



2023-2027 CONSOLIDATED PLAN PUBLIC HEARING & AFFORDABLE HOUSING/ WORKFORCE HOUSING PLAN

COMMUNITY NEEDS

CITY OF ALBUQUERQUE - DEPARTMENT OF FAMILY AND COMMUNITY SERVICES

CRESCENDO CONSULTING GROUP

CONSOLIDATED PLAN OVERVIEW

- Every five years, the City of Albuquerque is required to create a plan of the City's housing and community development needs, resources, priorities, and proposed activities to be undertaken for both the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs.
- The City is currently in the process of preparing its 2023 – 2027 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD).
- In addition to the Consolidated Plan, the City must perform an assessment of Fair Housing (AFH) in accordance with the Fair Housing Act.
- The Affordable Housing / Workforce Housing Plan uses parts of the Consolidated Plan as its plan for the next five years.

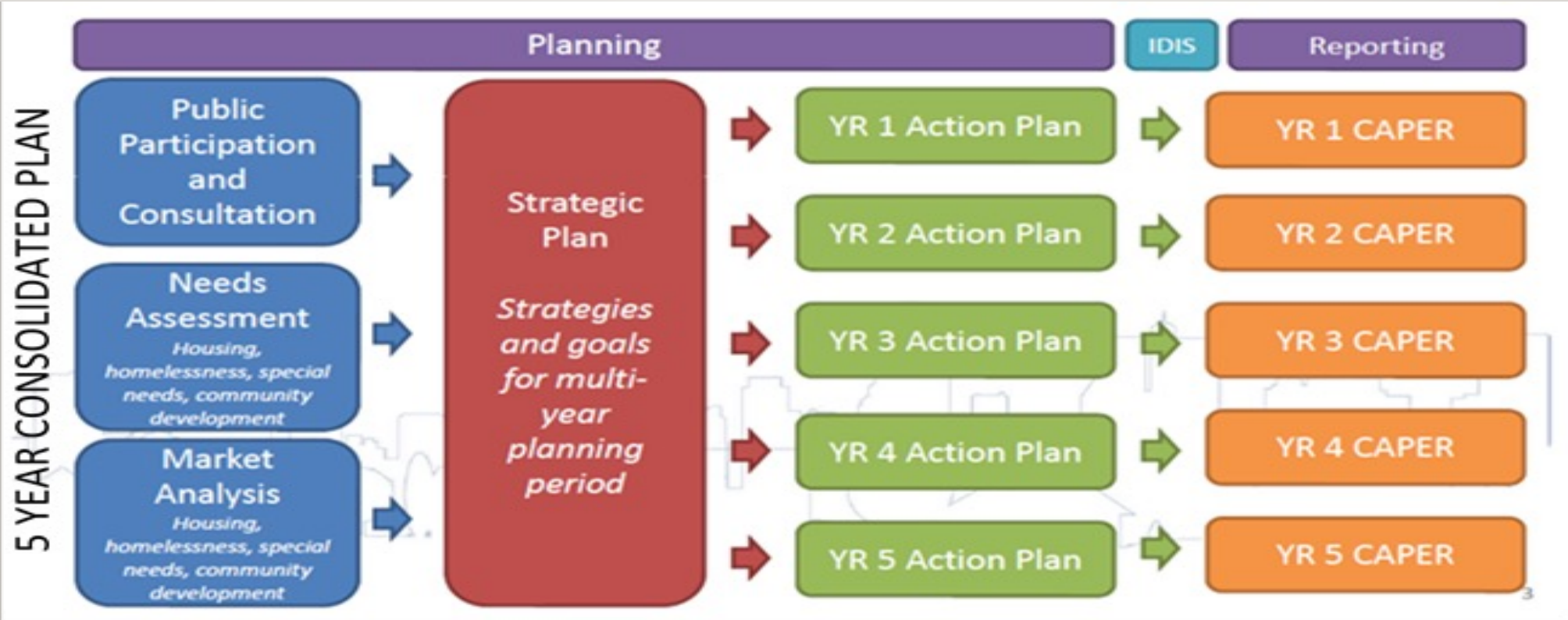
WORKFORCE HOUSING TRUST FUNDS AND THE CONSOLIDATED PLAN

- In 2006, the City of Albuquerque created the Workforce Housing Trust Fund (WHTF) through the passage of the Workforce Housing Opportunity Act (O-2006-030; amended O-19-62). This Ordinance defined, prioritized and provided the framework to fund the Workforce Housing Bond in the City's Capital Improvement Program and General Obligation (GO) Bond Program. (non-HUD funds)
- The Ordinance also requires that there is a "Workforce Housing Plan" to be implemented every 5 years, as part of the City's HUD Consolidated Plan which also contains an Affordable Housing Plan.

