

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2023 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Albuquerque's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. The CAPER reports on the completed first Program Year of the 2023-2027 Consolidated Plan period, covering July 1, 2023 to June 30, 2024.

The City receives CDBG, HOME and ESG funds from HUD on a formula basis annually, and in turn, implements projects and awards funding to nonprofit, for-profit or public organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG, HOME and ESG programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Albuquerque residents.

In addition to its annual allocations, during Program Year 2022 (PY 22), the City had remaining Coronavirus (CV) funds that were still being utilized. Both CDBG-CV and ESG-CV funds were allocated during PY 2020 in direct response to the Coronavirus Pandemic (COVID-19). These CDBG-CV and ESG-CV funds were allocated by HUD in order to prevent, prepare for and respond to the COVID-19 Pandemic. The CAPER will report on how the City continued to utilize CDBG-CV funds during PY 23.

During the Program Year, the City made \$11,377,317.39 available in the Action Plan including \$4,278,318.00 of CDBG funds, \$21,000.00 of CDBG Program Income, \$1,635,557.50, of Prior Years CDBG funds, \$2,302,248.00 of HOME funds, \$100,000.00 of HOME Program Income, \$348,865.89 of Prior Years HOME funds, \$382,105.00 of ESG funds, and local resources totaling \$2,309,223.00 of City General Funds. The investment of these resources was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide homebuyer assistance to 38 households (32 CDBG, 6 HOME);
- Provide Tenant-Based Rental Assistance to 59 households (PY 23 – 19, PY 22 – 22, PY 21 – 18);
- Provide meals to 2,052 senior citizens;
- Provide quality affordable childcare for 23 children (13 CDBG, 10 GF);
- Provide dental services to 487 persons experiencing homelessness (283 CDBG, 204 GF);
- Provide rapid re-housing assistance to 294 households (12 ESG, 154 GF, 91 CoC, 37 ARPA);
- Provide overnight shelter to 137 homeless women and children;
- Provide emergency overnight shelter to 13,218 individuals.

Table 1 provides a summary of the accomplishments for the period ending June 30, 2024, listed by each of the Strategic Plan Goals included in the 2023-2027 Consolidated Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Affordable Homeownership Assistance	Affordable Housing	CDBG: \$ / HOME: \$600000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0		
Affordable Homeownership Assistance	Affordable Housing	CDBG: \$ / HOME: \$600000	Homeowner Housing Added	Household Housing Unit	0		
Affordable Homeownership Assistance	Affordable Housing	CDBG: \$ / HOME: \$600000	Direct Financial Assistance to Homebuyers	Households Assisted			
Affordable Housing Development	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$386279.5 / Workforce Housing Trust Fund: \$	Rental units constructed	Household Housing Unit			

Affordable Housing Development	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$386279.5 / Workforce Housing Trust Fund: \$	Homeowner Housing Added	Household Housing Unit		0	0.00%
Affordable Housing Development	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$386279.5 / Workforce Housing Trust Fund: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	
Affordable Housing Development	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$386279.5 / Workforce Housing Trust Fund: \$	Other	Other		0	0.00%
Affordable Housing Preservation - Ownership	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit		0	0.00%
Affordable Housing Preservation - Rental	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit			%

Affordable Housing Preservation - Rental	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0		
Affordable Housing Preservation - Rental	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other		0	0.00%
Economic Opportunity Programs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0	0.00%
Fair Housing Services (AFH3)	Affordable Housing	General Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted			
Fair Housing Services (AFH3)	Affordable Housing	General Fund: \$	Other	Other			%
Homelessness Interv. & Rapid Rehousing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted			%
Homelessness Interv. & Rapid Rehousing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted			%
Homelessness Interv. & Rapid Rehousing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$	Homeless Person Overnight Shelter	Persons Assisted	0		
Homelessness Interv. & Rapid Rehousing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds		0	0.00%

Homelessness Interv. & Rapid Rehousing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$	Homelessness Prevention	Persons Assisted			%
Homelessness Interv. & Rapid Rehousing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$	Other	Other		0	0.00%
Program Administration	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / General Fund: \$26930.26	Other	Other		0	0.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted			%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0		
Services for Children and Youth	Non-Housing Community Development	CDBG: \$ / General Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted			
Services for Children and Youth	Non-Housing Community Development	CDBG: \$ / General Fund: \$	Homeless Person Overnight Shelter	Persons Assisted	0		
Services for Senior Citizens	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted			

Services Low Inc. Residents & Special Needs Popul.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0	0.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Developing new and maintaining existing affordable housing, both rental and homeownership, was a priority in the 2023-2027 Consolidated Plan as well as the PY 23 Action Plan. The City also placed priority on providing services to meet the needs of households experiencing homelessness and help them quickly obtain permanent housing, as well as preventing homelessness for low income households. The City made progress on its priorities during the Program Year, please see the highlighted progress below.

