

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a U.S. Department of Housing and Urban Development (HUD) Entitlement jurisdiction, the City of Albuquerque must submit to HUD a Consolidated Plan and an Annual Action Plan. Submission of both Plans is necessary to secure Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. The Consolidated Plan provides HUD with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG, HOME, and ESG funds to address these needs over a five-year period. The current Consolidated Plan covers the time period from July 1, 2018 through June 30, 2023. The 2022 Action Plan is the fifth and final Action Plan to be submitted under the City's 2018 - 2022 Consolidated Plan, outlining the City's goals from July 1, 2022 – June 30, 2023. The Action Plan follows the priorities set out in the Consolidated Plan which were developed after extensive community input and analysis of the existing data at the time.

The 2022 Action Plan will carry on the idea of a forward-looking programmatic concept intended to foster stability and mobility, helping vulnerable communities become stable communities, places where all residents may advance toward a better quality of life.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

1. AFH Factor 1: Location and type of affordable housing
2. AFH Factor 2: Availability of affordable units in a range of sizes
3. AFH Factor 3: Availability, type, frequency and reliability of public transportation
4. AFH Factor 4: Availability of affordable, accessible units in a range of unit sizes
5. AFH Factor 5: Location of employment

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

Consistent with HUD's national goals for the CDBG, HOME and ESG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will continue to be addressed through the Program Year (PY) 2022 Action Plan.

3. Evaluation of past performance

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

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

priorities of the Consolidated Plan and goals of the contract are being met through the implementation of the projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Community Development Division presented the 2022 Action Plan on Wednesday, February 2, 2022 at 3:00 p.m. to the public via a virtual meeting held on Zoom. Details regarding the meeting, including link, funding amounts and proposed funded projects were advertised in the Albuquerque Journal on Tuesday, January 18, 2022. The Legal Ad informed the public that if there were increases or decreases to the final HUD allocations, these amounts would be distributed based upon need, and any remaining balance would be proportionally distributed amongst projects. Notices with this information were posted at City Health & Social Services Centers, Community Centers, Senior Centers and Albuquerque Housing Authority, as well as being posted on the City's website and social media pages. The notice was also sent out via email to current and past subrecipients. Information regarding the 30-Day Comment Period was included in the Notice and reiterated during the Public Hearing. The Comment Period began on February 3, 2022 and ended on March 4, 2022. The draft Action Plan, along with the Action Plan PowerPoint presentation was posted on the City website February 3, 2022, following the Public Hearing.

5. Summary of public comments

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

There were no public comments during the Public Hearing. During the 30-day comment period one (1) comment was received. The comment was submitted by Sawmill Community Land Trust (SCLT) requesting additional funding during Program Year 2022 to provide mortgage reduction/down payment assistance to income qualified homebuyers on the Land Trust. Comment attached in Appendix A.

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

The public comment submitted during the 30-day comment period was accepted.

7. Summary

The public had opportunity to review and comment on the 2022 draft Action Plan, as community input was solicited in several ways. A public notice was placed in the Albuquerque Journal with a list of projects and funding amounts. The notice was posted at City facilities, as well as Albuquerque Housing Authority, and was also sent out via email to current and past subrecipients. A Public Hearing presenting the 2022 draft Action Plan was held on February, 2, 2022, which began the 30-Day Comment Period. The draft Action Plan, as well as the PowerPoint presentation, was posted on the City website during the

comment period, and contained information on how to submit comments. Although there were no public comments received during the Public Hearing, there was one (1) comment received during the 30-day comment period. The comment submitted was accepted and is attached in Appendix A.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|-------------|---|
| Lead Agency | ALBUQUERQUE | |
| CDBG Administrator | ALBUQUERQUE | Department of Family and Community Services |
| HOPWA Administrator | | |
| HOME Administrator | ALBUQUERQUE | Department of Family and Community Services |
| ESG Administrator | ALBUQUERQUE | Department of Family and Community Services |
| HOPWA-C Administrator | | |

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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

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

The importance of coordination and alignment among various service providers to maximize the effectiveness of the CDBG, HOME, and ESG programs is recognized by the City. As a result, the City continues to strengthen relationships and alignment among organizations in the implementation of projects using CDBG, HOME, and ESG funds. The City continually engages with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of its most vulnerable populations. By having housing and community development programs, as well as oversight of the homeless initiative in the Department of Family and Community Services (DFCS) the City is able to target, plan and implement programs more seamlessly and with greater impact. There is also more efficiency in the delivery of resources and services, the monitoring of service providers, and creating positive working relationships with other City departments. An example of this is that the Affordable Housing Committee has representation from the private lending industry, the affordable housing industry, DFCS, the City's Planning Department, the Albuquerque Housing Authority, homeless/low-income populations, and the New Mexico Mortgage Finance Authority (MFA). The purpose of the Committee is to advise the City on its affordable housing strategies.

Additionally, the City has also created a *Housing Sub-Committee* of its *Homeless Coordinating Council*, (HCC), which 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. The HCC’s work is guided by creative problem solving, respectful collaboration, evidence based decision-making and effective resource utilization. The HCC’s purpose is to deliver a coordinated community-wide framework for expanding and strengthening services & permanent affordable housing for people experiencing homelessness in the Albuquerque metro area. The City of Albuquerque is committed to addressing the need for safe, decent housing across the housing spectrum – from supportive housing for those experiencing homelessness, to developing affordable rental housing for working families, to creating homeownership opportunities for first time homebuyers. Through its HCC Housing Sub-Committee, it has worked to create a list of strategies that the City should pursue in order to increase and protect the

supply of safe, decent housing that is affordable to low-and-moderate income Albuquerque residents. The timeframe for these recommendations is January 2022 through December 2025.

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

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

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

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

For Program Year 2022 the City, in collaboration with NMCEH and the Albuquerque Strategic Collaborative, will to continue work with community agencies to administer Rapid Rehousing and

Permanent Supportive Housing programs to households experiencing homelessness, including those who are staying at the COVID-19 wellness hotels. Homeless households including families, women and children, youth, and families at wellness hotels are referred through a centralized referral system (ACES) and are enrolled into housing programs that provide intensive case management, connection to services, enrollment in benefits and focus on a plan for stability and independence.

During PY 2022 the City will also continue to administer ESG-CV funds to be utilized for temporary shelters and COVID-19 related programs. These programs were established to provide safe shelter options for the homeless population impacted by COVID-19. These resources provide immediate shelter, medical care and coordination along with supportive housing resources. The COVID-19 wellness hotels are also going to continue to incorporate case management services onsite in order to efficiently connect families to housing opportunities and resources through our community partners.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Albuquerque is the Collaborative Applicant for the CoC. The City contracts with NMCEH to assist with the management and coordination of the CoC. This includes providing technical assistance to the CoC projects and assistance in completing the annual CoC application and performance report. Under the CoC Governance Charter, each year NMCEH will work with the City to develop performance standards for evaluating the effectiveness of ESG program funded activities. These performance standards will be presented to the Albuquerque CoC at its regular monthly meetings for discussion and feedback. Based on feedback from the Albuquerque CoC, the City will use the performance standard data to determine if the current allocation strategy is effectively meeting the City's goals for reducing and preventing homelessness.

