

**DRAFT ALLOCATION PLAN FOR
HOME INVESTMENT
PARTNERSHIP-AMERICAN
RESCUE PLAN (HOME - ARP)**

City of Albuquerque
Draft as of March 30, 2022

Background

As part of the American Rescue Plan (ARP), the City of Albuquerque was allocated \$7,412,150 in HOME Investment Partnership (HOME) funds to assist individuals or households who are homeless or, at risk of homelessness and other vulnerable populations. The purpose of HOME-ARP funds is to reduce homelessness and increase housing stability, and the funds may be used for housing development, rental assistance, supportive services, and non-congregate shelter. In order to receive its HOME-ARP allocation, the City of Albuquerque must develop and submit a HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development (HUD). The City of Albuquerque has developed this Allocation Plan using the template provided by HUD. More information about HOME-ARP may be found at: <https://www.hudexchange.info/programs/home-arp/>.

Consultation

Summary of Consultation Process

Before developing its plan, the City of Albuquerque was required to consult with the Albuquerque Continuum of Care (CoC) membership, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum.

The City of Albuquerque conducted two main consultation activities. The first was a presentation at the Albuquerque Strategic Collaborative (ASC) meeting, which functions as the Albuquerque CoC membership meeting. The ASC is a collaborative group of Public Housing Agencies, Homeless Provider Agencies, Veteran Organizations, Healthcare Providers, Social Service Agencies, Government entities, Higher Education and Housing Development Agencies whose mission is to improve the system of care that exists in Albuquerque for people experiencing homelessness. A total of 29 representatives from such agencies were present as part of the HOME ARP discussion. The meeting was held on January 13, 2022. The other consultation activity was conducted at a Homeless Coordinating Council (HCC) Housing Committee. The HCC is a collaborative body made up of members from the City of Albuquerque, the County of Bernalillo, and the Board of Regents of the University of New Mexico, and the HCC Housing Committee's purpose is to implement strategies that increase the supply of safe, decent affordable rental housing for very low-income people. A total of 10 members attended the meeting in which the HOME ARP was discussed. This meeting was held on January 19, 2022. Overall, 22 agencies and 39 of their respective members were consulted. Both meetings were conducted via Zoom. For the consultation process, the City of Albuquerque developed a presentation to inform meeting participants of the HOME ARP funding, including HOME ARP requirements, Eligible Activities, and Qualifying Population. In addition to ensuring HOME ARP was in both committees' agenda for discussion, email reminders were sent to inform committee members of the importance of not only attending but engaging in such discussion. The Department of Family & Community Services also had separate consultation meetings with the with Albuquerque Housing Authority and the Bernalillo County Housing Department to explore whether it would be possible to use project-based vouchers in a HOME ARP project. Lastly, the

Department of Family and Community Services consulted with the City of Albuquerque Office of Civil Rights on March 15, 2022, regarding fair housing, civil rights, and the needs of persons with disabilities as it applies to the Allocation Plan.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Albuquerque Health Care for the Homeless	Homeless Provider/Healthcare Provider/People with Disabilities	Meeting
Albuquerque Housing Authority	Public Housing Agency	Meeting
Bernalillo County	Public Agency	Meeting
Bernalillo County Housing Dept.	Public Housing Agency	Meeting
Blue Cross Blue Shield	Managed Care Organization	Meeting
Catholic Charities	Homeless Provider	Meeting
City of Albuquerque	Public Agency	Meeting
Cuidando los Niños	Homeless Provider	Meeting
Family Promise	Homeless Provider	Meeting
Greater Albuquerque Housing Partnership	Housing Developer	Meeting
Mortgage Finance Authority	Housing Agency	Meeting
New Mexico Coalition to End Homelessness	Homeless Provider	Meeting
New Mexico Veterans Integration Center	Veterans/Homeless Provider	Meeting
Office of Civil Rights – City of Albuquerque	Public Agency/Fair Housing & Civil Rights	Email
Presbyterian Healthcare Services	Managed Care Organization	Meeting
Supportive Housing Coalition	Homeless Provider/People with Disabilities	Meeting
Tenderlove Community Center	Homeless Provider	Meeting
Therapeutic Living Services	Homeless Provider/People with Disabilities	Meeting
United Way of Central New Mexico	Funder/Private Agency	Meeting
University of New Mexico	Higher Education/Public Agency	Meeting
NM VA Health Care System	Veterans/Public Agency	Meeting
Western Sky Community Care	Managed Care Organization	Meeting