- 510 people experiencing homelessness received services, including dental services and high-quality childcare (CDBG, GF);
- 38 low- to moderate-income homebuyers received direct financial assistance (CDBG, HOME);
- 59 households experiencing homelessness received a HOME TBRA voucher (HOME);
- 166 households received Rapid Re-Housing (ESG, GF);
- 13,218 people experiencing homelessness received emergency shelter services, including overnight stays, day services such as meals, communication services and referrals (ESG, GF);
- 117 people received Fair Housing education, advice and enforcement on discrimination (GF);
- 1,645 people received housing related legal information (GF);
- 981 people received brief advice and counsel (GF);
- 1,240 low- to moderate-income people received financial assistance to prevent eviction and/or utility shut off due to the COVID-19 Pandemic (CDBG-CV).

The City has seen slight decreases in the number of individuals/households served through it funded activities, this is due to increased costs of services throughout the country. So, although numbers served seem to be declining, it is not due to a lack of need, but rather increased costs due to the changing economic environment. In fact, the number of persons/households that are in need of services continues to increase.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White			0
Black or African American			0
Asian			0
American Indian or American Native			0
Native Hawaiian or Other Pacific Islander		0	0
Total			0
Hispanic			0
Not Hispanic			0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 provides an aggregate of race and ethnicity data for the combined number of people, families, households or housing units reported as complete during Program Year 2023 based on accomplishment data from all CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS). In addition to the above data, for those activities reported

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal		
HOME	public - federal		
ESG	public - federal	382,105	
General Fund	public - local		

Other	public - local		
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Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide Investment			
Investment & Reinvestment Areas			
Investment Areas			
Reinvestment Areas			

Table 4 – Identify the geographic distribution and location of investments

Narrative

As in years past, the majority of the City's 2023 Action Plan investments benefitted activities that served low- and moderate-income residents citywide. Several activities were located and services were offered throughout the city, however, these investments were not exclusively intended to benefit only the residents of those neighborhoods.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units		
Number of Non-Homeless households to be provided affordable housing units		
Number of Special-Needs households to be provided affordable housing units	0	0
Total		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance		
Number of households supported through The Production of New Units		
Number of households supported through Rehab of Existing Units		
Number of households supported through Acquisition of Existing Units		
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income		0
Low-income		0
Moderate-income		0
Total		0

Table 7 – Number of Households Served

Narrative Information

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In addition to HOME funds, the City utilizes its local bond program to promote the development of affordable housing. The Workforce Housing Trust Fund (WHTF) requires the leveraging of these funds at a ratio of 4:1. This means that developers must identify non-City sources of funding to bring projects to fruition.

The PAH! Hiland Plaza was funded with federal funds, therefore it was not necessary that the City's leveraging requirement be met. The City strives for all developments to meet the 4:1 leverage of City funds. The Project was funded with \$3,56,843 of HOME funds and the estimated development cost was \$18,347,535. Therefore, the City's contribution was $(\$3,586,843/\$18,347,535=.19)$ 19%, and was leveraged more than the requirement.

The City met it's HOME and ESG match requirements with cash match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 8 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
			0	0	0	0	0	
			0	0	0	0	0	
			0	0	0	0	0	

Table 9 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
			0	

Table 10 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 11 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 12 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 13 – Relocation and Real Property Acquisition

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Albuquerque conducts a biannual unsheltered Point-in-Time (PIT) Count to identify unsheltered persons in Albuquerque. These unsheltered persons are provided with the opportunity to be assessed and referred for services. The City and its contractor, the New Mexico Coalition to End Homelessness (NMCEH), conducted an unsheltered PIT Count during the last week of January 2024 with the assistance of homeless and outreach providers and community volunteers. The PIT Count consists of a 3 to 5 minutes survey asking unsheltered people where they stayed on January 29, 2024, how long had it been since they had stable housing and for their demographic information. In addition, the survey asked if they had stayed at the City's Westside Emergency Housing Center (WEHC).