The City has pledged its own resources, as well as CDBG, HOME, ESG and CoC funds to increase services for at-risk populations and increase affordable housing opportunities for its most vulnerable populations. These funding sources were supplemented by a voter approved ballot initiative in 2015, which increased the gross receipts tax to provide services to the mentally ill, particularly the homeless mentally ill. Allocation of all of these funding sources, as well as the development of performance standards to evaluate outcomes of those expenditures, were devised in close consultation with NMCEH.

NMCEH provides coordination and management of the local HMIS and is responsible for maintaining policies and procedures for the use of HMIS throughout the Albuquerque CoC. NMCEH works collaboratively with CoC member organizations to develop the local HMIS system. In addition, NMCEH provides technical assistance to its CoC member organization in order to meet HMIS requirements.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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| 1 | Agency/Group/Organization | Albuquerque Housing Authority |
| | Agency/Group/Organization Type | Housing PHA Other government - Local |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Albuquerque Housing Authority (AHA) was consulted for data and information necessary for the 2022 Action Plan. This consultation resulted in a partnership to rehabilitate public housing units citywide. The AHA is also represented on the City's Affordable Housing Committee which was notified of the 2022 Action Plan and public comment period. The AHA collaborated with the City on the preparation of the 2017 Assessment of Fair Housing and meets regularly with staff from the Division to discuss Fair Housing issues. |
| 2 | Agency/Group/Organization | Albuquerque Department of Municipal Development |
| | Agency/Group/Organization Type | Planning organization Grantee Department |
| | What section of the Plan was addressed by Consultation? | Public Infrastructure Improvements |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City Department is consulted on a regular basis regarding public infrastructure improvements. Several of the consultations have led to past partnerships to improve public infrastructures. |
| 3 | Agency/Group/Organization | City of Albuquerque Planning Department |
| | Agency/Group/Organization Type | Planning organization Grantee Department |

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| | What section of the Plan was addressed by Consultation? | Improving Housing Stock |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This City Department is consulted regularly, regarding ongoing projects and future collaborations on the implementation of projects. |
| 4 | Agency/Group/Organization | New Mexico Coalition to End Homelessness |
| | Agency/Group/Organization Type | Services-homeless Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The New Mexico Coalition to End Homelessness was consulted for information necessary to complete sections of the Plan addressing all aspects of homelessness, including emergency and transitional housing for vulnerable communities, as well as necessary support services to keep those communities permanently housed. |
| 5 | Agency/Group/Organization | New Mexico Mortgage Finance Authority |
| | Agency/Group/Organization Type | Housing Services - Housing Services-homeless Service-Fair Housing Other government - State Community Development Financial Institution |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Mortgage Finance Authority (MFA) was consulted for information necessary to complete sections of the Plan addressing affordable home ownership, the needs of vulnerable populations and the precariously housed, and investment in affordable housing development. The MFA is represented on the City's Affordable Housing Committee and was informed of the 2022 Action Plan and public comment period. By coordinating with the MFA on strategic planning issues, the City will improve coordination on the joint funding of many of the City's affordable housing development projects. The City also consulted with the MFA's Community Development Section regarding HOPWA funds, which resulted in an MOU where the MFA administers those funds for the City. |
| 6 | Agency/Group/Organization | New Mexico Solutions |
| | Agency/Group/Organization Type | Services-homeless Services-Health Regional organization |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | New Mexico Solutions was consulted for data and information necessary. This consultation provided information necessary on addressing the supportive service needs of persons with mental illness, those suffering from drug addiction, and other vulnerable communities, from emergency housing to health care and social services. |

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| 7 | Agency/Group/Organization | Albuquerque Office of Equity and Inclusion |
| | Agency/Group/Organization Type | Service-Fair Housing Civic Leaders Grantee Department |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City's Office of Equity and Inclusion was consulted for data and information necessary to complete sections of the Plan addressing fair housing issues, as well as the supportive service needs of vulnerable populations from emergency and transitional housing to health care and social services. |
| 8 | Agency/Group/Organization | City of Albuquerque Office of Civil Rights |
| | Agency/Group/Organization Type | Service-Fair Housing Civic Leaders Grantee Department |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City Department was consulted while developing the 2022 Action Plan regarding fair housing education. |

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

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

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| | What section of the Plan was addressed by Consultation? | Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City consulted with the State Epidemiologist about the incidents of lead-based paint poisoning within Albuquerque which is very low. The addresses of the housing units in which children have been identified as lead poisoned is not considered public information by the State Department of Health and will not release that information. Although specific addresses are not available Reuters published a map on lead poisoning among children for Albuquerque by zip code. The results of tested children indicated that low levels of lead poisoning are present in Albuquerque. |
| 14 | Agency/Group/Organization | Federal Communications Commission |
| | Agency/Group/Organization Type | Other government - Federal |
| | What section of the Plan was addressed by Consultation? | Market Analysis |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Information from the Federal Communications Commission was used to address HUD requirement to discuss broadband access and the digital divide during the development of the Consolidated Plan. Refer to Section MA-50 of the Consolidated Plan. |
| 15 | Agency/Group/Organization | Albuquerque Fire Department Station 1 |
| | Agency/Group/Organization Type | Fire Rescue Grantee Department |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |

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| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | 1:1 consultation with the Albuquerque Fire Rescue concerning public safety improvements necessary to provide a safe and suitable living environment in low- and moderate-income areas. Information from the Albuquerque Fire Rescue was used to address HUD's requirement to discuss disaster resilience in the Housing Market Analysis. Refer to Section MA-50 of the Consolidated Plan. |
| 16 | Agency/Group/Organization | Department of Environmental Health |
| | Agency/Group/Organization Type | Health Agency Grantee Department |
| | What section of the Plan was addressed by Consultation? | Energy Efficiency |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Consultation with the City's Department regarding energy efficiency in low-income owner-occupied units. |
| 17 | Agency/Group/Organization | GREATER ALBUQUERQUE HOUSING PARTNERSHIP |
| | Agency/Group/Organization Type | Housing Services - Housing Service-Fair Housing CHDO |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Infrastructure Development |

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| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Greater Albuquerque Housing Partnership was consulted through focus group participation for data and information necessary to respond to narrative prompts. This consultation provided information necessary to complete sections of the Plan addressing the supportive service needs of the vulnerably housed, as well as affordable housing development, home ownership assistance and housing rehabilitation. Refer to Sections NA-10, NA-40, NA-45, NA-50, MA-20, MA-35. There were also past consultations in regards to infrastructure development. |
| 18 | Agency/Group/Organization | Albuquerque Healthcare for the Homeless |
| | Agency/Group/Organization Type | Services - Housing Services-homeless Services-Health |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Albuquerque Healthcare for the Homeless was consulted through focus group participation and 1:1 follow-up for data and information necessary to respond to narrative prompts. This consultation provided information necessary to complete sections of the Plan addressing homelessness and the supportive housing and behavioral health needs of vulnerable communities. Refer to Sections NA-40, NA-45, MA-30, MA-35. Also, past consultation with Healthcare for the Homeless regarding facility renovation. |
| 19 | Agency/Group/Organization | City of Albuquerque Parks & Recreation Department |
| | Agency/Group/Organization Type | Services - Parks/Recreational Grantee Department |

