 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.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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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

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 program to increase the number of safe, affordable housing units and many of those will be set aside for those who are most cost burdened. 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.

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 in 2017 to both increase affordable housing opportunities for extremely-low-income households and to revitalize neighborhoods. In 2017 the City will use WFHTF and slightly more than \$974,000 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 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

2017 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. Of these units, 20% (2 units) will go towards extremely low income households with the remaining 8 units planned for households at or below 80% AMI.

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 200 units per year thereafter. Of these units 100% will go towards households at or below 80% AMI.

Actions planned to reduce lead-based paint hazards

Presently, 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. For loans closed during the Program Year 1/1/2015 – 12/31/2015, eight homes were tested for LBP and only one home tested positive. The areas that tested positive were encapsulated and removed to an environmental hazards dump site. Two homes were built after 1978; therefore, exempt from testing. 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 Home Owner Rehabilitation Program regardless of when their home was built. This year the Division will also be funding a new 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 and this decrease is 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

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

In 2017, the City will continue its monitoring process for all agencies with City contracts. Based on the results of a risk assessment tool, 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.

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

The City has amended its Citizen Participation Plan that guides the development of the Consolidated Plan and the Annual Action Plan to 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 Analysis to Impediments to Fair Housing Choice 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, and 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 2017 Program Year. High priority affordable housing program strategies will include Affordable Housing Development, Tenant Based Rental Assistance, and Homeowner Repair.

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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 recieved from prior CDBG loans in the amount of \$686,000 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	115,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	115,000

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%

**HOME Investment Partnership Program (HOME)
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 2016 Affordable Housing Development Projects, the City plans to finance portions of these projects by leveraging HOME Entitlement funds and City Workforce Housing Trust Funds (WFHTF) at a rate of more than four times their value. Therefore, for every dollar of City funds, there are four dollars of funding from other sources. Other resources expected to be available for the financing of these projects include loan products and grants available to developers through the New Mexico Mortgage 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 at their September meeting. The City and NMCEH have implemented a coordinated assessment tool. Please see the attached documents to the hard copy.

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

The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have developed a centralized or coordinated assessment system. The City will collaborate with both Continuums of Care and the MFA in the implementation of the system. The VI-SPIDAT will be used for all city homeless programs beginning in 2016.

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.

Discussion

Over the 2016 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.

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