

American Rescue Plan Funds (HOME-ARP)

Allocation Plan: Public Hearing

March 30, 2022

Meeting Purpose: Present an overview of the City of Albuquerque HOME-ARP Draft Plan, discuss questions/feedback and invite attendees to submit written comment.

AGENDA:

- 1) Welcome & Introductions**
- 2) Overview of HOME-ARP Draft Plan**
- 3) Questions & Discussion**
- 4) Wrap-Up**

Please enter your name, organization (if applicable) and email address in the chat box.

- **The City was allocated \$7,412,150 as part of the American Rescue Plan**
 - **City Council designated \$3.4 million for affordable housing**
- **Fund are to assist individuals or households who are homeless or at risk of homelessness**
- **Administered through HUD's HOME Investment Partnerships Program**
- **Must be expended by September 30, 2030**

- **Affordable Housing**
- **Tenant-Based Rental Assistance (TBRA)**
- **Supportive Services**
- **Purchase & Development of Non-Congregate Shelter**

Activities must serve a Qualifying Population

Affordable Housing

- Acquire, construct and rehabilitate rental housing for occupancy by individuals and families that meet one of the Qualifying Populations
- Single family or multifamily housing, transitional or permanent housing, group homes, single room occupancy units, and manufactured housing

Tenant-Based Rental Assistance (TBRA)

- Payments towards housing and housing-related costs, such as rent, security deposits, utility deposits, and utility costs
- May pay up to 100% of these costs
- Attached to household not rental unit

Supportive Services

- McKinney-Vento Supportive Services
- Homelessness Prevention Services
- Housing Counseling Services

Activities include child care, education services, legal services, case management, financial assistance costs (rent, deposits, utility), rental housing counseling and pre-purchase homebuying services.

An expanded list of eligible services can be found on Notice: CPD-21-10, pages 45-53

Purchase & Development of Non-Congregate Shelter (private units or rooms such as hotels, motels, and dormitories)

Eligible Costs Include:

- Acquisition
- Demolition
- Development Hard Costs
- Related Soft Costs
- Replacement Reserve

- **Homeless** (as defined in 24 CFR 91.5)
- **At Risk of Homelessness** (24 CFR 91.5)
- **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking** (24 CFR 5.2003)
- **Other Populations**

Homeless (as defined in 24 CFR 91.5)

- **Lacking a fixed, regular and adequate nighttime residence**
- **Residing in a public or private space not designed or ordinarily used as sleeping accommodation**

At risk of homelessness (as defined in 24 CFR 91.5)

- **Annual Income below 30 percent of median family income for the area**
- **No sufficient resources or support networks to attain housing stability**

**Fleeing, or Attempting to Flee,
Domestic Violence, Dating Violence,
Sexual Assault, Stalking, or Human
Trafficking**

- **Reasonably belief there is a threat of imminent harm from further violence if individual remains in dwelling**

Other Populations:

- **Other Families Requiring Services or Housing Assistance to Prevent Homelessness**
 - Temporarily housed and/or receiving financial assistance
- **At Greatest Risk of Housing Instability**
 - Annual income of less than or equal to 30% of the Area Median Income (AMI)

Additional program information can be found:

<https://www.hudexchange.info/programs/home-arp/>

**Albuquerque Strategic Collaborative
(ASC)**

**Homeless Coordinating Council –
Housing Committee**

Albuquerque Strategic Collaborative (ASC)

- Met with ASC on January 13, 2022; 29 representatives attended this meeting
- Collaborative group of Public Housing Agencies, Homeless Provider Agencies, Veteran Organizations, Healthcare providers, Social Service Agencies, Government Entities, Higher Education, and Housing Development Agencies
- Aims to improve the system of care that exists for people experiencing homelessness

Homeless Coordinating Council – Housing Committee

- Met with HCC Housing Committee on January 19, 2022; 10 members attended the HCC-Housing Committee meeting
- Collaborative body made up of members from the City, Bernalillo County, UNM and other affordable housing stakeholders
- Implements strategies that increase rental housing for very low-income people

Additionally, the Department of Family & Community Services consulted with the following organizations:

- Office of Civil Rights
- Albuquerque Housing Authority
- Bernalillo County Housing Department

A total of 22 agencies and 39 of their respective members were consulted as part of the Consultation Process.

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

Affordable Housing as the most urgent need in Albuquerque

- Long Term Solution

TBRA & Non-Congregate Shelter

- Important but short-term solution to the bigger issue of lack affordable housing
- There are more housing vouchers than landlords accepting housing vouchers.

Supportive Services

- Case Management
- Rental Housing Counseling

An emphasis was made on the use of data to drive funding decisions

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

Sources: 2021 Albuquerque Point in Time Count (PIT), 2021 Continuum of Care Housing Inventory Count (CoC-HIC)

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	
<i>Current Gaps</i>			28,240

Sources: City of Albuquerque 2018-2022 Consolidated Plan

2021 CoC-HIC:

- 1,029 emergency shelter beds for single adults & families with children

2021 Albuquerque (PIT):

- 1134 Households experiencing homelessness
- 351 unsheltered single adults
- 3 unsheltered families

2019 Urban InSTITUTE Report:

- Gap of 15,500 affordable rental housing units for households with extremely low income
- From 2006-2010 to 2012-2016
 - Affordable rental units with extremely low incomes has decreased by 700
 - Number of renters with extremely low income is increasing

2018-2022 Consolidated Plan:

- Gap of 28,240 units for households at or below 50%AMI
- “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”

Based on public comments 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.

HOME-ARP Funding

	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		

QUESTIONS

THE DRAFT ALLOCATION PLAN MAY BE
REVIEWED AT:
WWW.CABQ.GOV/FAMILY

COMMENT
PERIOD

3/31/2022

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4/30/2022

Written comments regarding the
HOME ARP Allocation Plan

may be submitted to:

Sergio Leaños at

sleanos@cabq.gov

or by mail at:

**The Department of Family &
Community Services, Attn:
Sergio Leaños, P.O. Box 1293,
Albuquerque, New Mexico
87103**