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| | What section of the Plan was addressed by Consultation? | Public Facility Improvements |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Previous consultation with the Parks & Recreation Department regarding public facility improvements resulted in continued collaboration to parks improvements. |
| 20 | Agency/Group/Organization | Hopeworks |
| | Agency/Group/Organization Type | Services - Housing Services-homeless Services-Health Services-Education Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | St. Martin's/Hopeworks was consulted through focus group participation for data and information necessary to respond to narrative prompts. This consultation provided information necessary to complete sections of the Plan addressing homelessness, as well as necessary support services to keep vulnerable communities permanently housed. Refer to Sections NA-40, MA-30. Past consultation with Hopeworks regarding renovations/improvements to the day shelter campus. |

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| 21 | Agency/Group/Organization | SAWMILL COMMUNITY LAND TRUST |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Elderly Persons Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Sawmill Community Land Trust was consulted through focus group participation for data and information necessary to respond to narrative prompts. This consultation informed the completion of Plan sections related to affordable housing development, home ownership assistance, housing rehabilitation and accessibility for seniors and disabled individuals, as well as supportive services for these vulnerable communities. Refer to Sections NA-10, NA-40, NA-45, NA-50, MA-20, MA-35. There was also 1:1 consultation regarding mortgage reduction assistance programs. |
| 22 | Agency/Group/Organization | Saranam |
| | Agency/Group/Organization Type | Housing Services-homeless Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | 1:1 consultation regarding construction/renovation of program space that serves families experiencing homelessness. Resulted in a contract for PY 2022. |

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| 23 | Agency/Group/Organization | Family Promise of Albuquerque |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | 1:1 consultation regarding renovation/upgrades to a building that serves as a shelter for families experiencing homelessness. Resulted in a contract for PY 2022 |

Identify any Agency Types not consulted and provide rationale for not consulting

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|----------------------------|--|--|
| Continuum of Care | New Mexico Coalition to End Homelessness | The City partners with the NM Coalition to End Homelessness in the administration and delivery of the CoC. This partnership ensures that goals are in alignment. |
| Assessment of Fair Housing | City of Albuquerque | The City of Albuquerque, the City of Rio Rancho and the Albuquerque Housing Authority collaborated in the development of the Assessment of Fair Housing (AFH). Contributing factors identified in the AFH for Albuquerque were incorporated into the 2018-2022 Consolidated Plan and consequently into the 2022 Action Plan. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The 2022 Action Plan was presented to the public on February 2, 2022 at 3:00 pm, via Zoom. The Public Hearing marked the beginning of the 30-day comment period which ran through March 4, 2022. The details, time, link, and purpose of the public hearing were posted in the Albuquerque Journal on January 18, 2022, two weeks prior to the hearing. The legal ad informed the public that if there were any increases or decreases to the final funding allocation from HUD, these amounts would be distributed based upon need and any remaining balance would be proportionally distributed amongst projects. The Notice with all of this information was posted at City Community Centers, City Health & Social Service Centers, City Senior Centers, Albuquerque Housing Authority, the City website and social media pages. An email with the Notice was sent out to current and past subrecipients and contractors, which includes social service agencies and housing developers. The draft Action Plan along with the Action Plan PowerPoint presentation was posted on the City website on February 3, 2022, following the Public Hearing.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|---|---|------------------------------|--|---|
| 1 | Newspaper Ad | Non-targeted/broad community | Public Notice published in the Albuquerque Journal on January 18, 2022 announcing the Public Hearing to present the 2022 Action Plan for public review and comment. | | | |
| 2 | Internet Outreach | Persons with disabilities Non-targeted/broad community | The public notice was posted on the City website, as well as City social media outlets. | | | https://www.cabq.gov/family/news/city-of-albuquerque-notice-of-public-hearing-and-30-day-public-comment-period-for-the-draft-2022-action-plan-funding- |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|---------------------------|---|--|------------------------------|--|---------------------|
| 3 | Posted at City Facilities | Minorities Persons with disabilities Non-targeted/broad community | The public notice was posted at City Community Centers, Health & Social Service Centers, Senior Centers and Albuquerque Housing Authority. | | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--|---|------------------------------|--|---------------------|
| 4 | Internet Outreach | Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-Profit Social Service Organizations, Housing Developers | The notice of public hearing was sent via email to current and past subrecipients and contractors, which included social service agencies and housing developers. | | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|---|--|--|---------------------|
| 5 | Public Hearing | Minorities Non-targeted/broad community Residents of Public and Assisted Housing | Twelve (12) people from the public participated in the Public Hearing via Zoom on February 2, 2022. Several City staff members also participated. | There were no comments received during the Public Hearing. | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|---|--|---|--|---|
| 6 | Internet Outreach | Minorities Persons with disabilities Non-targeted/broad community | The draft Action Plan was posted on the City website on February 3, 2022. Information was posted on City social media outlets on how to access and review the Action Plan. | There was one (1) comment received during the 30-day comment period. The comment was submitted by Sawmill Community Land Trust requesting additional funding during PY 2022 to be used as mortgage reduction assistance to low to moderate income homebuyers. | N/A - The comment was accepted. | https://www.cabq.gov/family/services/housing-services-programs/consolidated-plans-and-amendments |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For the 2022 Action Plan, the City anticipates the availability of the following resources listed by fund type, inclusive of HUD entitlement funds, program income, prior year(s) HUD funds and local resources: CDBG - \$5,033,856.71; HOME - \$5,142,519.19; ESG - \$384,718.00; General Fund- \$3,588,496.00; Workforce Housing Trust Fund- \$5,201,335.00.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 4,347,562 | 21,000 | 665,295 | 5,033,857 | 0 | The annual allocation of CDBG funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 2,247,115 | 500,000 | 2,395,404 | 5,142,519 | 0 | The annual allocation of funds is subject to federal appropriations and changes in demographic data used in HUD's formulas for each respective program. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 384,718 | 0 | 0 | 384,718 | 0 | The annual allocation of ESG funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|--------------|-----------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| General Fund | public - local | Admin and Planning Multifamily rental new construction Multifamily rental rehab Overnight shelter Public Services Rapid re-housing (rental assistance) TBRA Other | 3,588,496 | 0 | 0 | 3,588,496 | 0 | Local General Funds are subject to annual appropriations. |
| Other | public - local | Acquisition Homebuyer assistance Multifamily rental new construction New construction for ownership | 5,201,335 | 0 | 0 | 5,201,335 | 0 | Local Bond Funds are subject to voter approval every two years. These bond funds are generally used for new construction of rental housing. |

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Depending on the financing structure of a given project, it may be advantageous for the City to use CDBG and HOME funds to leverage

appropriate state, local and private resources, including but not limited to those listed below.