THE 2023-2027 CONSOLIDATED PLANNING PROCESS IS WELL UNDERWAY!

- The City hired Crescendo Consulting Group to coordinate and draft its 2023-2027 Consolidated Plan.
- Crescendo has reviewed past documents, interviewed City staff and its partners, held community focus groups, and gathered and compiled comments to provide concise data that will help shape the upcoming Consolidated Plan, including its Affordable Housing & Workforce Housing Plan.
- The City's Workforce Housing Ordinance mandates that there are 3 Public Hearings held to provide ample input on its Workforce Housing Plan.

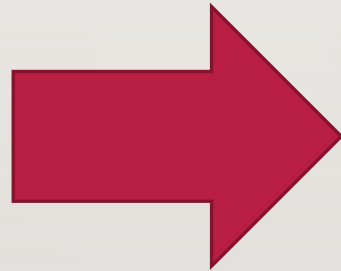
THE PLANNING CYCLE



CONSOLIDATED PLAN AND AFFORDABLE HOUSING /WORKFORCE HOUSING REPORT

Consolidated Plan

- Executive Summary
- Citizen Participation Plan
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Annual Action Plan



**Affordable Housing /
Workforce Housing Plan**

COMMUNITY DEVELOPMENT BLOCK GRANT

- The Community Development Block Grant (CDBG) Program supports community development activities to build stronger and more resilient communities. Activities may address needs such as:
 - Infrastructure
 - Homeowner assistance, etc.
 - Public facilities installation / improvement
 - Community centers
 - Housing rehabilitation
 - Public services
 - Clearance / acquisition
 - Microenterprise assistance
 - Homeowner assistance, etc.
 - Economic development projects

HOME INVESTMENT PARTNERSHIP PROGRAM GRANT

- The HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including:
 - Building, buying, and/or rehabilitating affordable housing for rent or homeownership
 - Providing direct rental assistance to low-income people.
- It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

EMERGENCY SOLUTIONS GRANT

- The Emergency Solutions Grants (ESG) program is to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG provides grants to support:
 - Homelessness prevention,
 - Emergency shelter
 - Street outreach
 - Rapid rehousing assistance
 - HMIS

HUD ENTITLEMENT FUNDS

- The City of Albuquerque receives the approximate annual allocations:
 - CDBG – \$4.3 million
 - HOME – \$2.2 million
 - ESG - \$384,000

CONSOLIDATED PLAN PROCESS

- The draft Consolidated Plan is developed using information gathered from key informant interviews, focus groups, community survey, multiple sources of secondary data, and public input through comments.
- The Consolidated Plan will identify priority needs and goals to meet priority needs over the next five years.
- The draft Consolidated Plan will be available for public comment in January 2023.

CONSOLIDATED PLAN PROCESS TO DATE

Stakeholder Interviews

- 52 interviews completed

Focus Groups

- 11 focus group discussions completed

Community Survey

- 1,247 responses to date
- Survey is open through Friday, November, 11

Please take the survey here: <https://www.surveymonkey.com/r/CityofABQCONSPlan>

HOUSEHOLDS IN ALBUQUERQUE

	Total	0-30% AMI		31-50% AMI		51-80% AMI		80-100% AMI		>100% AMI	
All Households	224,165	32,230	14.4%	27,180	12.1%	37,175	16.6%	21,620	9.6%	105,960	47.3%
Renters	90,295	22,175	24.6%	16,460	18.2%	18,710	20.7%	8,390	9.3%	24,560	27.2%
Owners	133,870	10,055	7.5%	10,720	8.0%	18,465	13.8%	13,230	9.9%	81,400	60.8%