Summary of Feedback Received

Of the four eligible activities, agencies indicated a need for affordable housing as the most urgent need in Albuquerque. Affordable housing would be the long-term solution. Other suggestions included the need for Tenant Based Rental Assistance (TBRA), developing a non-congregate shelter, and supportive services such as case management and rental housing counseling. The discussion around these

suggestions acknowledged that these activities are a short-term solution to the bigger issue of lack of affordable housing. For example, agencies indicated that a non-congregate shelter is needed to provide shelter until affordable housing becomes available. Those consulted also expressed concern about creating additional housing vouchers via Tenant Based Rental Assistance (TBRA), because many tenants with housing vouchers are struggling to find landlords willing to accept vouchers in the current rental market. As such, developing new affordable housing units was seen to be the most critical eligible activity. The feedback is consistent with reports and assessments regarding Albuquerque’s affordable housing and homelessness needs. Lastly, during the HCC Housing Committee meeting, members indicated decisions regarding the HOME ARP allocation should be guided by current data, which as stated above indicate an immediate need for additional affordable housing.

Needs Assessment and Gaps Analysis

Gaps Analysis

Table 1: Homeless Needs Inventory and Analysis

Homeless									
	Current Inventory					Homeless Population			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV
	# of Beds	# of Units	# of Beds	# of Units	# of Beds				
Emergency Shelter	425	25	604	-	32				
Transitional Housing	320	108	200	-	48				
Permanent Supportive Housing	430	188	1114	-	470				
Rapid ReHousing	662	216	98	-	51				
Other Permanent Housing	116	29	-	-	--				
Sheltered Homeless						123	657	89	84
Unsheltered Homeless						3	351	41	29

Data Sources: 1. 2021 Albuquerque Point in Time Count (PIT); 2. 2021 Continuum of Care Inventory Housing Inventory Count (HIC)

The City of Albuquerque evaluated the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, the City identified any gaps within its current shelter and housing inventory as well as the service delivery system. The City used current data (including point in time count and housing inventory count), other data available through CoCs and City of Albuquerque, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Data from the 2021 CoC Inventory Count (HIC) indicate that while Albuquerque has approximately 1,029 emergency shelter beds on any given night for single adults and families with children, there are at least 351 unsheltered single adults and 3 unsheltered families on any given night. The data indicates that Albuquerque needs additional shelter beds, especially for single adults. Albuquerque also has 1,302 units of Permanent Supportive Housing (PSH) and 314 units of Rapid Re-Housing (RRH). However, on any given night there are at least 1,134 households with single adults or families with children experiencing homelessness. We know that most of these households will need PSH or RRH to exit homelessness, and the current programs are operating at or near capacity. Therefore, there is a need for significantly more supportive housing units in Albuquerque.

Table 2: Housing Needs Inventory and Gap Analysis

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	137,131 (2016)		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	4,040		
Rental Units Affordable to HH at 50% AMI (Other Populations)	16,360		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		25,565	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		23,075	
Current Gaps			28,240

Data Sources: 1. City of Albuquerque 2018-2022 Consolidated Plan

Summary of size and demographic composition of qualifying populations within the City of Albuquerque

According to the 2021 Albuquerque Point-In-Time (PIT) count there are 1,567 people who are experiencing homelessness in Albuquerque. The count includes people that are staying in emergency shelters, residing in transitional housing, and those that are unsheltered.