State Resources

- New Mexico State Low-Income Housing Tax Credit Program

Local Resources

The City's Workforce Housing Trust Fund (WHTF) is a source of revenue used to support the preservation and production of affordable housing in the city. These funds can be leveraged with additional resources, including HOME and CDBG, and have a long-term affordability requirement. The WHTF is funded by a biannual voter approved City bond. This bond requires the Mayor to set aside up to 8% of the General Obligation Bond Capital Improvement Program, which is to be directed to the WHTF to provide workforce housing. As described in § 14-9-4 CREATION AND ADMINISTRATION OF THE WORKFORCE HOUSING TRUST FUND, "Projects receiving funding or land under the Workforce Housing Opportunity act shall leverage non-city funds by at least a 4:1 ratio (non-city to city resources). The Plan may make exception to this ratio for certain hard to develop projects to be defined. Federal and state funds flowing through the city are not considered city funds for purposes of this requirement." For these purposes, "hard to develop projects" include those projects where:

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

Private Resources

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

Matching Requirements

The City of Albuquerque provides a dollar-for-dollar cash match from the City's General Fund for the Emergency Solutions Grant (ESG) program. The City of Albuquerque leverages HOME funds with other local and private, non-federal resources, in order to meet the 25% matching requirement for the HOME Program. Eligible forms of HOME match are documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

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

According to data compiled by the Planning Department, the City owns vacant properties for the possible development of affordable housing located outside of floodplains and near principal arterial or major collector streets. Alternatively, these properties may be used for other civic purposes such as public facilities to benefit area residents.

Discussion

The expected resources listed are to be utilized to achieve the overall goals of the Strategic Plan. Through this final Action Plan of the current Consolidated Plan, for the CDBG, HOME and ESG programs, the City expects to have utilized approximately \$30.8 million of CDBG, \$16.5 million of HOME, \$1.8 million of ESG, \$15.2 million of General Fund, and \$11.6 million of Workforce Housing Trust Funds. This covers the time period from July 1, 2018 through June 30, 2023.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|-------------------|------------------|-------------------|-----------------|-----------------|------------------------|------------------------|----------------|-------------------------------|
|-------------------|------------------|-------------------|-----------------|-----------------|------------------------|------------------------|----------------|-------------------------------|

| | | | | | | | | |
|---|--------------------------------|------|------|--------------------|---|--|---|--|
| 1 | Affordable Housing Development | 2018 | 2022 | Affordable Housing | Investment Areas Investment & Reinvestment Areas | AFH1 Location and type of affordable housing AFH10 Lack private invest. specific neighborhood AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods | HOME: \$3,906,435 General Fund: \$386,280 Workforce Housing Trust Fund: \$5,201,335 | Rental units constructed: 75 Household Housing Unit |
|---|--------------------------------|------|------|--------------------|---|--|---|--|

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--------------------|---------------------|--|---|---|
| | | | | | | AFH9 Community opposition | | |
| 2 | Affordable Homeownership Assistance | 2018 | 2022 | Affordable Housing | Citywide Investment | Need for Homeownership Assistance | CDBG: \$1,200,000 HOME: \$600,000 | Direct Financial Assistance to Homebuyers: 37 Households Assisted |
| 3 | Homelessness Interv. & Rapid Rehousing | 2018 | 2022 | Affordable Housing | Citywide Investment | AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need Need for Public Services | CDBG: \$496,996 HOME: \$536,373 ESG: \$357,788 General Fund: \$3,323,074 | Public service activities other than Low/Moderate Income Housing Benefit: 1585 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 34 Households Assisted Homeless Person Overnight Shelter: 3698 Persons Assisted |
| 4 | Fair Housing Services (AFH3) | 2018 | 2022 | Affordable Housing | Citywide Investment | AFH1 Location and type of affordable housing AFH10 Lack private invest. specific neighborhood AFH12 Private discrimination | General Fund: \$85,000 | Other: 1 Other |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------------|------------|----------|-----------------------------------|--|---|--|--|
| 5 | Services for Children and Youth | 2018 | 2022 | Non-Housing Community Development | Citywide Investment | Need for Public Services | CDBG: \$35,838 General Fund: \$20,000 | Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted |
| 6 | Services for Senior Citizens | 2018 | 2022 | Non-Housing Community Development | Citywide Investment | Need for Public Services | CDBG: \$119,300 | Public service activities other than Low/Moderate Income Housing Benefit: 1750 Persons Assisted |
| 7 | Public Facilities and Infrastructure | 2018 | 2022 | Non-Housing Community Development | Investment Areas Investment & Reinvestment Areas Citywide Investment | Need for Public Facilities and Infrastructure | CDBG: \$1,112,210 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted |

| | | | | | | | | |
|---|------------------------|------|------|-----------------------------------|---------------------|--|---|----------------|
| 8 | Program Administration | 2018 | 2022 | Non-Housing Community Development | Citywide Investment | AFH1 Location and type of affordable housing AFH10 Lack private invest. specific neighborhood AFH11 Lack of assist. housing access modifications AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods | CDBG: \$869,512 HOME: \$224,712 ESG: \$26,930 General Fund: \$26,930 | Other: 1 Other |
|---|------------------------|------|------|-----------------------------------|---------------------|--|---|----------------|

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|---|--|-------------------|---|
| | | | | | | AFH8 Access to low poverty neighborhoods AFH9 Community opposition | | |
| 9 | Economic Opportunity Programs | 2019 | 2022 | Non-Housing Community Development | Reinvestment Areas | Need for Expanded Economic Opport. Low-Inc Resid. | CDBG: \$100,000 | Other: 1 Other |
| 10 | Affordable Housing Preservation - Rental | 2018 | 2022 | Affordable Housing | Investment & Reinvestment Areas Reinvestment Areas | AFH1 Location and type of affordable housing AFH8 Access to low poverty neighborhoods | CDBG: \$1,100,000 | Rental units rehabilitated: 65 Household Housing Unit |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Affordable Housing Development |
| | Goal Description | The City is committed to partnering with local non-profit developers to construct new affordable rental housing in <i>high opportunity</i> areas. This goal is set annually based on the hopes that the City will successfully select and fund at least one Affordable Housing development, in response to an RFP. Due to the nature of financing construction projects and the multi-year timelines for development, the City has 75 units (Hiland) planned to be completed during PY22. |