Source: HUD CHAS 2015-2019

**AMI = Area Median Income

SUMMARY OF TOP NEEDS IDENTIFIED TO DATE



SUMMARY OF TOP NEEDS IDENTIFIED TO DATE

- More affordable rental units
- Preserve the current affordable housing units
- More affordable homeownership opportunities
- Provide homeless prevention programs
- Increase services and programs to help the unhoused
- Provide public services, such as childcare, youth programs, seniors programs, and more
- Improve or develop more public facilities and infrastructure

PUBLIC SERVICES

- Childcare including after-school care
- Youth services
- Senior services
- Parks and green space
- Education and workforce opportunities
- Health facilities
- Public transportation

PUBLIC FACILITIES AND INFRASTRUCTURE

- Streetlights
- ADA-compliant sidewalks
- Fire stations and equipment
- Bike lanes
- Utility and street infrastructure for new affordable developments

WHAT IS AFFORDABLE HOUSING AND WORKFORCE HOUSING?

AFFORDABLE HOUSING

Defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

This is limited to households that earn no more than 80% of the Area Median Income (AMI).

WORKFORCE HOUSING

Defined in the Act as: “Dwelling units serving residents and their families whose annualized income is at or below 80% of the Area Median Income (AMI) for Albuquerque...and whose monthly housing payment does not exceed 30% of the imputed income limit applicable to such unit.”



AFFORDABLE HOUSING AT A GLANCE

2022 HUD HOME 80% INCOME LIMITS for ALBUQUERQUE MSA

Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% of AMI	\$42,300	\$48,350	\$54,400	\$60,400	\$65,250	\$70,100	\$74,900	\$79,750
Area Median Income (AMI)	\$52,900	\$60,400	\$68,000	\$75,500	\$81,600	\$87,600	\$93,700	\$99,700

TOP HOUSING NEEDS IDENTIFIED

1. More affordable rental units
2. Preservation of current affordable housing units
3. More affordable homeownership opportunities
4. More specialized housing
5. More programs to keep people in their homes

I. MORE AFFORDABLE RENTAL UNITS

- a. Larger units (i.e. more bedrooms for multigenerational families)
- b. Intentionally designed units (i.e., Indigenous design and culture)
- c. Units built in ALL neighborhoods and not just select neighborhoods
- d. More units for seniors and persons living with disabilities that meet some of the unique modifications that seniors/people with disabilities might need
- e. More units allocated to people of extremely low income
- f. Zoning changes to allow casitas and denser development (i.e., duplexes and small multifamily)
- g. Potential to redevelop vacant or rundown properties / infill development
- h. Motel conversions

2. PRESERVATION OF CURRENT AFFORDABLE HOUSING UNITS

- a. Home maintenance
- b. Building code and health & safety checks with rental properties / landlords
- c. Short-term rental restrictions
- d. Capital investments on current aging city-owned and AHA-owned housing



3. MORE HOMEOWNERSHIP OPPORTUNITIES

- a. Build more affordable / “starter home” single family or duplexes
- b. Down payment assistance
- c. Opportunities for infill development
- d. Preserve current housing stock
- e. Develop homeownership options downtown
- f. Land development incentives for developers who want to build affordable housing
- g. Zoning changes
- h. Alternative housing types (i.e., manufactured homes, tiny houses, casitas, etc.)



4. MORE SPECIALIZED HOUSING

- a. Transitional housing for special populations (i.e., unhoused, mental health, substance use, transitional youth, etc.)
- b. Permanent supportive housing for special populations (i.e., unhoused, mental health, substance use, transitional youth, etc.)
- c. More housing stock for multigenerational living (rental and homeownership)
- d. Single room occupancy housing
- e. Assisted living facilities

DISCUSSION

- Are there any housing-related priorities or community needs we missed?
- What are potential solutions?
- What are other community needs?

NEXT STEPS

- If you have any additional comments or questions, please reach out to:
 - Katelyn Michaud, Crescendo Consulting Group, katelynm@crescendocg.com
 - Rick Giron, City of Albuquerque, rickgiron@cabq.gov
 - Monica Montoya, City of Albuquerque, mtmontoya@cabq.gov