The 2021 Albuquerque PIT count reports that out of the 1,567 people who are experiencing homelessness in Albuquerque 305 are under 18 years old and 101 are age 18 to 24. The data shows that 546 are females, 1,105 are males, 11 people describe themselves as transgender, and 5 people indicate that they are gender non-conforming. The data indicates that 805 people identified themselves as non-Hispanic or non-Latino, and 762 people identified themselves as Hispanic or Latino. Regarding race most of the people from the PIT count indicated that they are White (982), American Indian or Alaska Native (327), and Black or African American (146).

The Albuquerque 2021 PIT count identifies that the 516 people experiencing homelessness are chronically homeless in which 172 of them are unsheltered. The PIT count also shows that there are 119 Veterans experiencing homelessness. The data indicates that 110 of the homeless Veterans are males, and 40% of the homeless Veterans are chronically homeless. The PIT count also identifies 93 unaccompanied

youth in which 23 are considered chronically homeless. The data shows that 13 of the unaccompanied youth report that they are residing at emergency shelters and 10 are unsheltered.

The Albuquerque 2021 PIT count also identifies other homeless subpopulations. 381 adults report that they have severe mental illness, 322 adults report that they have substance abuse issues, 12 adults report that they have HIV/AIDS, and 113 adults report that they are survivors of domestic violence.

Current data from the 2020 New Mexico Domestic Violence Report by Dr. Betty Caponera, released in December 2021, shows that Bernalillo County, which is the county that Albuquerque is located, indicates an increase in domestic violence incidents in the past 8 years. The increase of these incidents has resulted in an increase in homelessness for survivors of domestic violence in Bernalillo County. From the 2020 New Mexico Domestic Violence Report Bernalillo County ranks 3rd in New Mexico for having the most cases of domestic violence incidents.

The 2020 New Mexico Domestic Violence Report shows that there are 2,817 adults and 398 children who are survivors of domestic violence that are experiencing homelessness in Bernalillo County. The data from the report indicates that 56 % of survivors of domestic violence in Bernalillo County consider themselves as Hispanic. The data from the report also shows that 61% of survivors of domestic violence in Bernalillo County are age 22 to 40.

In Albuquerque, the greatest risk of homelessness is among renters. According to the City of Albuquerque's 2018-2022 Consolidated Plan "the most common housing problem in the City is cost burden, which affects 68 percent of low and moderate-income households earning less than 80 percent of AMI, including 36,384 renter households and 19,999 owner households who pay more than 30 percent of their monthly gross income for housing costs." (Page 65)

The 2018-2022 Consolidated Plan also provides other information about low-income renters. There are 56,383 low- and moderate-income households experiencing a cost burden and a severe cost burden. The two most affected groups include 12,814 small, related renter households with four or fewer household members and 15,895 other/single person renter households. Elderly renters and owners within these income ranges together comprise 12,204 households that experience cost burden or severe cost burden, representing 53 percent of all elderly households with similar income. Cost burden also impacts 3,805 large, related households of renters and owners with five or more people, representing 65 percent of similar income level large family households. Of those severely cost burdened renter households, 18,550 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

Summary of the unmet housing and service needs of qualifying populations

Sheltered and unsheltered homeless populations

The greatest unmet housing need for those experiencing homelessness, both sheltered and unsheltered, is for supportive housing, including rapid rehousing (RRH) and permanent supportive housing (PSH). In addition, there is a huge unmet need for safe, decent rental housing that is available to households at or below 30% AMI.

For PSH, there is both a need for scattered site PSH and single site PSH that is able to provide onsite support services, using a Housing First approach, to those with a higher level of need. The first single site PSH in Albuquerque opened in January 2022 and will provide 42 units of housing. The City is currently working with the University of New Mexico to estimate the total number of single site permanent

supportive housing units that may be needed. While this data is not yet available, we know that 42 units will not be enough to meet the overall level of need.

It is increasingly difficult for scattered site supportive housing participants to find landlords willing to accept housing vouchers. This trend has worsened considerably under the COVID-19 pandemic. As a result, there is an unmet need for rental units that accept vouchers and do not place other barriers on renters (such as requiring renters' insurance).