| | | |
|---|-------------------------|--|
| 2 | Goal Name | Affordable Homeownership Assistance |
| | Goal Description | Provide financial mechanisms to support homeownership for low- and moderate-income families. Such mechanisms include down payment assistance in the form of silent second mortgages with favorable deferred terms that have the effect of reducing the principal balance of the primary mortgage in order to create an affordable payment. Programs funded under this goal may connect prospective buyers with community partner financial institutions that are able to offer favorable financing terms. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs. |
| 3 | Goal Name | Homelessness Interv. & Rapid Rehousing |
| | Goal Description | Projects under this category work to increase services for "at-risk" populations by providing emergency rental and utility assistance, public services for homeless persons, such as motel vouchers, emergency shelter services, transitional and permanent supportive housing opportunities, along with integrated services to maintain housing stability, including but not limited to health care, mental health care, counseling, case management and meal assistance. Projects under this category also include Tenant Based Rental Assistance (TBRA) which increases housing available to the City's most vulnerable residents, including persons with severe mental illness, bad credit ratings, eviction histories and criminal records. |
| 4 | Goal Name | Fair Housing Services (AFH3) |
| | Goal Description | Address fair housing discrimination in the private and public sector through expansion of the City's community outreach and educational efforts regarding fair housing discrimination by entering into an MOU with the City of Albuquerque Office of Civil Rights to provide education and training sessions (two per year). The MOU will also address the need for services and resources related to housing for veterans and service members. Address the need for landlord-tenant information and mediation services in the community so that residents occupying or seeking rental housing, as well as property owners and management companies understand their rights and responsibilities under the law. |
| 5 | Goal Name | Services for Children and Youth |
| | Goal Description | Provide early childhood development services and childcare services to families experiencing homelessness. Provide age appropriate health, fitness, recreational, educational and other services to support the emotional and physical development well-being of children, as well as case management to the family. |

| | | |
|----|-------------------------|---|
| 6 | Goal Name | Services for Senior Citizens |
| | Goal Description | Provide seniors, including frail elderly, with quality supportive services so that residents can live as independently as possible. Projects to be funded under this goal include, but are not limited to, nutrition services such as congregate meals for ambulatory seniors and home-delivered meals for homebound seniors. |
| 7 | Goal Name | Public Facilities and Infrastructure |
| | Goal Description | Improve facilities, including community centers, parks, senior/multi-generational centers, fire stations and other public buildings, that provide services to low- to moderate- income individuals. Also, includes the improvements of City infrastructure, including sidewalks, curb ramps, pedestrian crossings, signals and street lighting to benefit low and moderate-income residents or those presumed under HUD regulations to be low and moderate-income such as the elderly and severely disabled adults. |
| 8 | Goal Name | Program Administration |
| | Goal Description | Provide for the administration of HUD Community Planning and Development programs. |
| 9 | Goal Name | Economic Opportunity Programs |
| | Goal Description | Funds will be provided to Barelans Community Coalition for a consultant to develop a business plan. This will assist the organization in carrying out neighborhood revitalization and/or economic development activities. |
| 10 | Goal Name | Affordable Housing Preservation - Rental |
| | Goal Description | Incentivize investment of affordable housing funds for rehabilitation and/or preservation of existing units. |

Projects

AP-35 Projects – 91.220(d)

Introduction

To address high priority needs identified in the Strategic Plan, the City of Albuquerque will invest CDBG, HOME, ESG, Workforce Housing Trust Fund and General Funds in projects that develop new affordable housing units, promote homeownership, provide fair housing services, provide services to low-and moderate-income residents; including youth and seniors, as well as provide services and supportive housing for non-homeless persons requiring special needs, address and prevent homelessness and improve public facilities and infrastructure. In addition to the priority needs addressed in the 2022 Action Plan, these projects will further HUD’s national goals for the CDBG, HOME and ESG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income Albuquerque residents.

Projects

| # | Project Name |
|----|---|
| 1 | 2022 Administration |
| 2 | CHDO Operating |
| 3 | Affordable Homeownership Assistance |
| 4 | Senior Meals |
| 5 | Public Facilities & Infrastructure |
| 6 | Dental Services |
| 7 | Tenant Based Rental Assistance |
| 8 | Emergency Motel Vouchers |
| 9 | Homeless Intervention & Rapid Rehousing |
| 10 | Early Childhood Services |
| 11 | Affordable Housing Development |
| 12 | Eviction Prevention |
| 13 | Affordable Housing Preservation -Rental |
| 14 | Economic Development |

Table 7 - Project Information

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

Based on the Strategic Plan, the City is allocating 100% of its non-administrative CDBG, HOME and ESG investments for Program Year 2022 to projects that benefit low-and moderate-income individuals and

families.

The primary obstacles to meeting the underserved needs of low-and moderate-income persons include: lack of funding from federal, state, and other local sources to contribute to projects that will serve low to moderate income people, and the high cost of housing, which is not affordable to low-income residents. To address these obstacles, the City will continue to allocate its available resources to:

- develop new affordable housing units,
- allocate funds to a CHDO to provide supportive services for new and rehabilitated affordable housing units,
- promote homeownership through affordable housing programs,
- provide fair housing services,
- provide public services such as, senior meals programs, childcare, and dental services to low-and moderate-income residents including youth and seniors,
- address and prevent homelessness,
- preserve affordable rental housing, and
- improve public facilities and infrastructure.

Combined, the 14 listed project areas will work together to address the priority needs of the underserved community in Albuquerque by utilizing allocated CDBG, HOME, ESG, Workforce Housing Trust Fund and General Funds.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | 2022 Administration |
| | Target Area | Citywide Investment |
| | Goals Supported | Program Administration |
| | Needs Addressed | AFH1 Location and type of affordable housing AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood AFH11 Lack of assist. housing access modifications AFH12 Private discrimination AFH13 Lack affrd. integrated hsg. persons in need Need for Homeownership Assistance Need for Public Facilities and Infrastructure Need for Public Services Need for Expanded Economic Opport. Low-Inc Resid. |
| | Funding | CDBG: \$869,512 HOME: \$224,712 ESG: \$26,930 General Fund: \$26,930 |
| | Description | Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Low to moderate income individuals will benefit from CDBG, HOME and ESG programs citywide. |
| | Location Description | Citywide |
| | Planned Activities | Administer the CDBG, ESG and HOME Programs. |
| 2 | Project Name | CHDO Operating |
| | Target Area | Citywide Investment |

| | | |
|----------|--|--|
| | Goals Supported | Affordable Housing Development |
| | Needs Addressed | AFH1 Location and type of affordable housing AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood Need for Homeownership Assistance |
| | Funding | HOME: \$100,000 |
| | Description | Funds will be provided to one Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing housing activities. The Greater Albuquerque Housing Partnership (GAHP) will receive \$100,000. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Funds will be provided to one Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing housing activities. The Greater Albuquerque Housing Partnership will receive \$100,000. |
| | Location Description | Citywide |
| | Planned Activities | Assist with operating costs incurred implementing affordable housing activities. |
| 3 | Project Name | Affordable Homeownership Assistance |
| | Target Area | Citywide Investment |
| | Goals Supported | Affordable Homeownership Assistance |

| | | |
|----------|--|--|
| | Needs Addressed | AFH1 Location and type of affordable housing AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood AFH13 Lack affrd. integrated hsg. persons in need Need for Homeownership Assistance |
| | Funding | CDBG: \$1,200,000 HOME: \$600,000 |
| | Description | Funds will be provided to assist low to moderate income individuals purchasing a home affordable. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | A minimum of 37 low to moderate income individuals and/or families will benefit from this activity. |
| | Location Description | Citywide |
| | Planned Activities | Provide financial mechanisms to support homeownership for low-and moderate-income families. Such mechanisms include mortgage reduction assistance in the form of silent second mortgages with favorable deferred terms that have the effect of reducing the principal balance of the primary mortgage in order to create an affordable payment. Programs funded under this goal may connect prospective buyers with community partner financial institutions that are able to offer favorable financing terms. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs. |
| 4 | Project Name | Senior Meals |
| | Target Area | Citywide Investment |
| | Goals Supported | Services for Senior Citizens |
| | Needs Addressed | Need for Public Services |

