

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. Submission of both Plans is necessary to secure Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) funds. The Consolidated Plan provides HUD with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG, HOME, and ESG funds to address these needs over a five year period, July 1, 2018 and ending June 30, 2023. The 2020 Action Plan is the second Action Plan to be submitted under the City's 2018 - 2022 Consolidated Plan, outlining the City's goals from July 1, 2020 – June 30, 2021. The Action Plan 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.

The 2020 Action Plan will carry on the idea of a forward-looking programmatic concept intended to foster stability and mobility, helping vulnerable communities become stable communities, places where all residents may advance toward a better quality of life.

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.

In consideration of community input, available data and the results of the approved Assessment of Fair Housing (AFH), the priority needs listed below were established.

1. AFH Factor 1: Location and type of affordable housing
2. AFH Factor 2: Availability of affordable units in a range of sizes
3. AFH Factor 3: Availability, type, frequency and reliability of public transportation
4. AFH Factor 4: Availability of affordable, accessible units in a range of unit sizes

5. AFH Factor 5: Location of employment
6. AFH Factor 6: Location of proficient schools
7. AFH Factor 7: Access to safe neighborhoods
8. AFH Factor 8: Access to low poverty neighborhoods
9. AFH Factor 9: Community opposition
10. AFH Factor 10: Lack of private investment in specific neighborhoods
11. AFH Factor 11: Lack of assistance for housing accessibility modifications
12. AFH Factor 12: Private discrimination
13. AFH Factor 13: Lack of affordable integrated housing for individuals in need of supportive services
14. Need for homeownership assistance
15. Need for new/improved public facilities and infrastructure
16. Need for public services
17. Need for economic opportunity for Low Income Residents

Consistent with HUD's national goals for the CDBG, HOME and ESG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will continue to be addressed through this Action Plan.

3. Evaluation of past performance

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

The City chose projects for the 2020 Action Plan based upon past performance and priorities that were determined when developing the 2018 - 2022 Consolidated Plan. Projects were evaluated to ensure that performance on goal attainment was met according to the agreement and in line with federal and local requirements. During the development of the current Consolidated Plan, 2018 - 2022, many focus groups were held to gain public input on priorities. Requests for Proposals (RFP) were then issued and contracts were awarded for those projects that met the priorities. The contracts are renewable for

potentially a 3 year period depending upon performance. These projects have been evaluated to ensure that the priorities of the Consolidated Plan are being met through the projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

5. Summary of public comments

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

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

The comment offering assistance for senior meals programs was not accepted because the Department currently has a Memorandum of Understanding with the City's Department of Senior Affairs to provide a senior meals program for qualified seniors.

7. Summary

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	ALBUQUERQUE	Department of Family and Community Services
HOPWA Administrator		
HOME Administrator	ALBUQUERQUE	Department of Family and Community Services
ESG Administrator	ALBUQUERQUE	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 regularly engages and consults with representatives from multiple agencies, groups and organizations involved in the development of affordable housing, the creation of job opportunities for low-and moderate-income residents, those that provide services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons and low to moderate income individuals.

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

The City recognizes the importance of coordination and alignment among various service providers to maximize the effectiveness of the CDBG, HOME, and ESG programs. Knowing this the City will continue to strengthen relationships and alignment among organizations in the implementation of projects using CDBG, HOME, and ESG funds. The City regularly engages with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the most vulnerable populations. By having its housing and community development programs and functions, as well as oversight of the homeless initiative in the Department of Family and Community Services the City is able to target, plan and implement programs more seamlessly and with greater impact. It is also able to be more efficient in delivering resources and services, monitoring service providers, and creating working relationships with other City departments. For example, the Affordable Housing Committee has representation from the private lending industry, the affordable housing industry, the Department of Family and Community Services, the Planning Department, the Albuquerque Housing Authority, homeless/low income populations, and the New Mexico Mortgage Finance Authority. The purpose of the Committee is to advise the City on its affordable housing strategies.

In the area of behavioral health services, a 2014 Settlement Agreement with the Department of Justice itself provides numerous mechanisms that promote ongoing coordination among various health and social service entities that treat the most severely mentally ill, those with severe alcohol and drug addictions, and others most critically in need of intervention to stay permanently housed and out of the custody of law enforcement. The Agreement includes the development and implementation of a Civilian Police Oversight Agency, Mental Health Response Advisory Committee, Community Policing Councils, community policing partnerships, periodic community meetings, and public reports on the City's progress toward compliance. The communication and coordination mandated under the Agreement between the Albuquerque Police Department and the behavioral health community attempts to ensure that law enforcement is sensitive to the specific needs of at-risk individuals. In addition to addressing dangerous escalations of force in stress situations involving such individuals, these efforts at

coordination are intended to reduce other unwanted consequences, such as death from narcotic withdrawal or overdose immediately following incarceration or release.

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

The City partners with the New Mexico Coalition to End Homelessness in the administration and delivery of Continuum of Care (CoC) services. In addition to the leadership provided by the CoC Board of Directors, the Albuquerque Strategic Collaborative to End Homelessness, which formerly served as the steering committee for the Continuum of Care, holds monthly meetings at which members develop and vote on CoC related issues, such as the CoC Governance Charter and Common Standards.

Albuquerque has a homeless system of care that is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers that utilizes several federal, state and local resources to provide services for homeless people. The City itself also provides general fund resources for services that assist the homeless and those at risk of becoming homeless. The City's nonprofit community plays a key role in the Continuum of Care system. Numerous agencies throughout the City administer programs ranging from providing meals to the homeless to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The City's nonprofit community also serves special needs populations, such as victims of domestic violence, veterans, the disabled, persons with HIV/AIDS, and youth.

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 City of Albuquerque is the Collaborative Applicant for the CoC. The City contracts with the New Mexico Coalition to End Homelessness (NMCEH) to manage and coordinate the CoC. Under the CoC Governance Charter, each year NMCEH will work with the City to develop performance standards for evaluating the effectiveness of ESG program funded activities. These performance standards will be presented to the Albuquerque CoC at monthly meetings for discussion and feedback. Based on feedback from the Albuquerque CoC, the City will use the performance standard data to determine if the current allocation strategy is effectively meeting the City's goals for reducing and preventing homelessness.

The City has pledged its own resources, as well as CDBG, HOME, ESG and CoC funds to increase services for at-risk populations and increase affordable housing opportunities for its most vulnerable populations. These funding sources were augmented by a ballot initiative in 2015, when Albuquerque residents approved an increase in the gross receipts tax to provide services to the mentally ill, particularly the homeless mentally ill. Allocation of all of these funding sources, as well as the

development of performance standards to evaluate outcomes of those expenditures, were devised in close consultation with the lead agency responsible for the coordination and management of the Albuquerque Continuum of Care Homeless Program, the NMCEH.

NMCEH provides coordination and management of the local HMIS and is responsible for maintaining policies and procedures for the use of HMIS throughout the CoC. NMCEH worked collaboratively with CoC member organizations to develop the local HMIS system.