The City also provides outreach services to unsheltered persons in Albuquerque by funding two outreach programs, ABQ Street Connect and Outreach Services, which are operated by two local non-profit organizations. ABQ Street Connect provides trauma informed outreach services provided by a team consisting of an outreach worker, case manager and a clinician, in order to engage the most vulnerable unsheltered people in the downtown core into necessary community resources and supportive services and connect them to stable housing. Outreach provides outreach services for individuals experiencing homelessness who have mental health and/or substance abuse issues; provide information on how to link to housing and behavioral health services, and offer information on public health prevention, as evidenced by outreach team service logs. During PY 23 the City continued its efforts to provide outreach services to the unsheltered through the Albuquerque Community Safety (ACS) Department. The purpose of ACS outreach is to provide services to those who are having behavioral health crises and other crises that can be resolved without 911 involvement. In PY 23 the City also funded a Public Outreach Program through the Solid Waste Department. The Public Outreach Program team provides outreach to people in encampments. The people that they encounter during outreach are offered food, clothing and hygiene items as well as the opportunity to get connected to housing or shelter, and supportive services.

During outreach the City offers unsheltered persons the opportunity to be assessed using a coordinated assessment, the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT), in order to prioritize housing and supportive services for those who are the most vulnerable. Veterans experiencing homelessness are referred to the HUD Veterans Administration Supportive Housing (VASH) and Supportive Services for Veterans Families (SSVF) programs. The chronically homeless are referred to the City's Continuum of Care (CoC) Rental Assistance Programs, using the Coordinated Entry System (CES). The City continued funding three outreach programs that coordinated and provided outreach services.

Addressing the emergency shelter and transitional housing needs of homeless persons

During PY 23, the City used its ESG funds to support five projects essential to ensuring the accessibility and sustainability of the City's Emergency Homeless Intervention System. Two of the projects supported focused on the provision of emergency shelter and shelter services, one project was targeted at rapid re-housing for women and women with children, one project supported the Homeless Management Information System (HMIS) for data reporting, and one of the projects provides trauma informed outreach in order to engage the most vulnerable unsheltered people in the downtown. Of the emergency shelter projects, one worked specifically with women and women with children and one specifically with men. Monies for all these projects were leveraged with City General Funds.

Additionally, during PY 23, the City coordinated its overall homeless prevention and intervention strategies with the CoC to ensure that all federal funds are used as effectively as possible. Therefore, while the City used the majority of its ESG funds to support emergency shelter operations and shelter services, the CoC provided funding to support transitional housing, permanent supportive housing, and rapid-rehousing projects to the City's homeless populations.

The City also used its General Funds and CDBG funds to provide motel vouchers to families and individuals who were waiting to get permanently housed and be connected to supportive services and/or their circumstances prevented them from staying at the City's emergency shelters.

During PY 23, the WEHC continued to be a year-round shelter and was open 24 hours Monday through Sunday. In addition to providing overnight shelter, WEHC provides medical and health services, case management and other supportive services in order to connect shelter residents to stable housing. The WEHC has partnered with non-profits and other organizations to provide supportive housing to WEHC residents for those who are assessed to be ready to transition from shelter to housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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 PY23, the City's CoC provided permanent supportive housing to chronically homeless individuals and families, which included veterans and their families, and unaccompanied youth through its Rental Assistance projects. The unaccompanied youth served through its Rental Assistance Projects were not persons as defined under Category 3 of being at risk of homelessness. The unaccompanied youth served were unstably housed and likely to continue in that state without assistance from the Rental Assistance Program. The CoC and ESG grants also assisted homeless individuals and families with children to rapidly transition to permanent affordable housing through its Rapid Re-housing projects. The City's permanent supportive housing and rapid rehousing programs use the Coordinated Entry System for prioritization and utilize the Housing First model.