| | | |
|---|--|---|
| | Funding | CDBG: \$119,300 |
| | Description | Provide seniors, including the frail elderly, with quality supportive services so elderly residents can live as independently as possible. Projects to be funded under this goal include, but are not limited to, nutrition services such as congregate meals for ambulatory seniors and/or home-delivered meals for homebound seniors. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1750 seniors will benefit from this activity. |
| | Location Description | Citywide |
| | Planned Activities | The Department of Senior Affairs will receive funds to assist with the program costs to provide meals to low-and moderate-income seniors. |
| 5 | Project Name | Public Facilities & Infrastructure |
| | Target Area | Citywide Investment |
| | Goals Supported | Public Facilities and Infrastructure |
| | Needs Addressed | Need for Public Facilities and Infrastructure |
| | Funding | CDBG: \$1,112,210 |
| | Description | Improve public facilities to benefit low and moderate-income residents or those presumed under HUD regulations to be low and moderate-income such as the elderly and severely disabled adults, as well as improve homeless facilities to benefit homeless individuals and families. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Families experiencing homelessness will benefit from these activities. Saranam - 25 families Family Promise of Albuquerque - 50 |
| | Location Description | Families experiencing homelessness in Albuquerque will benefit from these activities. Saranam - 4651 Montano Rd NW Family Promise of Albuquerque - 1516 San Pedro NE |
| | Planned Activities | Construct and/or renovate facilities to be used for families experiencing homelessness. |

| | | |
|---------------------------|--|--|
| 6 | Project Name | Dental Services |
| | Target Area | Citywide Investment |
| | Goals Supported | Homelessness Interv. & Rapid Rehousing |
| | Needs Addressed | Need for Public Services |
| | Funding | CDBG: \$229,760 General Fund: \$67,400 |
| | Description | Albuquerque Healthcare for the Homeless will provide a full range of dental services to medically indigent, low-and moderate-income persons in the City of Albuquerque who are experiencing homelessness. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 345 persons experiencing homelessness will benefit from this activity utilizing CDBG funds. An additional 200 persons experiencing homelessness will benefit from this project utilizing General Funds. |
| | Location Description | Services are available to persons experiencing homelessness citywide but the service will take place at 1217 1st St NW. |
| Planned Activities | Provide a range of dental health services to low-and moderate-income homeless persons. | |
| 7 | Project Name | Tenant Based Rental Assistance |
| | Target Area | Citywide Investment |
| | Goals Supported | Homelessness Interv. & Rapid Rehousing |
| | Needs Addressed | AFH1 Location and type of affordable housing AFH7 Access to safe neighborhoods |
| | Funding | HOME: \$411,373 General Fund: \$125,000 |
| | Description | Funds will be provided to Enlace for Tenant Based Rental Assistance activities. Specific high priority populations, including homeless, near homeless, persons with severe mental illness, bad credit ratings, eviction histories, criminal records and victims of domestic violence, will be served with these funds. |
| | Target Date | 7/31/2023 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 24 persons experiencing homelessness will benefit from this activity. |
| | Location Description | Citywide |
| | Planned Activities | Provide Tenant Based Rental Assistance along with supportive services to low to moderate income persons experiencing homelessness. |
| 8 | Project Name | Emergency Motel Vouchers |
| | Target Area | Citywide Investment |
| | Goals Supported | Homelessness Interv. & Rapid Rehousing |
| | Needs Addressed | Need for Public Services |
| | Funding | CDBG: \$169,086 General Fund: \$56,180 |
| | Description | CDBG funds in the amount of \$169,086 and General Funds in the amount of \$56,180 will be provided to four agencies to provide emergency motel vouchers to homeless individuals and families, persons with medical and/or mental health conditions, women, and women with children. The following agencies will be receiving funding: Albuquerque Healthcare for the Homeless - \$101,571; Hopeworks - \$50,000; Barrett Foundation - \$17,011; and First Nations - \$56,684. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 490 persons experiencing homelessness will be provided motel vouchers utilizing CDBG funds; an approximate additional 163 persons will be provided motel vouchers utilizing General Funds. |
| | Location Description | Citywide |
| | Planned Activities | Emergency motel vouchers will be provided to those experiencing homelessness. |
| 9 | Project Name | Homeless Intervention & Rapid Rehousing |
| | Target Area | Citywide Investment |
| | Goals Supported | Homelessness Interv. & Rapid Rehousing |
| | Needs Addressed | Need for Public Services |
| | Funding | ESG: \$357,788 General Fund: \$2,821,706 |

| | | |
|-----------|--|--|
| | Description | Activities under this category will provide services to populations experiencing homelessness by providing emergency shelter services, transitional and permanent supportive housing opportunities. This activity will be reported in the HMIS system. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 3,698 persons experiencing homelessness will benefit from the activities under this project. |
| | Location Description | Citywide |
| | Planned Activities | Projects under this category work to increase services for "at-risk" populations by providing public services to homeless persons, such as emergency shelter services, transitional and permanent supportive housing opportunities, along with integrated services to maintain housing stability; including but not limited to health care, mental health care, counseling, case management and meal assistance. Activities will provide emergency shelter services, transitional and permanent supportive housing opportunities to populations experiencing homelessness. |
| 10 | Project Name | Early Childhood Services |
| | Target Area | Citywide Investment |
| | Goals Supported | Services for Children and Youth |
| | Needs Addressed | Need for Public Services |
| | Funding | CDBG: \$35,838 General Fund: \$20,000 |
| | Description | CLN Kids will provide child development services, as well as case management, to homeless children and their families with this funding. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 35 homeless children and their families will be provided child development services, as well as case management with CDBG funding. An additional 25 homeless children and their families will be provided services with General Funds. |
| | Location Description | Citywide |

| | | |
|-----------|--|---|
| | Planned Activities | Activities will provide services for children, such as child development services, case management for homeless children and their families, childcare and services concerned with health, education and/or recreation. |
| 11 | Project Name | Affordable Housing Development |
| | Target Area | Investment Areas Investment & Reinvestment Areas Reinvestment Areas |
| | Goals Supported | Affordable Housing Development |
| | Needs Addressed | AFH1 Location and type of affordable housing AFH2 Availability afford. units in range of sizes AFH3 Availability, type, frequency, public transp. AFH4 Availability afford. units in range of sizes AFH5 Location of employment AFH6 Location of proficient schools AFH7 Access to safe neighborhoods AFH8 Access to low poverty neighborhoods AFH9 Community opposition AFH10 Lack private invest. specific neighborhood AFH13 Lack affrd. integrated hsg. persons in need |
| | Funding | HOME: \$3,806,435 General Fund: \$386,280 Workforce Housing Trust Fund: \$5,201,335 |
| | Description | Projects funded under this category will be provided assistance to develop affordable housing units for low-and moderate-income households, either through development or acquisition and rehabilitation. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 75 low to moderate income persons will benefit from this activity during PY 2022. |
| | Location Description | The Hiland Development - 5000 Central Ave SE - to be completed during PY 2022, although not funded with PY 2022 funds. Developments funded with PY 2022 funds will have accomplishments that will be realized in future years. This is due to the fact that development activities are multi-year projects. |