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Albuquerque Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	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?	The Albuquerque Housing Authority (AHA) was consulted for data and information necessary for the 2019 Action Plan. The AHA is also represented on the City's Affordable Housing Committee which was asked to review the 2019 Action Plan. The AHA collaborated with the City on the preparation of the 2017 Assessment of Fair Housing and meets regularly with staff from the Division to discuss Fair Housing issues.
2	Agency/Group/Organization	Albuquerque Department of Municipal Development
	Agency/Group/Organization Type	Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Public Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City Department was consulted while developing the 2019 Action Plan regarding public infrastructure improvements. The consultation led to a partnership to improve public infrastructures City wide.
3	Agency/Group/Organization	City of Albuquerque Planning Department
	Agency/Group/Organization Type	Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Improving Housing Stock

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This City Department was consulted while developing 2019 Action Plan regarding the implementation of a minor home repair program. The consultation led to a partnership for Program Year 2019.
4	Agency/Group/Organization	NEW MEXICO COALITION TO END HOMELESSNESS
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The New Mexico Coalition to End Homelessness was consulted for information necessary to complete sections of the Plan addressing all aspects of homelessness, including emergency and transitional housing for vulnerable communities, as well as necessary support services to keep those communities permanently housed.
5	Agency/Group/Organization	New Mexico Mortgage Finance Authority
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Other government - State Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mortgage Finance Authority (MFA) was consulted for information necessary to complete sections of the Plan addressing affordable home ownership, the needs of vulnerable populations and the precariously housed, and investment in affordable housing development. The MFA is represented on the City's Affordable Housing Committee and was asked to review and comment on the 2019 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 City also consulted with the MFA's Community Development Section regarding HOPWA funds, which will result in an MOU where the MFA administers those funds for the City.
6	Agency/Group/Organization	New Mexico Solutions
	Agency/Group/Organization Type	Services-homeless Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	New Mexico Solutions was consulted for data and information necessary. This consultation provided information necessary on addressing the supportive service needs of persons with mental illness, those suffering from drug addiction, and other vulnerable communities, from emergency housing to health care and social services.

7	Agency/Group/Organization	Albuquerque Office of Equity and Inclusion
	Agency/Group/Organization Type	Service-Fair Housing Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans 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?	The City's Office of Equity and Inclusion was consulted for data and information necessary to complete sections of the Plan addressing fair housing issues, as well as the supportive service needs of vulnerable populations from emergency and transitional housing to health care and social services. The agency was asked for input on the 2019 Action Plan.
8	Agency/Group/Organization	City of Albuquerque Office of Civil Rights
	Agency/Group/Organization Type	Service-Fair Housing Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	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?	The agency was asked for input on the 2019 Action Plan.

9	Agency/Group/Organization	NEW MEXICO AIDS SERVICES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	New Mexico AIDS Services was consulted for data and information necessary to complete the Plan addressing the housing, health and supportive needs of people with HIV/AIDS.
10	Agency/Group/Organization	New Day Youth and Family Services (A New Day)
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A New Day was consulted for data and information necessary to complete the Plan.

11	Agency/Group/Organization	Youth Development, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Services-Employment Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	Youth Development, Inc was consulted for data and information necessary to complete the Plan.
12	Agency/Group/Organization	BERNALILLO COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with Bernalillo County which led to a partnership providing social services to persons being released from the Metropolitan Detention Center.
13	Agency/Group/Organization	New Mexico Department of Health
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City consulted with the State Epidemiologist about the incidents of lead based paint poisoning within Albuquerque which is very low. The addresses of the housing units in which children have been identified as lead poisoned is not considered public information by the State Department of Health and will not release that information. Although specific addresses are not available Reuters published a map on lead poisoning among children for Albuquerque by zip code. The results of tested children indicated that low levels of lead poisoning are present in Albuquerque. When lead poisoning is identified the State will provide contact information for the City's Minor Home Repair Program. If the homeowner meets the qualifications their home would be tested for lead based paint and if present would be remediated.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City did not consult with other local governments, or participating jurisdictions, which work with similar grants. This was not done because Albuquerque, being the largest City in New Mexico, has very different issues and programs that are not directly comparable to other cities in the state.

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	New Mexico Coalition to End Homelessness	The City partners with the NM Coalition to End Homelessness in the administration and delivery of the COC. This partnership ensures that the goals are in alignment.
Assessment of Fair Housing	City of Albuquerque	The City of Albuquerque, the City of Rio Rancho and the Albuquerque Housing Authority collaborated in the development of the Assessment of Fair Housing (AFH). Contributing factors identified in the AFH for Albuquerque were incorporated into the 2018 - 2022 Consolidated Plan and consequently into the 2020 Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

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

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				
2	Posted at City Facilities	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The public notice was posted at City Community Centers, Health & Social Service Centers and Senior Centers.			
3						

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)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>				
5	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Eleven (11) people attended the Public Hearing on March 19, 2019, to present the 2019 Action Plan for public comment.</p>	<p>There were no comments received at the Public Hearing.</p>		

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)
6	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Social Service Agencies, Housing Developers, Neighborhood Associations	The notice of public hearing was sent to a City email list that includes social service agencies, housing developers and neighborhood associations.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For the 2020 Action Plan, the City anticipates the availability of the following resources listed by fund type, inclusive of HUD funds, program income, prior year(s) HUD funds and local resources:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,533,760	115,000	1,045,540.78			The annual allocation of CDBG funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,051,595	300,000	1,891,071.80		The annual allocation of HOME funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program.	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	395,622	0	0	395,622	The annual allocation of ESG funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program.	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Multifamily rental new construction New construction for ownership Overnight shelter Public Services Rapid re-housing (rental assistance) Services TBRA Transitional housing	4,254,424.87	0	0		Local General funds are subject to annual local appropriations.	
Other	public - local	Acquisition Homebuyer assistance New construction for ownership		0	0		Local Bond funds are subject to voter approval 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

Depending on the financing structure of a given project, it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

State Resources

- New Mexico State Low-Income Housing Tax Credit Program

Local Resources

The City's Workforce Housing Trust Fund (WFHTF) is a source of revenue used to support the preservation and production of affordable housing. These funds can be leveraged with additional resources, including HOME and CDBG, and have a long term affordability requirement. The WFHTF is funded by a biannual voter approved City bond. As described in § 14-9-4 CREATION AND ADMINISTRATION OF THE WORKFORCE HOUSING TRUST FUND, "Projects receiving funding or land under the Workforce Housing Opportunity act shall leverage non-city funds by at least a 4:1 ratio (non-city to city resources). The Plan may make exception to this ratio for certain hard to develop projects to be defined. Federal and state funds flowing through the city are not considered city funds for purposes of this requirement." For these purposes, "hard to develop projects" include those projects where:

- At least a portion serves vulnerable or extremely low income populations.
- The developer is able to adequately justify to the City that the physical condition, shape or location of the property make the property difficult to develop.
- The project is being developed on land contributed by the City of Albuquerque as the City aims to acquire land for affordable housing development if the land is difficult to develop.

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- Private Developer Contributions

Matching Requirements

The City of Albuquerque provides a dollar for dollar cash match from the City's General Fund for the ESG program. The City of Albuquerque leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement.

Eligible forms of HOME match are documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

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

According to data compiled by the Planning Department, the City owns 10 vacant properties zoned for multi-family use located outside of a floodplain and near a principal arterial or major collector street. These properties, if suitable in terms of site and neighborhood standards, may be used for affordable housing development. Alternatively, these properties may be used for other civic purposes such as public facilities to benefit area residents. The City plans to purchase a vacant piece of property to develop affordable housing.