Some of the most significant unmet need for services in Albuquerque for people experiencing homelessness includes:

- Targeted and coordinated street outreach services that can engage people living in unsheltered locations and provide intensive support to help them access permanent housing and other needed resources.
- Centrally located emergency shelter beds for adults and families with children that are open 24 hours a day, 7 days a week, 365 days a year and that provide robust on-site services to help people connect to safe, stable housing options. We need shelters that are designed for and able to shelter different family configurations and that are culturally accommodating and accepting to all identities. Onsite services should include case management, housing navigation, childcare, education/employment support and behavioral health services.
- Targeted services for unaccompanied youth. As part of this, we need additional shelter beds for young adults (ages 18-25) that have services targeted to meet the needs of this specific population.
- Medical respite program that can provide acute and post-acute short-term medical care for unhoused individuals post hospitalization.

Currently housed and at risk of homelessness, other families requiring services or housing assistance to prevent homelessness and those at greatest risk of housing instability or in unstable housing situations

According to the City of Albuquerque's 2018-2022 Consolidated Plan, "the highest priority housing need for the City of Albuquerque is the development of additional rental housing units affordable to low- and moderate-income households." (page 67). The Consolidated Plan then goes on to say "In addressing this priority need through the implementation of an affordable rental housing development goal in the Strategic Plan, assistance should be directed to the greatest extent feasible toward the development of units affordable to the 18,550 severely cost burdened renter households who earn less than 50 percent of AMI and the subset of 12,370 extremely low-income (under 30 percent of AMI) renter households..." (page 67).

According to a 2019 Urban Institute report commissioned by the City of Albuquerque, Albuquerque has a gap of about 15,500 units of affordable housing for renter households with extremely low income. The Urban Institute identified additional alarming trends. The supply of rental units affordable to renter households with extremely low incomes is shrinking. From 2006–10 to 2012–16, the number of rental units increased by about 8,400, but the number of rental units affordable to renter households with extremely low incomes decreased by 700 (from 7,600 to 6,900). At the same time, the number of renter households with extremely low incomes is increasing. In 2012–16, 22,300 renter households had extremely low incomes, a 9 percent increase from 2006–10. Households with extremely low incomes made up about 1 in 4 renter households.

Like households with a supportive housing voucher, tenants with other types of vouchers (such as Section 8 Housing Choice Voucher) are struggling to find landlords willing to accept vouchers.

There is a need to create additional rental units that are affordable to households at or below 30 and 50% AMI and to increase access to existing units on the private rental market through housing vouchers.

Tenants also need access to eviction prevention resources. Currently, the U.S. Treasury Emergency Rental Assistance Program (ERAP) has enough funding to meet the overall need. But tenants need help applying for ERAP and may need assistance negotiating with their landlord while their application is being processed.

This population also has access to information about landlord tenant responsibilities and access to legal assistance when landlords are not following the law. While NM Legal Aid provides excellent services in this area, it is not enough to meet the demand for this service. In addition, tenants also need access to supportive services that can help them navigate a crisis without losing their housing. These services include substance abuse and mental health treatment, domestic violence services, legal services, and service navigation/case management that can help households link to mainstream benefits they are eligible for such as Medicaid, TANF and SNAP.

Current resources available to assist qualifying populations

Congregate and Non-Congregate Shelter

Currently, there are 11 emergency shelters in Albuquerque, which provide a total of 1086 shelter beds. The existing emergency shelters are available to serve single men, single women, unaccompanied youth, domestic violence survivors and families with children as described in the chart below.

Emergency Shelter	Population
Albuquerque Opportunity Center	Single adult men
Barrett Foundation	Single adult women and women with children
Family Promise	Families with children
Gateway Center at Gibson Health Hub	Single adult men
Good Shepherd Center	Single adult men
Joy Junction	Single adult men and women, families with children
New Day Youth & Family Services	Unaccompanied youth
SAFE House	Survivors of domestic violence
Wellness Motel for Families	Families with children
Westside Emergency Housing Center	Single adult men and women
Amistad	Unaccompanied youth

The City’s largest shelter, the Westside Emergency Housing Center (WEHC), is located 20 miles outside the City. This shelter has 450 beds and has historically been able to meet the demand for single adult shelter. However, the WEHC is not often fully utilized, due to its remote location and because it is very large congregate setting.