| | | |
|-----------|--|---|
| | Planned Activities | Provide funding to assist in the development of affordable housing units, either rental or homeownership, for low to moderate income individuals, either through development or acquisition and rehabilitation. |
| 12 | Project Name | Eviction Prevention |
| | Target Area | Citywide Investment |
| | Goals Supported | Homelessness Interv. & Rapid Rehousing |
| | Needs Addressed | Need for Public Services |
| | Funding | CDBG: \$98,150 |
| | Description | Funds will be provided through the City's Health and Social Service Centers to provide emergency rental and utility assistance for low to moderate income persons residing within the Albuquerque city limits. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 750 people will be assisted through the Program. |
| | Location Description | Citywide |
| | Planned Activities | Funds will be provided to the City's Health and Social Services Centers to provide emergency rental and utility assistance for low to moderate income persons residing within the Albuquerque city limits. |
| 13 | Project Name | Affordable Housing Preservation -Rental |
| | Target Area | Citywide Investment |
| | Goals Supported | Affordable Housing Preservation - Rental |
| | Needs Addressed | AFH8 Access to low poverty neighborhoods AFH10 Lack private invest. specific neighborhood |
| | Funding | CDBG: \$1,100,000 |
| | Description | Funding will be provided to the Albuquerque Housing Authority for roof replacements at public housing developments occupied by low to moderate income residents. |
| | Target Date | 7/31/2023 |

| | | |
|-----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | The roof replacements will improve a minimum of 65 units. |
| | Location Description | The roof replacements will take place at various Public Housing properties throughout the city. |
| | Planned Activities | Funding will be provided to the Albuquerque Housing Authority for roof replacements at public housing developments occupied by low to moderate income residents. |
| 14 | Project Name | Economic Development |
| | Target Area | Reinvestment Areas |
| | Goals Supported | Economic Opportunity Programs |
| | Needs Addressed | Need for Expanded Economic Opport. Low-Inc Resid. |
| | Funding | CDBG: \$100,000 |
| | Description | Funds will be provided to Barelas Community Coalition for a consultant to develop a business plan. This will assist the organization in carrying out neighborhood revitalization and/or economic development activities. |
| | Target Date | 7/31/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | Barelas Community Coalition (1) will benefit from the contract. By being able to develop a business plan the organization will be able to carry out neighborhood revitalization and/or economic development activities in the future. |
| | Location Description | Barelas Neighborhood |
| | Planned Activities | Funds will be used by Barelas Community Coalition for a consultant to develop a business plan, which will assist the agency in carrying out neighborhood revitalization and/or economic development activities. |

AP-50 Geographic Distribution – 91.220(f)

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

Informed by the contributing factors and goals of the Assessment of Fair Housing and the priority needs of the Consolidated Plan, the goals of this Action Plan were established to focus investment in one of four geographic categories that were identified in section SP-10 of the 2018-2022 Consolidated Plan. These categories were established through a new Affordable Housing (Opportunity 360 Data Indicators) Ranking Matrix to include the applicable target areas. These include:

1. Investment Areas
2. Investment and Reinvestment Areas
3. Reinvestment Areas
4. Citywide Investments

The Consolidated plan lists mobility and place-based strategies that will meet the needs to develop new affordable housing in areas that will provide stable housing, high performing schools, favorable economic conditions, and access to transit, as well as improve physical and social conditions in existing neighborhoods while avoiding over-concentration of low-income people, minorities, and other protected classes in these areas. To meet the priority of mobility, the City will focus its investments on new affordable housing development in Investment Areas, Investment and Reinvestment Areas and on any parcel within a ¼ mile walk to Central Avenue to capitalize on access to transit. To meet the priority of place-based strategies, the city will focus its efforts on enhancing the physical and social amenities in the neighborhood while preserving neighborhood character and cultural assets. It is a priority to do this without causing gentrification issues.

A goal that the City Planning Department has for redevelopment and reinvestment of neighborhoods is to focus on the cultures and values of long-term residents of an area by maintaining a sense of place. This is important in determining investment and reinvestment areas within the city. As stated in the Consolidated Plan, many areas suitable for new investment are located in the northeast and northwest quadrants of the City. Due to the high-performing schools, high percentages of educated workers, low exposure to poverty and high labor engagement scores, such neighborhoods could be prime locations for additional workforce and mixed-use, mixed-income affordable housing. These mixed affordable housing developments may attract both market rate residents along with low to moderate income tenants, seniors and others in need of ongoing support due to the cultures and values of the area. Additional Investment & Reinvestment areas include the Barelás neighborhood, located in the south downtown area. Reinvestment in culturally rooted neighborhoods such as Barelás must take into consideration the unique character and history of these neighborhoods which increases a sense of place. Reinvestment will also attract visitors, who may be interested in experiencing the culture and history of these places, thereby stimulating local economies. The challenge for such areas of Reinvestment is to preserve and enhance this sense of place while increasing civic engagement on the

part of these area residents by reinvesting in public facilities and infrastructure.

Geographic Distribution

| Target Area | Percentage of Funds |
|---------------------------------|---------------------|
| Investment Areas | 15 |
| Investment & Reinvestment Areas | 15 |
| Reinvestment Areas | 20 |
| Citywide Investment | 50 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

In the last decade, the City has aggressively pursued opportunities to increase its inventory of affordable housing to more than 1,000 rental units and continues to fund affordable housing developments as a means to add affordable units to its housing stock. Additionally, the City's Metropolitan Redevelopment Agency promotes redevelopment (both housing and commercial) in distressed neighborhoods.

Discussion

To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty, the Strategic Plan enumerates twelve specific goals. Priorities outlined in the 2022 Action Plan advance those goals through targeted investment. These investment activities include public service programs, public facilities improvements, housing and economic opportunity programs that support family self-sufficiency and access to transportation, employment and other community resources. Carefully targeting these investments not only addresses housing stability and other needs in the

community, but also ensures that all residents have the access to areas where they and their children can thrive without regard to family economic status.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The current Consolidated Plan Market Analysis found that the City of Albuquerque contains 103,120 households, or 46 percent of all households, with earnings less than 100 percent of Area Median Income (AMI) and 82,495, or 37.1 percent of all households, that earn less than 80 percent of AMI. Nearly a third (30.2 percent) of small family households and approximately 38 percent of large family households earn less than 80 percent of AMI, indicating significant household economic stress regardless of family size. Families with children earning below 80 percent of AMI comprise 19 percent of all households, making it a priority to preserve affordable housing efforts for households with children.