Discussion

Assuming continued level funding of the CDBG, HOME and ESG programs, the City expects to utilize approximately \$30.8 million of CDBG, \$16.5 million of HOME, \$1.8 million of ESG, \$15.2 million of General Fund and \$11.6 million of Workforce Housing Trust Funds during the five-year period beginning July 1, 2018 and ending June 30, 2023 to achieve the goals of the Strategic Plan. The City is a recipient of \$489,104 in Housing Opportunities for Persons with Aids (HOPWA) and has an agreement with the State of New Mexico to administer.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2018	2022	Affordable Housing	Investment Areas Investment & Reinvestment Areas	AFH1 Location and type of affordable housing AFH10 Lack private invest. specific neighborhood AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition	HOME: \$4,617,360 General Fund: \$1,082,983 Workforce Housing Trust Fund: \$1,868,126	Rental units constructed: 60 Household Housing Unit
					Annual Action Plan 2020			27

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Affordable Housing Preservation - Rental	2018	2022	Affordable Housing	Investment & Reinvestment Areas Reinvestment Areas	AFH1 Location and type of affordable housing AFH8 Access to low poverty neighborhoods	CDBG: \$831,356	Rental units rehabilitated: 154 Household Housing Unit
3	Affordable Housing Preservation - Ownership	2018	2022	Affordable Housing	Citywide Investment	AFH11 Lack of assist. housing access modifications	CDBG: \$1,007,134	Homeowner Housing Rehabilitated: 260 Household Housing Unit
4	Affordable Homeownership Assistance	2018	2022	Affordable Housing	Citywide Investment	Need for Homeownership Assistance	CDBG: \$726,840	Direct Financial Assistance to Homebuyers: 36 Households Assisted
5	Homelessness Interv. & Rapid Rehousing	2018	2022	Affordable Housing	Citywide Investment	AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need Need for Public Services	CDBG: \$519,886 HOME: \$1,613,023 ESG: \$352,956 General Fund: \$5,311,576	Public service activities other than Low/Moderate Income Housing Benefit: 1178 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 140 Households Assisted Homeless Person Overnight Shelter: 1300 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 150 Beds Homelessness Prevention: 600 Persons Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing Services (AFH3)	2018	2022	Affordable Housing	Citywide Investment	AFH1 Location and type of affordable housing AFH10 Lack private invest. specific neighborhood AFH12 Private discrimination	General Fund: \$85,000	Other: 1 Other
7	Services for Children and Youth	2018	2022	Non-Housing Community Development	Citywide Investment	Need for Public Services	CDBG: \$35,838 General Fund: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
8	Services for Senior Citizens	2018	2022	Non-Housing Community Development	Citywide Investment	Need for Public Services	CDBG: \$119,300	Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted
10	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development	Investment Areas Investment & Reinvestment Areas Citywide Investment	Need for Public Facilities and Infrastructure	CDBG: \$2,002,229	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 105138 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Program Administration	2018	2022	Non-Housing Community Development	Citywide Investment	AFH1 Location and type of affordable housing AFH10 Lack private invest. specific neighborhood AFH11 Lack of assist. housing access modifications AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community	CDBG: \$914,885 HOME: \$192,444 ESG: \$25,492 General Fund: \$25,492	Other: 1 Other

Annual Action Plan 2020

30

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Address disproportionate housing needs, the needs of residents living in racially and ethnically concentrated areas of poverty and facilitate access to low poverty areas by: 1) Increasing affordable rental and ownership housing options in high opportunity areas, which may be defined as near public transit, low crime areas, areas with proficient elementary schools and areas with employment opportunities; and 2) Increasing the percentage of affordable accessible units in new multifamily housing developments from 5% to 7%. Provide HOME funds for CHDO Operating Assistance.
2	Goal Name	Affordable Housing Preservation - Rental
	Goal Description	Incentivize investment of affordable housing funds for rehabilitation and/or preservation of existing units.
3	Goal Name	Affordable Housing Preservation - Ownership
	Goal Description	Address disproportionate housing needs of disabled residents through expansion of the number of low and moderate-income senior or disabled homeowners receiving disability retrofit modifications. Investments made pursuant to this goal shall provide funds for minor, major and emergency rehabilitation of owner-occupied dwelling units.

4	Goal Name	Affordable Homeownership Assistance
	Goal Description	Address homeownership rates in older neighborhoods that have experienced disinvestment and provide financial mechanisms to support homeownership for low and moderate-income families. Such mechanisms include down payment assistance in the form of silent second mortgages with favorable deferred terms that have the effect of reducing the principal balance of the primary mortgage in order to create an affordable payment. Programs funded under this goal may connect prospective buyers with community partner financial institutions that are able to offer favorable financing terms. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs.
5	Goal Name	Homelessness Interv. & Rapid Rehousing
	Goal Description	Increase housing available to the City's most vulnerable residents, including people with severe mental illness, bad credit ratings, eviction histories and criminal records through Tenant Based Rental Assistance. Projects under this category work to increase services for "at-risk" populations by providing public services for homeless persons, such as motel vouchers, emergency shelter services, transitional and permanent supportive housing opportunities, along with integrated services to maintain housing stability, including but not limited to health care, mental health care, counseling, case management, and meal assistance.
6	Goal Name	Fair Housing Services (AFH3)
	Goal Description	Address fair housing discrimination in the private and public sector through expansion of the City's community outreach and educational efforts regarding fair housing discrimination by entering into an MOU with the City of Albuquerque Office of Civil Rights to provide education and training sessions (two per year). The MOU will also address the need for services and resources related to housing for veterans and service members. Address the need for landlord-tenant information and mediation services in the community so that residents occupying or seeking rental housing, as well as property owners and management companies understand their rights and responsibilities under the law.
7	Goal Name	Services for Children and Youth
	Goal Description	Provide early child development services and childcare services to families experiencing homelessness. Provide appropriate health, fitness, recreational, educational and other services to support the emotional and physical developmental well-being of children.

8	Goal Name	Services for Senior Citizens
	Goal Description	Provide seniors, including the frail elderly, with quality supportive services so they residents can live as independently as possible. Projects to be funded under this goal include, but are not limited to, nutrition services such as congregate meals for ambulatory seniors and home-delivered meals for homebound seniors.
10	Goal Name	Public Facilities and Infrastructure
	Goal Description	Improve City public facilities, including community centers, parks, senior/multi-generational centers, fire stations and equipment and other public buildings., as well as improve City infrastructure, including sidewalks, curb ramps, pedestrian crossings, signals and street lighting to benefit low-and moderate-income residents or those presumed under HUD regulations to be low-and moderate-income such as the elderly and severely disabled adults.
12	Goal Name	Program Administration
	Goal Description	Provide for the administration of HUD Community Planning and Development programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Albuquerque will invest CDBG, HOME, ESG, Workforce Housing Trust Fund and General funds in projects that develop new rental housing units, preserve affordable housing, promote homeownership, provide fair housing services, provide services to low-and moderate-income residents including youth and seniors, address and prevent homelessness and improve public facilities and infrastructure. Together, these projects will address the needs of low-and moderate-income Albuquerque residents.

Projects

#	Project Name
1	2020 Administration
2	CHDO Operating
3	Homeless Intervention & Rapid Rehousing
4	
5	
6	Affordable Homeownership Assistance
7	Tenant Based Rental Assistance and Supportive Services
8	Dental Services
9	Emergency Motel Vouchers
10	Senior Meals
11	Eviction Prevention
12	Early Childhood Services
13	Public Facilities & Infrastructure
14	Affordable Housing Preservation -Rental
15	Affordable Housing Development
16	

Table 7 - Project Information

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

Based on the Strategic Plan, the City is allocating 100% of its non-administrative CDBG, HOME and ESG investments for Program Year 2020 to projects that benefit low-and moderate-income persons.