Currently, the City is operating a non-congregate shelter for families with children, which serves approximately 85-90 families each night. At this point in time the City have funding to keep this shelter open until June 30, 2022, although the City is working towards keep the shelter open beyond that date.

The City is also planning for a new centrally located emergency shelter that will be located at Gibson Health Hub. This shelter will serve approximately 100 single adult men and women and 25 families with children. The first phase will open in late 2022 and will serve approximately 50 single women.

The City also contracts with several nonprofit organization to provide motel vouchers to people experiencing homelessness as a short-term form of emergency shelters.

Permanent Supportive Housing

Currently there is approximately 1300 units of Permanent Supportive Housing (PSH) within the City of Albuquerque. These are operated primarily by non-profit organizations, with the exception of Veterans Administration Supportive Housing (VASH) vouchers. They are funded through HUD Continuum of Care, City of Albuquerque General Fund, State General Funding, and VA VASH. All but one of the PSH programs located within Albuquerque are scattered site programs. In January 2022, the City's first single site permanent supportive housing project opened with 42 units.

Rapid ReHousing

The City also has 314 units of Rapid ReHousing within the City of Albuquerque, funded through HUD Continuum of Care and Emergency Solutions Grant, City of Albuquerque General Fund, State of New Mexico General Fund and ARPA local recovery funds. The City has increased funding for Rapid ReHousing by \$5 million since FY18, all in non-recurring funds.

Tenant Based Rental Assistance

The primary source of TBRA in Albuquerque is the Albuquerque Housing Authority (AHA), which provides approximately 4,000 Tenant Based Housing Choice Vouchers annually. AHA fills its voucher openings through an annual lottery. The number of households who apply through the lottery always vastly exceeds the number of available vouchers each year. The City also funds HOME TBRA, targeted to survivors of domestic violence. Currently HOME TBRA funds are serving approximately 72 households.

Affordable Rental Units

In addition to supportive housing and tenant-based rent assistance, the City of Albuquerque funds the construction or acquisition/rehab of new rental units that are affordable to low- and moderate-income households. Historically City-funded projects leverage the Low-Income Housing Tax Credit. The City has funded 48 privately-owned rental developments totaling 2,260 units, of which 1,794 are affordable. In addition, the City of Albuquerque currently owns 504 units of rental housing, of which 122 units are restricted for income-eligible households.

Supportive Services

A range of services exists in Albuquerque to support the qualifying population. Some of the core services are highlighted below.

Street Outreach Services: Several nonprofit organizations, including Albuquerque Health Care for the Homeless, First Nations, Heading Home and HopeWorks provide street outreach services. In FY22, the City of Albuquerque contracted with First Nations to hire a Street Outreach Coordinator to better coordinate efforts among existing street outreach providers. In addition, the City's new Albuquerque Community Safety Department has two staff that conduct outreach to people living in encampments.

Day Shelter: There are several day shelters for people experiencing homelessness in Albuquerque, which provide meals, showers, access to laundry facilities and a safe pace for people to rest in the community. Current day shelters are operated by HopeWorks, The Rock at Noon Day, God’s Warehouse and the Compassion Center.

Employment: Goodwill Industries of New Mexico and HopeWorks provide employment support for people experiencing homelessness.

Housing Navigation: In 2021, the City partnered with NM Coalition to End Homelessness to launch a housing-focused helpline, called 768-HELP. NMCEH assists callers with identifying their housing needs and connecting them to appropriate housing resources via phone. Many local programs, including street outreach and shelters, also have housing navigation services integrated into their programs.