During PY 23, the City continued to work in collaboration with the Veterans Administration, New Mexico Veterans Integration Center, Goodwill Industries, the Albuquerque Housing Authority (AHA) and Bernalillo County Housing Authority to provide permanent, affordable housing and supportive services to veterans experiencing homelessness and their families through the VASH and SSVF programs. Also, through the Albuquerque Heading Home homeless program and other City funded permanent supportive housing projects, the City prioritized permanent housing and supportive services to those who were the most medically vulnerable and/or chronically homeless as well as veterans experiencing homelessness who did not qualify for VASH, SSVF and other VA services. The City continued to fund two ACT programs which provide intensive case management and therapeutic services to persons with severe and persistent mental illness with serious functional impairment, who otherwise would not have improved functioning through traditional services. The City also provided transitional housing to homeless individuals who are victims of human trafficking with transitioning to permanent housing and independent living through its CoC Transitional Housing grant.

The City also funded four rapid re-housing and six permanent supportive housing projects that focused on providing rental assistance and case management services to youth and families experiencing homelessness. These projects were funded by the City and work to provide rental assistance and case management services to families and individuals that were staying at the City's Family Housing Navigation Center (FHNC). The FHNC provides families with housing vouchers, case management and other supportive services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City has no jurisdiction over the activities of the Albuquerque Housing Authority (AHA) and the agency continues to operate as a separate legal entity from the City. Despite being separate entities, the AHA and the City are in regular contact and have continued to be committed to working collaboratively.

In PY 2023, the City and AHA continued efforts to collaborate in an effort to preserve affordable housing in Albuquerque. In alignment with its Public Housing Authority Plans, AHA has continued the rehabilitation/renovation of many of its properties. During the program year, AHA continued utilizing CDBG funds allocated in PY 2022 to preserve units at its Public Housing properties. Preservation of these units consisted of removing and replacing roofs at Public Housing properties occupied by low-to moderate-income households. The Housing Authority received additional CDBG funds for infrastructure work at another public housing property. This work consisted of repairing and replacing water lines at the property that is comprised of 50 units. AHA continued to improve the curb appeal of other public housing sites with exterior painting and stucco repairs and are in the process of bringing all of AHA's public housing into compliance with Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act (ADA).

As joint applicants, the City and AHA, were awarded the Choice Neighborhoods Planning Grant during Program Year 2023. The Choice Neighborhoods Planning Grant, in the amount of \$500,000.00, will support the development of a comprehensive neighborhood transformation plan. Wainwright Manor, Grove and Pennsylvania, in the International District neighborhood, are the public housing properties that will benefit from the Grant. The City and AHA began efforts to recruit community members as well as public housing residents to participate in the planning process. Public housing property and neighborhood site visits were conducted with HUD Choice Neighborhood staff as well as consultant team members. Events were held at public housing properties to inform residents about the joint efforts of the Choice Neighborhood planning team as well as to encourage participation in the planning process. Community meetings were held to build necessary support and encourage participation by the larger neighborhood in creating the transformation plan. The Planning Grant will run through Program Year 2025.

Although not funded with Federal funds, the City had two additional contracts with AHA. These contracts are funded with City General Fund dollars. The first is a Tenant Search Contract in the amount of \$888,000, which covers the period of 1/1/2023-9/30/2024. The contract will allow AHA to assist 300 families with vouchers find an affordable unit and assist with costs, such as application fees, administrative processing fees and deposits. Through the end of PY 2023 270 households have been assisted as a result of this contract. The second contract was in the amount of \$50,000 for an HQS Liaison. The time of performance is 1/1/2023-6/30/2024. The contract allowed AHA to hire staff to assist

with HQS inspections. The additional staff was able to conduct 69 inspections.

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

Residents of public housing properties are encouraged to participate in AHA Board Meetings. AHA along with the City and consultant staff have made outreach efforts to encourage public housing resident involvement in the Choice Neighborhood Planning Grant planning team. Five public housing residents from Wainwright Manor, Grove and Pennsylvania public housing properties have become ambassadors for the Choice Neighborhood Planning Grant. AHA continued to have staff member located at each of the public housing properties during operating hours, which allows for improved communication between staff and tenants. AHA has continued to administer the Family Self Sufficiency (FSS) Program for Public Housing. AHA has a dedicated staff person who establishes self-sufficiency and financial goals for public housing residents. Homeownership is a common goal established in the FSS Program and AHA continues to transition well-motivated residents from public housing to homeownership.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Department of Health, Housing & Homelessness (DHHH), Community Development Division (CDD) adheres to the Project Monitoring Requirements as stipulated in the *Administrative Requirements for Contracts Awarded under the City of Albuquerque*. Monitoring is conducted on an annual basis, whether it is a limited or comprehensive monitoring, as determined by the completion of the Risk Assessment Tool. Program staff conducts scheduled on-site monitoring visits with subrecipient and or subcontractor staff.