The primary obstacles to meeting the underserved needs of low-and moderate-income persons include

lack of funding from federal, state and other local sources and the high cost of housing that is not affordable to low-income residents. To address these obstacles, the City will continue to allocate its available resources to develop new rental housing units, preserve affordable housing, promote homeownership, provide fair housing services, provide services to low-and moderate-income residents including youth and seniors, address and prevent homelessness and improve public facilities and infrastructure.

DRAFT

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	2020 Administration
	Target Area	Citywide Investment
	Goals Supported	Program Administration
	Needs Addressed	AFH1 Location and type of affordable housing AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood AFH11 Lack of assist. housing access modifications AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need Need for Homeownership Assistance Need for Public Facilities and Infrastructure Need for Public Services
	Funding	CDBG: \$ HOME: \$
	Description	Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate income individuals will benefit from the HOME & CDBG programs citywide.
	Location Description	City-wide
	Planned Activities	Administer the HOME and CDBG programs.
2	Project Name	CHDO Operating
	Target Area	Investment Areas Investment & Reinvestment Areas Reinvestment Areas Citywide Investment

	Goals Supported	Affordable Housing Development
	Needs Addressed	AFH1 Location and type of affordable housing AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood Need for Homeownership Assistance
	Funding	HOME: \$
	Description	Funds will be provided to two Community Housing Development Organizations (CHDOs) to assist with operating costs incurred implementing housing activities. The two CHDOs receiving funds are: Sawmill Community Land Trust and Greater Albuquerque Housing Partnership. Each CHDO will receive \$51,289.87.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be provided to two Community Housing Development Organizations (CHDOs) to . The two CHDOs receiving funds are: Sawmill Community Land Trust and Greater Albuquerque Housing Partnership. Each CHDO will receive \$51,289.87.
	Location Description	City-wide
	Planned Activities	Assist with operating costs incurred implementing affordable housing activities.
3	Project Name	Homeless Intervention & Rapid Rehousing
	Target Area	Citywide Investment
	Goals Supported	Homelessness Interv. & Rapid Rehousing
	Needs Addressed	Need for Public Services
	Funding	ESG: \$395,622 General Fund: \$

	Description	Activities under this category will provide services to populations experiencing homelessness by providing emergency shelter services, transitional and permanent supportive housing opportunities. This activity will be reported in the HMIS system.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1470 persons experiencing homelessness and at risk populations will benefit from the activities under this project.
	Location Description	City-wide
	Planned Activities	Projects under this category work to increase services for "at-risk" populations by providing public services for homeless persons, such as emergency shelter services, transitional and permanent supportive housing opportunities, along with integrated services to maintain housing stability, including but not limited to health care, mental health care, counseling, case management, and meal assistance. Activities will provide emergency shelter services, transitional and permanent supportive housing opportunities to populations experiencing homelessness.
4	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Affordable Homeownership Assistance
	Target Area	Citywide Investment
	Goals Supported	Affordable Homeownership Assistance
	Needs Addressed	AFH1 Location and type of affordable housing AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood AFH13 Lack affrd. integrated hsg. persons in need Need for Homeownership Assistance
	Funding	CDBG: \$1,000,000
	Description	Funds will be provided to assist low to moderate income individuals to purchase an affordable home.
	Target Date	7/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	36 low to moderate income individuals and/or families will benefit from this activity.
	Location Description	City-wide
	Planned Activities	Address homeownership rates in older neighborhoods that have experienced disinvestment and provide financial mechanisms to support homeownership for low and moderate-income families. Such mechanisms include mortgage reduction assistance in the form of silent second mortgages with favorable deferred terms that have the effect of reducing the principal balance of the primary mortgage in order to create an affordable payment. Programs funded under this goal may connect prospective buyers with community partner financial institutions that are able to offer favorable financing terms. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs.
7	Project Name	Tenant Based Rental Assistance and Supportive Services
	Target Area	Citywide Investment
	Goals Supported	Homelessness Interv. & Rapid Rehousing
	Needs Addressed	AFH1 Location and type of affordable housing AFH7 Access to safe neighborhoods
	Funding	HOME: \$ General Fund: \$
	Description	Funds will be provided to three agencies for Tenant Based Rental Assistance activities. Specific high priority populations will be served with these funds. The following agencies will be receiving funding: Albuquerque Housing Authority, Hopeworks and Enlace. An RFP will be solicited from agencies to provide supportive services and make referrals to receive TBRA.
	Target Date	7/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	120 persons experiencing homelessness will benefit from this activity.
	Location Description	City-wide
	Planned Activities	Increase housing available to the City's most vulnerable residents, including people with severe mental illness, bad credit ratings, eviction histories and criminal records through Supportive Services and Tenant Based Rental Assistance.
8	Project Name	Dental Services
	Target Area	Citywide Investment
	Goals Supported	Homelessness Interv. & Rapid Rehousing
	Needs Addressed	Need for Public Services
	Funding	CDBG: \$229,760 General Fund: \$67,400
	Description	Albuquerque Healthcare for the Homeless will provide a full range of dental services to medically indigent, low and moderate income persons in the City of Albuquerque who are experiencing homelessness.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	545 persons experiencing homelessness will benefit from this activity.
	Location Description	Services are available to persons experiencing homelessness City-wide but the service will take place at 1217 1st St. NW.
	Planned Activities	Provide a range of health and dental services to low and moderate-income homeless residents.
9	Project Name	Emergency Motel Vouchers
	Target Area	Citywide Investment
	Goals Supported	Homelessness Interv. & Rapid Rehousing
	Needs Addressed	Need for Public Services

	Funding	CDBG: \$169,086 General Fund: \$56,180
	Description	Funds will be provided to four agencies to provide emergency motel vouchers to homeless individuals and families, persons with medical and/or mental health conditions, women, and women with children. The following agencies will be receiving funding: Albuquerque Healthcare for the Homeless; Hopeworks; Barrett House; and First Nations.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 633 persons experiencing homelessness will be provided with motel vouchers.
	Location Description	City-wide
	Planned Activities	Activities will provide emergency motel vouchers to populations experiencing homelessness.
10	Project Name	Senior Meals
	Target Area	Citywide Investment
	Goals Supported	Services for Senior Citizens
	Needs Addressed	Need for Public Services
	Funding	CDBG: \$119,300
	Description	Provide seniors, including the frail elderly, with quality supportive services so elderly residents can live as independently as possible. Projects to be funded under this goal include, but are not limited to, nutrition services such as congregate meals for ambulatory seniors and/or home-delivered meals for homebound seniors.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1700 seniors will benefit from this activity.
	Location Description	City-wide