Case Management/Resource Navigation: There are many supportive housing programs that provide case management services in Albuquerque. In addition, emergency shelters provide varying levels of housing navigation and resource management. There are limited case management services available for people who are not connected to a specific housing or shelter program.

Behavioral Health Services: There is a range of behavioral health services available in Albuquerque, from inpatient substance abuse and mental health treatment to alternative emergency response (such as mobile crisis teams), to outpatient substance abuse and mental health treatment.

Legal Services: New Mexico Legal Aid is the primary provider of housing-related legal services for low-and-moderate income renters in New Mexico. The City of Albuquerque provides funding support for NM Legal Aid. In addition, the City of Albuquerque Office of Civil Rights works to protect the community by prohibiting discrimination in areas of housing, public accommodation, and employment, providing a mechanism for recourse, and providing education to the community.

Gaps within the current shelter and housing inventory as well as the service delivery system

Emergency Shelter

In 2019, the City commissioned a report on shelter capacity and demand in Albuquerque, entitled “Assessing Shelter Capacity and Dynamics for Accommodating the Homeless Population in Albuquerque.” The report, which was based on 2019 PIT Count and shelter inventory data, identified the need for approximately 460 to 520 additional shelter bed to meet total demand for shelter.

The City is currently expanding the number of year-round emergency shelter beds available to both single adults and families. The Gateway Center at Gibson Health Hub will serve be able to approximately 100 adults and 25 families each night once fully complete. During the pandemic, the City has also addressed the growing demand for family shelter by opening a non-congregate motel for families and expanding the number of motel vouchers for families.

Housing

The “Assessing Shelter Capacity and Dynamics for Accommodating the Homeless Population in Albuquerque” found that if Albuquerque were to develop approximately 630 new permanent supportive

housing units targeted to people experiencing chronic homelessness, the need for any additional emergency shelter beds. In addition, the report indicated that increasing the supply of rapid rehousing would also decrease the demand for emergency shelter beds.

In 2020, the City commissioned the Urban Institute to conduct a gaps analysis regarding rental housing for households at or below 30% AMI. That gaps analysis identified the need for an additional 2,200 units of PSH and an additional 800 units of RRH. That report also identified that Albuquerque has a gap of about 15,500 units of affordable housing for renter households with extremely low income.

In addition, the City of Albuquerque 2018-2022 Consolidated Plan shows a gap of 28,240 units for households at or below 50% AMI.

Service Delivery System

The behavioral health services system has large gaps that need to be addressed. The City of Albuquerque and Bernalillo County recently completed a behavioral health systems gaps analysis. Some of the gaps identified by the analysis included: crisis triage bed for adults (32 beds), crisis triage center for youth (16 beds), crisis stabilization/intermediate care after hospitalization (24 beds), outpatient substance use treatment (training needed for 255 providers to serve 42,500 adults) and short-term case management and peer support specialists (144 personnel).

Characteristics of housing associated with instability and an increased risk of homelessness if the City of Albuquerque will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

This question was included in the template Allocation Plan provided by HUD but is not applicable. The City does not plan to include such conditions in its definition of “other populations.”

Priority needs for qualifying populations

Based on public comment as well the City’s analysis of unmet need, current resources, and gaps, the City has identified a priority need to develop, either through acquisition/rehab or new construction, additional affordable rental units for the HOME-ARP qualifying populations. The City has also identified a priority need to provide supportive services to tenants in the affordable rental units developed with HOME-ARP dollars.

Explanation of how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined

Over the last several years, the City of Albuquerque has conducted several gaps analysis to understand the level of need in our community regarding shelter, housing and behavioral health services. These documents include:

- Assessing Shelter Capacity and Dynamics for Accommodating the Homeless Population in Albuquerque, November 2019, <https://www.cabq.gov/family/documents/assessing-shelter-capacity-final-report.pdf>
- Affordable Housing and Homeless Needs Assessment, May 2020, <https://www.cabq.gov/family/documents/albuquerque-affordable-housing-and-homelessness-needs-assessment.pdf>