As soon as it is practicable following the conclusion of a monitoring visit, but no later than 30 days after, a detailed report of conclusions, findings, concerns and recommendations for corrective actions, if any, are provided by DHHH to the director and governing board of the organization. When required a written response from the organization, signed by an authorized board official and approved by the governing board, shall be submitted to DHHH. Community Development also has a policy that all CDBG and HOME contracts will go through a Compliance Review prior to the approval of the first draw of funds. The Compliance Review consists of a brief on-site monitoring review to determine whether or not the organization is in compliance with the terms of the contract, as well as local and federal regulations. Ongoing monitoring of an agency's performance is also done during review of quarterly reports. Quarterly reports are reviewed thoroughly to ensure agencies are on track to meet goals and are in compliance with the contract and all applicable regulations, including minority business outreach and comprehensive planning requirements.

An ESG Risk Assessment is completed prior to the award of an ESG contract. ESG subrecipients are monitored annually. Annual monitoring for ESG subrecipients is conducted in the same manner as noted above for CDBG and HOME subrecipients. The City reviews its ESG Policies and Procedures, including monitoring, annually and updates it as needed. City staff follows these policies and procedures when monitoring its ESG subrecipients.

Long-Term Compliance monitoring is scheduled annually; a system has been developed by staff to utilize the Long-Term Compliance Risk Assessment Tool to ensure that contracts/projects that are in long-term compliance are monitored regularly. Long-Term Compliance monitoring is done to ensure compliance as set forth in the Restrictive Covenants on contracts/projects, it also includes Housing Quality Standards (HQS) Inspections, if necessary. Those contracts/projects in Long-Term Compliance must be monitored annually; the monitoring can be a limited or comprehensive review. Completed Public Facilities

contracts/projects are included in long term compliance monitoring for a minimum of five years.

Monitoring for the CDBG-CV contract followed the same procedures as outlined above for annual monitoring of active contracts. The CDBG-CV contract that was due to be monitored during PY 23 was monitored.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Program Year 2023 was the first year of the five-year Consolidated Plan period 2023-2027. Program objectives were implemented during PY 23 as a result of priorities from the 2023-2027 Consolidated Plan and the Assessment of Fair Housing. These priorities were a result of conditions in the City that focused on addressing the most critical housing, community and economic needs, particularly for the vulnerable low- and moderate-income populations.

During Program Year 2020 the City received CDBG-CV funds to prevent, prepare for and respond to the COVID-19 Pandemic, which made it necessary for the City to focus on new priorities. Activities funded with CDBG- CV funds were still being implemented during PY 2023. As a result of long-term effects of the Pandemic, it was necessary for the City to continue to focus on eviction prevention.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspections are conducted annually on the following HOME projects/activities. In Program Year 2023, units that were required to be inspected based off of the Risk Assessment score were inspected.

The Edward Romero Terrace Project, a senior affordable housing project, was funded with \$800,000 in HOME funds. The project contains 40 units, with 11 HOME designated units. Four units were inspected during monitoring in Program Year 23. All units inspected passed initial inspection.

Luminaria is a 92-unit senior development that was funded with \$3,248,123 in HOME funds. The 92-unit development contains 77 affordable units. During PY 2023 monitoring, 8 units were inspected and 8 failed initial inspection. Unit #117 failed because of a window crank not working properly and fire extinguisher inspection/maintenance overdue. Units #125, #207, #224, #410 and #421 failed because of overdue fire extinguisher inspection/maintenance. Unit #225 failed because weather stripping was needed on a window and fire extinguisher inspection/maintenance was overdue. Unit #401 failed due to overdue fire extinguisher inspection/maintenance, stove and burners covered with flammable objects, oven filled with paper bags and insects present in the unit. All failed items were corrected and findings cleared.

Plaza Feliz, funded with \$1,850,000 in HOME funds, is a 66-unit Affordable Housing Project. Of the 66 units, 55 are affordable units, of which 8 are designated HOME units. In PY 2023, 6 units were inspected and 6 passed initial inspection.