	Planned Activities	The Department of Senior Affairs will receive funds to assist with the program costs to provide meals to low income seniors.
11	Project Name	Eviction Prevention
	Target Area	Citywide Investment
	Goals Supported	Homelessness Interv. & Rapid Rehousing
	Needs Addressed	Need for Public Services
	Funding	CDBG: \$121,040
	Description	Funds will be provided through the City's Health and Social Service Centers to provide emergency rental and utility assistance for low to moderate income persons residing within the Albuquerque city limits.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 individuals will be provided rental and/or utility assistance for a period up to 3 consecutive months in order to prevent homelessness.
	Location Description	City-wide
Planned Activities	Funds will be provided to the City's Health and Social Services Centers to provide emergency rental and utility assistance for low to moderate income persons residing within the Albuquerque city limits.	
12	Project Name	Early Childhood Services
	Target Area	Citywide Investment
	Goals Supported	Services for Children and Youth
	Needs Addressed	Need for Public Services
	Funding	CDBG: \$35,838 General Fund: \$20,000
	Description	Cuidando Los Ninos will provide child development services, as well as case management, to homeless children and their families with this funding.
	Target Date	7/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 homeless children and their families will be provided child development services, as well as case management with this funding.
	Location Description	Activities will be provided at 1500 Walter St. SE Albuquerque, NM 87102.
	Planned Activities	Activities will provide services for children and youth such as child development services, case management for homeless children and their families, childcare and services concerned with health, education and/or recreation.
13	Project Name	Public Facilities & Infrastructure
	Target Area	Reinvestment Areas Citywide Investment
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Need for Public Facilities and Infrastructure
	Funding	CDBG: \$
	Description	Improve City public facilities, including parks, fire stations and fire equipment and improve City infrastructure, including sidewalks, curb ramps, pedestrian crossings, to benefit low and moderate-income residents or those presumed under HUD regulations to be low and moderate-income such as the elderly and severely disabled adults.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate income individuals will benefit from these activities.
	Location Description	
Planned Activities		
14	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	Affordable Housing Development
	Target Area	Investment Areas Investment & Reinvestment Areas Reinvestment Areas Citywide Investment
	Goals Supported	Affordable Housing Development
	Needs Addressed	AFH1 Location and type of affordable housing AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood AFH13 Lack affrd. integrated hsg. persons in need
	Funding	HOME: \$ General Fund: \$ Workforce Housing Trust Fund: \$
	Description	Agencies funded under this category will be provided assistance to develop affordable housing units for low and moderate income households, either through development or acquisition and rehabilitation.
	Target Date	7/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low to moderate income individuals will benefit from this activity.
	Location Description	TBD - an RFP will be issued for proposals from affordable housing developers.
	Planned Activities	Provide funding to assist in developing affordable housing units for low to moderate income individuals, either through development, acquisition and rehabilitation.
16	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities		

AP-50 Geographic Distribution – 91.220(f)

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

Informed by the contributing factors and goals of the Assessment of Fair Housing and the priority needs of the Consolidated Plan, the goals of this Action Plan are established to focus investment in one of four geographic categories that were identified in the 2018-2022 Consolidated Plan. These include Investment Areas, Investment and Reinvestment Areas, Reinvestment Areas, and Citywide Investments. The City has updated its Affordable Housing Ranking Matrix to include the applicable target areas.

Funding from the 2020 Action Plan will be used to improve sustainable housing opportunities in programs that are citywide, such as the Minor Home Repair Program and the Senior Retrofit Program. Although these programs are not targeted to specific areas, they are targeted at low to moderate income homeowners, therefore, the majority of funds will be spent in the above referenced areas.

Geographic Distribution

Target Area	Percentage of Funds
Investment Areas	26
Investment & Reinvestment Areas	12
Reinvestment Areas	16
Citywide Investment	46

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The current Consolidated Plan seeks above all to address the most pressing need among low and moderate-income Albuquerque residents, namely, housing instability. All other investments, including those directed toward public service programs, and infrastructure improvements, are intended to engender the self-sufficiency and mobility that can only be the outgrowth of a safe, affordable, stable, and accessible living environment.

Through its integrated Anti-Poverty Strategy, the Plan attempts to balance the need for mobility to areas of greater opportunity with the need for place-based assistance, a distinction that may be characterized in terms of the need for *investment* in some areas versus *reinvestment* in others. The City places a high priority on non-housing community development needs, including those associated with public facilities/infrastructure, fire protection equipment, ADA improvements, and services for low- and moderate-income people. These non-housing community development investments will be made on a citywide basis. During the implementation of the Plan, the City will use CDBG funds to address these needs and provide a suitable living environment for low- and moderate-income people. Improvements

to streets and sidewalks along corridors and in centers already targeted for redevelopment and investment will accomplish many goals. First, these improvements will increase accessibility for special needs and low-income residents to transportation and business corridors, improving their ability to access jobs, health care, and community services, and to participate in all aspects of civic life. Second, these investments will have economic benefit in terms of increasing walkability along these neighborhoods and corridors, thereby stimulating business growth and opportunity. Third, lighting, curb retrofit, and crossing signal upgrades will benefit all City residents through increased personal safety and security.

In the last decade, the City has aggressively pursued opportunities to add to its inventory of 1,198 affordable rental housing units and continues to pursue affordable housing development. The Metropolitan Redevelopment Agency promotes redevelopment (both housing and commercial) in distressed neighborhoods.

Discussion

To expand economic opportunities for low and moderate-income people and provide a pathway out of poverty, the Strategic Plan enumerates twelve specific goals, and the attendant spending priorities outlined in the 2020 Action Plan advance those goals through targeted investment. These investment activities include public service programs, infrastructure improvements, housing and economic opportunity programs that support family self-sufficiency and access to transportation, employment and other community resources. Carefully targeting these investments not only addresses housing stability and other needs in the community, but also ensures that all residents have the access to areas where they and their children can thrive without regard to family economic status.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As the Market Analysis makes clear, the City's inventory of affordable housing is vastly inadequate to meet the needs of cost-burdened households. To help address this shortfall, the City will prioritize the development of additional affordable rental housing units, affordable home ownership housing units and the preservation of both rental and ownership units that are currently affordable to low and moderate-income households.

Activities will provide HOME: \$, HOME Match: \$ and Workforce Housing Trust Fund: \$ assistance to promote the development of affordable housing units for low and moderate-income households, through development and/or through acquisition and rehabilitation. The City will also provide \$ of HOME funds for operating assistance to Community Housing Development Organizations to assist with operating costs incurred implementing housing activities. Tenant-Based Rental Assistance activities will serve approximately 120 households including those who are homeless or at-risk of homelessness and residents with special needs. Funds for rehabilitation and/or preservation will be incentivized in areas in need of reinvestment that have an existing concentration of affordable housing. In addition, \$1,000,000 of CDBG funds will provide 36 low- and moderate-income households with deferred loans in order to make purchasing a home in Albuquerque affordable. This multi-part strategy will increase the supply of affordable housing and preserve existing affordable housing in the City, in addition to creating more housing stability for vulnerable Albuquerque residents.

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

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

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

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

Discussion

The City is committed to partnering with local non-profit developers to construct new affordable rental housing *in high opportunity areas*. This goal is set annually based on the hopes that the City will successfully select and fund at least one Affordable Housing development, in response to an RFP. However, due to the nature of financing construction projects and the multi-year timelines for development, the City only has 12 units planned to be completed during PY20.

There is a definite need for rental housing rehabilitation city wide. Approximately 28,239 or 32 percent of the 88,906 rental housing units in Albuquerque were built between 18 and 37 years ago (built between 1980 and 1999), with another 40,904 or 46 percent having been built 37 or more years ago (built prior to 1980). Eight percent, or 6,743 units, predate 1950. The Plan calls for the funding of activities targeted to families who own their residences but lack the resources to address minor repairs or maintain their properties in compliance with City codes and standards.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The AHA will continue to implement the Family Self Sufficiency (FSS) program which is aimed at empowering families so that they may create lives of greater dignity and independence. The FSS program combines AHA's housing assistance programs with various support services. Families selected to participate are assigned a family advocate who helps them target specific goals for success and plan strategies to reach these goals over a five year period. Participants have the opportunity to attend seminars held by the AHA on such topics as preparing a household budget and credit repair. These combined elements assist residents on their path to self-sufficiency.