- City of Albuquerque/Bernalillo County System Gap Analysis, June 2021, https://www.cabq.gov/family/documents/master_final_gap-analysis_bernco_coa_071521.pdf
- System Gap Analysis Addendum, January 2022, https://www.cabq.gov/family/documents/coa_gap-analysis-addendum-final-03.pdf
- In addition, the City used its 2018-2022 Consolidated Plan to identify unmet needs and gaps: <https://www.cabq.gov/family/documents/albuquerque-consolidated-plan-2018-2022.pdf>

These studies, which were all completed within the last two years, were used in conjunction with the 2018-2022 City of Albuquerque Consolidated Plan to determine unmet need and gaps.

In addition, in August 2020, the City of Albuquerque, Bernalillo County and University of New Mexico entered into an agreement to convene a Homeless Coordinating Council. The mission of the Homeless Coordinating Council is to combine the respective knowledge and expertise from these three entities, in order to develop enduring and comprehensive solutions to homelessness. The Council agreed to develop and present to the community, within 60 days of the Council’s formation, a “coordinated community-wide framework of services and housing that advance solutions to the challenge” of homelessness. To create the coordinated framework of services and housing, the Homeless Coordinating Council established five Committees. Each Committee was charged with identifying gaps/needs and high impact strategies within its core focus areas: services, facilities, street outreach, affordable housing and youth housing. This Community Framework also informed the unmet need and gaps identified in the HOME ARP Allocation Plan. <https://www.cabq.gov/family/documents/housing-services-framework>

HOME-ARP Activities

Method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors

Based on feedback received, the Affordable Housing Development Eligible Activity will be a primary focus of the HOME-ARP funds. The City will solicit non-profit organizations to develop and operate rental housing, and provide supportive services, in accordance with HOME-ARP regulations and its own Procurement Rules and Administrative Requirements. The method for soliciting applications will be conducted through a competitive Request for Proposals (RFP). If it will help expedite the creation of affordable housing units for the qualifying population, the City may directly acquire a property and then issue an RFP to identify an entity to rehabilitate the property into affordable housing, operate the housing and/or provide services.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program.

This question was included in the template Allocation Plan provided by HUD but is not applicable. No funds were provided to a subrecipient or contract prior to HUD’s acceptance of the HOME-ARP allocation plan.

Use of HOME-ARP Funding

The City of Albuquerque plans to allocate the following amounts to each HOME-ARP eligible activity.

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$700,000		
Acquisition and Development of Non-Congregate Shelters	\$0		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$5,359,113		
Non-Profit Operating	\$270,607	3.65 %	5%
Non-Profit Capacity Building	\$270,608	3.65%	5%
Administration and Planning	\$811,822	11 %	15%
Total HOME ARP Allocation	\$7,412,150.00		

Description of how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The unmet need, current inventory and gaps analysis point to the significant need in Albuquerque for additional rental units that are affordable to the HOME-ARP qualifying population, as well as supportive services that help those living in these units remain housed. Therefore, the City plans to invest \$5,359,112 in the development of affordable rental housing and \$700,000 in supportive services. The City recognizes that the HOME-ARP is a new funding source with unique and complex rules. As a result, the City will invest \$270,607 in non-profit operating and \$207,608 in non-profit capacity building to support non-profit organizations in carrying out HOME-ARP activities. Finally, the City will utilize \$811,822 to administer the HOME-ARP funding.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the City of Albuquerque will produce or support with its HOME-ARP allocation and how it will address the City's priority needs.

The City estimates that approximately 100 units of rental housing for the qualifying populations will be produced with its HOME-ARP allocation. This is aligned with the priority need identified by the City, which is safe, quality rental housing that is affordable to households at or below 50% AMI and that is accompanied by supportive services.

Preferences

The City of Albuquerque will not have any preference in regard to qualifying population or any subpopulation within one or more qualifying populations for any eligible activity or project.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project.

This question was included in the template Allocation Plan provided by HUD but is not applicable. The City does not intend to use HOME-ARP funds to refinance any existing debt.