Cuatro, a senior housing project, was funded with \$2,416,000 in HOME funds. The Project contains 55 affordable units, of which 11 are HOME designated units. During PY 23, six units were inspected of which 5 passed initial inspection. The one unit failed stove knobs were stuck and some were missing. The issues were resolved and the findings cleared.

Inca Street Development is a 12-unit affordable housing rehabilitation project that was funded with \$2,400,000 in HOME funds. All 12 affordable units are designated as HOME units. Four (4) units were inspected during the program year. Upon initial inspection all 4 units failed. Unit 3711 A failed because of a missing outlet cover in the kitchen, oven hood light and fan inoperable, kitchen faucet had a leak and needed repair, and smoke detectors were removed. Unit 3711 D failed because of a non-working smoke detector and insects present in the unit. Unit 3701 A failed because of the fire extinguisher

required maintenance. Finally, Unit 3705 A failed because the bathroom vent was not working properly and the front door deadbolt required repair. All failed items were corrected and all findings cleared.

PAH! Hiland Plaza was funded with HOME funds in the amount of \$3,586,842.65 for the development of a 92-unit rental housing project. Of the 92 total units, 75 are affordable, of which 19 are designated HOME units. During Program Year 23 monitoring was not done at PAH! Hiland Plaza. The development newly completed during the program year and in the process of leasing up the units on the property. Inspections will be conducted during the next program year.

NewLife Homes III was funded with \$46,647 in HOME funds and contains 15 affordable units, with 1 designated HOME unit. Four (4) units were inspected and passed initial inspection. NewLife Homes IV contains 48 affordable units, of which 3 are designated HOME units, and was funded with \$200,000 in HOME funds. Four units were inspected during PY 2023, of which 3 were HOME. All 4 units passed initial inspection.

Sleepy Hollow Affordable Rental Housing Development was funded with \$1,078,802 in HOME funds. The project contains 10 units, of which 6 are HOME units. In PY 23, 4 HOME units were inspected and all 4 units failed initial inspection. Unit 2 failed due to the bathroom vent not working; Unit 4 failed because the water heater door not opening; Unit 6 failed because non-working electrical outlets in kitchen not working, stove burners not working; toilet backed-up, blocked egress, items stored in hallway blocking access; and Unit 10 failed because of missing burner pieces on stove, kitchen cabinet missing handle, shower tile broken, and evidence of infestation. All failed items were corrected and findings cleared.

The Phoenix Affordable Rental Housing Development was funded with \$186,246 in HOME funds, as part of the Neighborhood Stabilization Program (NSP) and contains 32 units. Of the 32 units in the Phoenix, 4 are designated as HOME units. Four units were inspected during PY 23 and all 4 units passed initial inspection.

Inspections Narrative Continued

Casitas De Colores, a 71-unit mixed affordable rental housing development, was funded with \$1,500,00 in HOME funds. The development contains 49 affordable units, 8 of which are HOME designated units. Ten units were inspected during the program year. Of the 10 inspected units, 4 were HOME designated units. Seven units passed initial inspection, while 3 failed. One of the failed units did not pass inspection because smoke detectors in the unit were missing (tenant removed them); the second unit did not pass because of an inoperable light above the stove; and the third did not pass because of a mold-like substance and erosion around the shower. All issues were resolved and the units passed. The Madera Crossing Affordable Housing Development was funded with \$2,200,000 in HOME funds. The project contains 56 affordable units of which 10 are HOME designated units. During PY 2022, five units were inspected, and all passed initial inspection. Villa De San Felipe Apartments was funded with \$250,000 in HOME funds. There are 160 apartments on site, of which 4 are HOME designated units. Four HOME units were inspected during the PY 23. Upon initial inspection 2 units passed and 2 failed. One of the