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

N/A

Discussion

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

Introduction

The ultimate solution to ending homelessness is the stewarding of homeless persons through the transition to permanent housing closely aligned with supportive services that ensure housing stability. However, because the demand for affordable housing far outpaces the supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Albuquerque's homeless population.

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 is allocating \$430,000 to provide outreach services for unsheltered people with behavioral health challenges. Forty (40) unsheltered people will benefit from the ABQ Street Connect Program. The ABQ Street Connect Program provides coordinated, intensive street outreach services to 40 individuals experiencing homelessness with significant behavioral health disabilities that are living on the streets and are high utilizers of public resources to connect them to stable housing, behavioral health services and other supportive services. Services are provided by a team of navigators, case managers and a clinician. 1300 unsheltered people will also benefit from the City's Outreach Program. The Outreach Program provides direct outreach services to unsheltered people who have mental health and/or substance abuse issues through teams of mental health & homeless service professionals. Services include linkage to housing, behavioral health services, medical health services and other supportive services.

The City is allocating \$434,684 of CDBG funds, \$of HOME funds, \$of ESG funds, and \$of its General Funds to address homelessness. Three hundred (300) extremely low-income people will benefit from homelessness prevention and rapid rehousing services. The City plans to provide Tenant Based Rental Assistance to 120 extremely low-income families, who are among its most vulnerable residents, including those with severe mental illness, bad credit ratings, eviction histories and criminal records. 475 additional extremely low-income people will benefit from a range of health and dental services. Projects under this category work to increase services for "at-risk" populations by providing public services for homeless persons, such as child care services, emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities, along with integrated services to maintain housing stability, including but not limited to health care, mental health care, counseling, case management, and meal assistance. Annual Action Plan Goal #5 is Homeless Intervention and Rapid Re-Housing. Under this goal, the City will invest in eviction prevention assistance for households at risk of being evicted and becoming homeless. The eviction prevention funds are administered by the City's 4 Health and Social Service Centers, located in each quadrant of the City. These Centers provide services

to extremely low neighborhood residents, including food boxes, emergency diapers, a clothing bank and referrals to other services located in the community. When residents access these services, they can also apply for eviction prevention assistance if needed. By locating the eviction prevention program in the Health and Social Services Centers, the City will address the prevention of homelessness for those in greatest need, because these Centers are already providing critical resources to people who are struggling to meet basic needs such as food and clothing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Once assessed, vulnerable individuals are assisted by the Albuquerque Heading Home homeless initiative, which has become a national leader in the field concentrating on wraparound services, crisis intervention and permanent supportive housing.

Activities will provide emergency motel vouchers, emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities to populations experiencing homelessness. Activities further include rental and utility assistance for a period up to 3 consecutive months in order to prevent homelessness as well as providing a range of health and dental services to low- and moderate-income homeless residents.

Tenant-Based Rental Assistance activities will serve approximately 120 households including those who are homeless or at-risk of homelessness and residents with special needs.

The Winter Shelter, which operated from mid-November to mid-March and provides overnight shelter during the coldest time of the year, has been transitioned to a year round emergency housing center, the Westside Emergency Housing Center.

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 support of CoC efforts, the Strategic Plan provides for the use of CDBG, HOME, ESG and General funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The City will also leverage CDBG, HOME and WHTF funds to expand the supply of affordable housing in Albuquerque.

Additional efforts are underway to shorten the period of time during which individuals and families are experiencing homelessness and to prevent individuals and families who were recently homeless from

becoming homeless again. The Rapid Rehousing Program provides assistance that targets and prioritizes homeless families who are in most need of temporary assistance and are most likely to achieve and maintain stable housing, whether subsidized or unsubsidized, after the Program concludes. All sub-recipients are required to select program participants through the New Mexico Coordinated Entry System (NMCES), in accordance with the prioritization system outlined in the Albuquerque CoC RRH written standards. The Rapid Rehousing program strives to assist program participants to be self-sufficient by obtaining permanent housing and sustainable employment as quickly as possible. For those facing immediate eviction from their homes, motel vouchers are provided to prevent homelessness. Motel vouchers are also available to the homeless while they await housing and services.

Albuquerque Heading Home and Barrett Foundation, two local homeless service providers serving chronically homeless households, have partnered with the Albuquerque Housing Authority to refer households to the HOME TBRA program. Annual Action Plan Goal 5 is Homelessness Intervention and Rapid Rehousing. Under Goal 5, the City has included funding for Tenant-based rental assistance/Rapid Rehousing. In addition, the Albuquerque CoC Permanent Supportive Housing Standards will continue to require CoC Permanent Supportive Housing providers to prioritize chronically homeless individuals or families when there is an opening. The City currently funds over 230 Permanent Supportive Housing Housing First vouchers. These vouchers will continue to be targeted to chronically homeless individuals and families 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 Albuquerque, vacancy rates have remained steady since 2008. It is expected that rents will continue to increase over the 5 year period of the Consolidated Plan. Therefore, TBRA assistance is necessary to address the needs of cost burdened renter households until these households are able to access other resources such as Section 8 Housing Choice Vouchers or placement in an affordable rental housing unit. The City plans to target its TBRA program to homeless and near homeless special needs populations. 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.

Members of the behavioral health community meet regularly with local law enforcement as part of the Mental Health Response Advisory Committee, a coordinated follow-up care management mechanism, established by a Settlement Agreement with the US Department of Justice in 2014.

The City partners with the County and provides housing and case management funding for people that have been released from the Metropolitan Detention Center. The program, Community Connections,

provides housing vouchers, intensive case management services and other supportive services. The City contracts with two providers, one provides the housing and the other provides case management. The City also collaborates with a youth homeless provider that provides shelter services for youth that are being transitioned from CYFD's foster care program by providing funding for the shelter services.

Very low income households that are about to be evicted can receive eviction prevention assistance (funded through CDBG) through the City's Health and Social Services Centers (HSSC). Many of these families are already receiving public benefits, as well as services through the HSSC's. In the PY20 Action Plan, the City will provide funding to the Albuquerque Housing Authority to repair public housing units, thereby ensuring that the very low income residents in these units continue to have a safe, decent and affordable place to live. The City funds both the Rapid ReHousing and Permanent Supportive Housing programs with a mix of HUD and General Fund dollars. Case managers connected to these programs work to connect participants with social services, employment, education and other needs to ensure that they do not become homeless again. The City funds a range of substance abuse programs for low income Albuquerque residents, many of whom are receiving other types of public and private assistance, to ensure that residents have access to the substance abuse treatment they need to maintain housing and employment.

Discussion

In Albuquerque, there are many low income people who are who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and public housing residents. Many of these households are housing cost burdened and/or are living in housing that is substandard or overcrowded. These residents need safe, high quality housing that is affordable for extremely low income residents. Many of these residents are disconnected from services, and would benefit greatly from housing that comes with case management services that can help them connect to community resources, such as meal services, mental health and substance abuse services and benefits such as SNAP, SSI or Section 8 Housing Vouchers.

Albuquerque will continue to implement policies and programs aimed at ensuring homeless persons in the City are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Homeless service providers continue to gear their programs and maintain their focus upon moving people quickly into permanent housing. The goal of these Housing First and Rapid Rehousing policies is to significantly reduce homelessness and improve the quality of life for City residents, especially those precariously housed.

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

Introduction:

The primary barriers to affordable housing in Albuquerque are housing affordability and the lack of monetary resources necessary to develop new housing stock and maintain existing affordable housing units. The two barriers are related in the sense that demand for affordable housing among households earning 0-50% of AMI exceeds the supply of affordable units, and resources to address this shortfall have historically been insufficient, as have resources for retrofit, repairs, and regular maintenance of existing units. To a more limited degree, there exist some zoning, regulatory, and political obstacles to affordable housing development.

Zoning requirements that were numerous, complex, and geographically inconsistent, have also historically created impediments to affordable housing development and rehabilitation within the City. To simplify these requirements and to encourage investment and redevelopment, the City's Planning Department spearheaded a new Integrated Development Ordinance (IDO). The IDO vastly simplifies the City's complex web of zoning ordinances, reducing the number of zoning classifications to twenty. Emphasis is placed on urban planning "Centers" as well as on "Corridors." Mixed use incentives, such as bonuses for development that includes workforce housing, are also contained in the legislation, as are variable height requirements for such projects. In response to anti-gentrification concerns of particular communities, the IDO incorporates language respecting the preservation of a "Sense of Place." Moving forward, beyond the delayed implementation of the IDO, possible issues of compliance with and enforcement of these new regulations will necessitate careful cooperation and coordination between the City's Planning Department and private and non-profit developers. It is anticipated that with proper coordination, the new Ordinance will remove barriers to development and preservation of affordable housing.

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

To address housing affordability and the lack of monetary resources for affordable housing, the 2020 Action Plan invests \$ of HOME and \$ of WFHTF proceeds for the development of new affordable rental housing units. It will also provide 36 prospective homeowner households with affordable homeownership assistance.

To ameliorate barriers further, the City of Albuquerque Community Development Division's Policy Based Ranking Matrix has been modified to "prioritize housing investment near transit, proficient elementary schools, and employment opportunities and for residents at or below 30 percent AMI."

Additionally, the City has identified a need to amend its Workforce Housing Ordinance/Affordable Housing Ordinance in an effort to resolve conflicting City policies within the documents. The City has worked closely with its Affordable Housing Committee, the Affordable Housing Coalition and the New Mexico Finance Authority to identify the specific issues contained within both and also other City policies which may have prevented the furthering of affordable housing development. The result is two separate ordinances; the first is the City's "Workforce Housing Opportunity Act" which is its local policy on affordable housing and the second is the "Implementing Ordinance" which ensures compliance with the State Affordable Housing Act. Both documents are currently being reviewed by the New Mexico Mortgage Finance Authority. As a result of approval, State and City policies will align and developers will have increased opportunities to access affordable housing development opportunities.

The City's Housing and Economic Development Fund (HNEDF) Committee has been inactive for several years. Recently the Committee has reconvened and is currently working to procure a consultant to develop a ten (10) year plan to utilize the funds within the represented neighborhoods. The funds are restricted to the following neighborhoods: Barelás, Wells Park, South Broadway, Santa Barbara/Martineztown, San Jose, Near North Valley, Sawmill, Old Town, Kirtland, University Heights, Silver Hill, Sycamore and Huning/Highland. Once a plan is in place the City will explore new opportunities to provide housing and economic development utilizing these funds.

Discussion:

Through the investment of CDBG, HOME and WFHTF resources, implementation of the AFH goals focused on the Policy Based Ranking Matrix for affordable housing, the Integrated Development Ordinance and the Workforce Housing Opportunity Act/Implementing Ordinance, the City will take significant steps toward addressing barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Focus group participants involved in affordable housing development emphasized the tying of community-based services to housing in order to produce best outcomes for long-term housing security and stability.

The same participants advocated the use of CDBG monies to fund necessary off-parcel improvements, including ADA compliant sidewalks and utility connections, as means of lowering development costs, especially in areas of high opportunity with higher building costs. Such utility connections should include broadband infrastructure improvements to improve access to online connectivity, increase internet capacity, and deliver faster internet speed to consumers.

Actions planned to address obstacles to meeting underserved needs

After Caucasians, the next largest group of unsheltered homeless residents in the City is American Indians, who make up 43 percent of the unsheltered population within the City. While they make up 18% of the entire homeless population in the City, American Indians comprise only 3.75% of the City's population overall. This group was mentioned by focus group participants as being particularly difficult to assess and to help with adherence to housing and treatment programs.

To combat the vast over-representation of this underserved group, the City formed a Native American Homeless Task Force, and hired a Native American Tribal Liaison to help coordinate services between social service agencies and Albuquerque's homeless Native American population. The Task Force issued 14 recommendations, including the permanent appointment of a Tribal Liaison. The City is currently in transition in regards to Native American affairs. The Tribal Liaison, who will manage Native American Affairs, is now a full-time City position under the Office of Equity and Inclusion. This position will work closely with the Native American Homelessness Liaison, who is with the Department of Family & Community Services and will continue to coordinate services.

Other participants in focus groups mentioned challenges with respect to reintegration of at-risk individuals after their release from institutions. Metropolitan Detention Center (MDC) officials and Discharge Planners must be kept in the treatment loop, and medication for mental health and addiction issues should be conditions of parole. Members of the behavioral health community meet regularly with local law enforcement as part of the Mental Health Response Advisory Committee, a coordinated follow-up care management mechanism, established by a Settlement Agreement with the US Department of Justice in 2014. Executive leaders of service organizations report that law enforcement entities and county government entities are both amenable to participation in monitoring activities provided that proper consent is obtained. They also pointed out that the HIPAA Code allows communication among providers for purposes of case management. One service provider suggested the utilization of contact management software developed for the sales industry as a valuable tool to assist

with conducting case management services and monitoring adherence to care, especially for those suffering from chronic conditions.

The Community Development Division will work with the City's Office of Civil Rights (OCR) to provide language access services to housing providers and members of the public who speak other languages other than English in order to have improved access to services. In addition, the City's Office of Equity and Inclusion will update the Limited English Proficiency (LEP)/Language Access Plan (LAP) for the City of Albuquerque and ensure that it meets all federal guidelines and requirements. The OCR will ensure that funded agencies and the public have access to the LAP if necessary to receive services.

Actions planned to foster and maintain affordable housing

The Affordable Housing Committee continues to meet regularly and serves as an advocacy group for affordable housing. The Workforce Housing Trust Fund is presented to the City's voters every two years for renewal. To ensure the electorate is educated as to the importance of affordable housing to the City's quality of life, the Affordable Housing Committee serves as an ad hoc committee that advocates on behalf of ongoing support for the Fund.

The Assessment of Fair Housing makes a specific proposal to modify the City of Albuquerque Community Development Division's Policy Based Ranking Matrix to "prioritize housing investment near transit, proficient elementary schools, and employment opportunities, and for residents at or below 30 percent AMI." For Program Year 2020 the City will implement an updated Policy Based Ranking Matrix for both Rental and Homeownership Request for Proposals in order to address the fair housing issues identified in the AFH.