units failed because a closet door was not working properly. The second failed unit was due to a kitchen outlet not working, mold-like substance on bathroom ceiling and insects present in the unit. The failed items were corrected and the 2 failed units have been cleared. Enlace received \$536,372.55 during PY 21 to provide 24 TBRA vouchers, however on they were only able to provide 18 TBRA vouchers. During Program Year 2022, Enlace received \$536,372.55 in HOME funds to provide 24 TBRA vouchers. Enlace was able to provide 22 TBRA vouchers during the Program Year. In PY 23 Enlace again received \$536,372.55 in HOME funds to provide TBRA vouchers. There were 19 TBRA vouchers provided during PY 23. Enlace serves survivors of domestic violence, therefore, for the safety of their clients annual HQS inspections are not done by City staff, but done by staff of Enlace. Enlace conducts move-in inspections and annual inspections on all units funded with HOME.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The Department of Health, Housing & Homelessness assesses the affirmative marketing actions on a project-by-project basis, which occurs at the time of application. The HUD Affirmative Fair Housing Marketing Plan (HUD - 935.2A or HUD - 935.2B) must be submitted as part of the application. The Plan is evaluated by staff to ensure that the developer has taken affirmative fair housing into consideration and has incorporated such into its marketing plan. The affirmative marketing plan is maintained in the project files to be verified after construction has been completed and all of the units in the project are leased or sold. As part of the long-term compliance monitoring, when an onsite inspection is conducted the monitoring assesses how the project is complying with the affirmative marketing plan that was submitted with the initial application.

The HOME funds used for TBRA are targeted to specific populations, therefore are not marketed to the general low-income population.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In efforts to foster and maintain affordable housing, the City provided TBRA to 19 households and engaged in activities to preserve or expand affordable housing opportunities in the community, including the activities discussed below.

Public Housing Preservation – Contract Extended

AHA was awarded \$1,000,000.00 in CDBG funds for the replacement of building elements in public housing units. This preservation included replacing flooring, cabinetry (kitchen and bath), windows,

doors, rain gutters, furnaces and water heaters. Through the end of PY 23, 49 units had completed renovations, benefitting 116 people residing in those units. The contract was extended to complete replacements/renovations.

Public Housing Roof Renovations – Contract Ended September 2023

The AHA was awarded \$1,100,000 in PY 2022 CDBG funds to renovate/replace the roofs on their public housing properties. During the term of the contract, roofs on 96 units were renovated and/or replaced, benefitting 279 people living in those units.

Sawmill Preservation – Contract Ended Program Year 2023

Sawmill Community Land Trust was loaned \$1,625,000.00 in WHTF to acquire 7 single family homes on the land trust. The homes will be rehabilitated/renovated and sold to income qualified homebuyers. At the end of Program Year 2023 all 7 homes had been acquired and 2 had been rehabilitated and sold to income qualified homebuyers.

PAH! Hiland Plaza Apartments – Construction Completed

The PAH! Hiland Plaza Apartments Project was awarded \$3,586,842.65 in HOME funds to construct a 92-unit rental housing development, including 75 affordable units. Construction of the development was completed during PY 23.

Calle Cuarta Project – Under Construction

YES Housing, Inc. was awarded PY 20 WHTF's in the amount of \$3,500,000.00 to develop the Calle Cuarta Project. Calle Cuarta will be a mixed-used, mixed income development, containing 61 rental units, all of which will be affordable. Construction began during 2023 and is expected to be completed in December of 2025.

Casitas del Camino Project – Pending Closing

AHA was awarded \$3,500,000.00 in PY 22 WHTF's for the rehabilitation and new construction of an 88 affordable unit development. Closing on the development was pending through PY 2023, with construction to begin in Program Year 2024.

Route 66 Flats – LIHTC Due Diligence

High Desert Housing was awarded \$1,701,335.00 in WHTF for the development of a 47-unit permanent supportive housing project. During Program Year 2023, the developer was performing its due diligence for the LIHTC requirements. Construction will begin in PY 2024.

Los Altos Lofts – Phase II Under Construction

The Los Altos Lofts project received \$6,000,000.00 in Housing Forward GO Bond funding for the renovation of an existing hotel into apartment units/lofts. The project will contain 90 units. Phase I of the renovation was completed during PY 2023, which contained 49 units. Phase II is under construction and expected to be completed during Program Year 2024.

Homewise – Mortgage Reduction Assistance Program

CDBG funds in the amount of \$1,200,000.00 were awarded to Homewise to provide mortgage reduction assistance to income qualified households. Thirty-two income qualified households were assisted during Program Year 2023.

Sawmill Community Land Trust – Mortgage Reduction Assistance Program

Sawmill was awarded \$660,000.00 in HOME funds to provide mortgage reduction assistance to income qualified households. In PY 23, and additional 2 households were assisted with the purchase of an affordable home, bringing the contract total to 6.