With regard to addressing rehabilitation needs of aging housing stock, developers report many challenges, including a regulatory requirement that units be brought entirely up to code when repairs are made under HUD supported programs. Frequently, many repair issues are not apparent until rehab activities are well underway, and can cause costs to soar to \$50 to \$60K per unit. In order to revitalize reinvestment areas, the City recognizes the need to continue to fund rehabilitation projects with the understanding that costs may soar during the course of the project. The City values the preservation of affordable housing and/or combatting disinvestment by keeping rehabilitation a priority.

Vacancy rates within low-income neighborhoods are factors contributing to vandalism and other crime issues, and need to be addressed. Developers see an opportunity as well as a problem, in that acquisition and rehabilitation of foreclosed and abandoned units create means of increasing affordable housing inventory.

Actions planned to reduce lead-based paint hazards

To reduce lead-based paint hazards, the City of Albuquerque takes the following actions:

- Include lead testing and abatement procedures if necessary for residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the City's residential rehabilitation programs.

HUD requires the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Units receiving CDBG or HOME assistance that were built prior to January 1, 1978 are addressed in accordance with the Lead-Safe Housing Rule. If testing is required and lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

In an effort to meaningfully address the challenge of families living in poverty, all 12 goals of the 2018-2022 Consolidated Plan are aligned to support activities that promote the availability of affordable housing and that provide essential services directly benefitting low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address those goals over the next four years. This strategy will emphasize using CDBG, HOME, and ESG funds to help individuals and families rise out of poverty to reach long-term self-sufficiency.

In alignment with the current Consolidated Plan, the 2020 Action Plan seeks to address the most pressing need among low and moderate-income Albuquerque residents, namely, housing instability. All other investments, including those directed toward public service programs, and infrastructure improvements are intended to promote self-sufficiency and mobility that can only be the outgrowth of a safe, affordable, stable, and accessible living environment.

Actions planned to develop institutional structure

To overcome identified gaps, the City of Albuquerque is committed to several endeavors. To expand and improve the institutional structure for affordable housing development that meets the needs of persons with behavioral health issues and/or those experiencing chronic homelessness, the 2018 – 2022 Consolidated Plan calls for efforts to increase partnerships to identify potential sources of funding for the development and operation of new permanent supportive housing with on-site wrap-around services. The City is partnering with Bernalillo County to develop a single site permanent supportive housing project targeting individuals with behavioral health issues. A development team has been chosen to develop the single site project. Currently an RFP has been issued for a contractor to provide supportive services and housing vouchers. Once the contractor has been selected, development of the single site project will begin. Next, the City is funding a Minor Home Repair program utilizing CDBG funds

in order to address the institutional gap of a lack of resources to rehabilitate the City's aging housing stock. Finally, to address vacancy rates in the City's low-income neighborhoods, the City will prioritize funding rehabilitation projects of older housing in the City's Reinvestment Areas.

During the 2020 Program Year, the City will continue to collaborate with its affordable housing partners to provide permanent supportive housing with wraparound services to individuals who were exiting from correctional institutions and others challenged by behavioral health conditions or chronic homelessness.

The Affordable Housing Committee is anticipated to continue to meet regularly to advocate for affordable housing. The Workforce Housing Trust Fund is presented to the City's voters every two years for renewal.

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Albuquerque supports the efforts of the New Mexico Coalition to End Homelessness, the State's lead agency for the Continuum of Care (CoC), and its member organizations that address homelessness throughout the City. In alignment with this strategy, the City will use CDBG, HOME, WFHTF, ESG, and General funds to support local service providers with programs to prevent homelessness and to expand the supply of affordable housing in Albuquerque for low and moderate-income residents.

Members of the behavioral health community also meet regularly with local law enforcement as part of the Mental Health Response Advisory Committee, a coordinated follow-up care management mechanism, established by a Settlement Agreement with the US Department of Justice in 2014. The communication and coordination mandated under the Agreement between the Albuquerque Police Department and the behavioral health community attempt to ensure that law enforcement is sensitive to the specific needs of at-risk individuals. In addition to addressing dangerous escalations of force in stress situations involving such individuals, these efforts at coordination are intended to reduce other unwanted consequences, such as death from narcotic withdrawal or overdose immediately following incarceration or release.

To enhance coordination for economic development, the City of Albuquerque aims to stay involved with a number of groups, including Albuquerque Economic Development, the Greater Albuquerque Chamber of Commerce, the Hispano Chamber of Commerce, the Affordable Housing Committee, the Affordable Housing Coalition and the New Mexico Coalition to End Homelessness. These groups represent the interests of private industry, businesses, developers and social services agencies, and the City hopes to encourage joint efforts to encourage economic development in the Albuquerque community.

Discussion:

According to focus group participants involved in the delivery of services to at-risk communities, the goal of all programs and services should always be *permanent supportive housing*. The Coordinated Entry System (CES) administered by the New Mexico Coalition to End Homelessness is an effective monitoring tool to comprehensively assess homeless individuals and place them into appropriate services across full spectrum of service offerings. According to executive leadership of one organization, Community Service Workers are the "aces in the hole" within the infrastructure of services and programs targeted to the vulnerably housed. Their daily contact with service program constituents is invaluable in terms of direct facilitation of successful transitions to permanent supportive housing.

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Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the 2020 Action Plan, the City of Albuquerque will follow all HUD regulations concerning the use of program income, forms of investment, overall low and moderate-income benefit for the CDBG program, recapture requirements for the HOME program and ESG performance standards.

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 definitions of eligible applicants for funding as described in the Department of Family and Community Services' Administrative Requirements, as amended. 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 RFP process outlined in the Department's Social Services Contracts Procurement Rules and Regulations. This document is also located on the Department's website.

Grant-specific CDBG, HOME and ESG requirements are addressed on the following pages.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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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.

100.00%

**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:

In accord with HOME regulations, the City of Albuquerque uses the following forms of investment and no others:

- a. Equity investments;
- b. Interest bearing loans or advances;
- c. Non-interest-bearing loans or advances;
- d. Interest subsidies;
- e. Deferred payment loans;
- f. Grants; and
- g. 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:

The City will not fund homebuyer assistance under the recapture guidelines using HOME funds for Program Year 2020.

The City will develop Recapture Guidelines and submit for HUD approval during Program Year 2020, in anticipation of utilizing the Recapture Guidelines for homebuyer activities in Program Year 2021.

Resale Guidelines attached in Appendix B due to space limitation.

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:

The City will not acquire units with HOME funds during Program Year 2020 that will need to follow the resale or recapture guidelines.

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:

During the 2020 program year, the City will not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

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 updated administrative standards for ESG in December of 2018 which were subsequently approved by the Albuquerque Strategic Collaborative. Refer to Appendix B.

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

The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have developed a centralized or coordinated assessment system. The City will collaborate with both Continuums of Care and the MFA in the implementation of the system. The VI-SPDAT (Vulnerability Index Service Prioritization Decision Assistance Tool) has been used for all City homeless programs since 2017.

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

In addition to the City's "Standards for Providing Emergency Solutions Grant Assistance" that was approved by the Albuquerque Strategic Collaborative in December of 2018, 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 updated the ESG Performance Standards for evaluating ESG projects in December of 2018 and are attached as part of Appendix C.

During the 2020 Program Year, the City of Albuquerque will continue to work closely with the Albuquerque Strategic Collaborative which serves as the Continuum of Care Steering Committee.

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