The City has continued to aggressively pursue opportunities to add to its inventory of nearly 1,100 affordable rental housing units, though this does not come close to meeting the City's need for affordable housing. The City's Affordable Housing available to low to moderate income individuals and families are vastly inadequate to meet the needs of cost-burdened households. To help address this shortfall, the City will prioritize the development of additional affordable rental housing units, affordable home ownership housing units and the preservation of both rental and ownership units that are currently affordable to low and moderate-income households.

Activities will provide HOME: \$1,511,030.95, HOME Prior Years Funding: \$2,295,404.19 and Workforce Housing Trust Fund: \$5,201,335.00 assistance to promote the development of affordable housing units for low and moderate-income households, through development and/or acquisition and rehabilitation. The City will also provide \$100,000.00 of HOME for operating assistance to a Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing housing activities. Tenant-Based Rental Assistance activities will serve approximately 24 households including those who are homeless or at-risk of homelessness and residents with special needs. CDBG funds in the amount of \$1,100,000.00 will be provided for rehabilitation and/or preservation of approximately 65 rental housing units, through a roof replacement project. In addition, \$1,200,000.00 of CDBG funds and \$600,000.00 of HOME funds will provide approximately 37 low-and moderate-income households with deferred loans in order to make purchasing a home in Albuquerque affordable. This multi-part strategy will increase the supply of affordable housing and preserve existing affordable housing in the City, in addition to creating housing stability for vulnerable Albuquerque residents.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 24 |
| Non-Homeless | 177 |
| Special-Needs | 0 |
| Total | 201 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 24 |
| The Production of New Units | 75 |
| Rehab of Existing Units | 65 |
| Acquisition of Existing Units | 37 |
| Total | 201 |

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

Discussion

The City is committed to partnering with local non-profit developers to construct new affordable rental housing in high opportunity areas. This goal is set annually based on the hopes that the City will successfully select and fund at least one Affordable Housing development, in response to an RFP. Due to the nature of financing construction projects and the multi-year timelines for development, if a project is funded during program year accomplishments for the project are not realized until future program years.

The Hiland Plaza affordable housing development was awarded HOME funds during PY 20 through an RFP. Hiland Plaza will consist of 92 units, 75 which will be affordable. Construction began during Program Year 2021 and is expected to be completed in PY 2022.

A separate RFP was issued during PY 20 and awarded during PY 21 for the City owned property known as the Brown Property. The property was purchased with Workforce Housing Trust Funds (WHTF) as land banking. The RFP included \$3,500,000.00 of WHTF for affordable housing development, to include ownership, rental and economic development components. The project entitled Calle Cuarta applied for 9% LIHTC with hopes of receiving an award and commencing construction in PY 2022.

The City plans to release general affordable rental housing RFP's in PY 2022 to commit its 2022 HOME and HOME prior years funds and its available WHTF funding. The City also plans to release an RFP during 2022 for the scattered single-family lots in the Barelás neighborhood. The City owned properties will be offered as the primary resource for affordable homeownership development.

The Consolidated Plan calls for the funding of activities targeted to families who own their residences but lack the resources to address minor repairs or maintain their properties in compliance with City codes and standards. Although there is not an activity that addresses this need in the PY 2022 Action Plan, the City continues to look for opportunities to fund a minor home repair project.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing and other assisted housing programs are part of the City of Albuquerque's efforts to address the affordable housing needs of low- and moderate-income families. The Albuquerque Housing Authority (AHA) oversees the public housing program for the City. AHA's mission continues to be: "Empowering people in our community through affordable housing and self-sufficiency opportunities."

Given the extremely large quantity of aging housing stock both under AHA's supervision and that of various private and non-profit entities, the need for maintenance and rehabilitation of the rental housing stock is significant, a fact that has been stressed by not only AHA leadership and staff but other community members, as well. Given that there has been progress, but not as much as would like to be seen, AHA will again address this concern in their upcoming Fiscal Year (FY) 2023 Annual Plan.

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

AHA is currently working on their FY 2023 Annual Plan. During FY 2023, AHA will continue to work on goals from previous annual plans. Those goals include the following: Improve Quantity of Housing; Improve Quality of Housing; Increase Mobility of Low-Income Households through the HCV Voucher Program; Neighborhood Stabilization Activities; and Improve Housing Readiness and Housing Stability. Though the goals are the same, the goals are addressed through different activities each year. The Housing Authority's 2023 Plan continues to include activities such as, forming partnerships that allow AHA to increase the number of vouchers issued, using the Rental Assistance Demonstration (RAD) Program to renovate and address deferred maintenance needs, and improve the intake process and partnerships with direct service providers.

During PY 2022, the City and AHA will again collaborate to improve public housing units in AHA's housing stock. CDBG funds will be provided to continue with the roof replacement of public housing units throughout the city.

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

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

combined elements assist residents on their path to self-sufficiency.

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

N/A

Discussion

During the current Consolidated Plan, the City has partnered with AHA to provide Tenant Based Rental Assistance Vouchers (TBRA) to homeless persons and assistance for the preservation of public housing properties by replacing roofs, as well as rehabilitating units and common areas of senior designated properties. The ongoing partnership between the City and AHA is in line with AHA's Plan to improve the quality of affordable housing for households at or below 80% area median income (AMI).

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City is allocating \$495,000 to provide street outreach services for unsheltered people with behavioral health challenges. Forty (40) unsheltered people will benefit from the ABQ Street Connect Program. The ABQ Street Connect Program provides coordinated, intensive street outreach services to 40 individuals experiencing homelessness with significant behavioral health disabilities that are living on the streets and are high utilizers of public resources to connect them to stable housing, behavioral health services and other supportive services. Services are provided by a team of navigators, case managers and a clinician. 1300 unsheltered people will also benefit from the City's Street Outreach Program. The Street Outreach Program provides direct outreach services to unsheltered people who have mental health and/or substance abuse issues through teams of mental health & homeless service professionals. Services include linkage to housing, behavioral health services, medical health services and other supportive services. In addition, the City is contracting with a provider to have a Street Outreach Coordinator to assist with the coordination of other outreach services that are being provided by community organizations and volunteers throughout the City.

The City is allocating \$496,996.30.00 of CDBG funds, \$536,372.55 of HOME funds, \$357,787.74 of ESG funds, and \$3,323,073.74 of its General Funds to address homelessness. Three hundred sixty (360) extremely low-income people will benefit from homelessness prevention and rapid rehousing services. The City plans to provide Tenant Based Rental Assistance to 24 extremely low-income families. The City will fund public service activities including dental services, childcare services and motel voucher programs with a combination of CDBG funds and the City’s General Funds. Approximately 545 (345 CDBG and 200 GF) extremely low-income individuals will receive dental services; 60 (35 CDBG and 25 GF) homeless children and their families will receive childcare and case management services; approximately 627 (490 CDBG and 163 GF) homeless individuals will receive motel vouchers; and

approximately 750 low- to moderate-income people will receive rental and utility assistance to avoid eviction and/or utility shut off. The City continues to fund projects that work to increase services for “at-risk” populations by providing public services for homeless persons, such as child care services, emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities, along with integrated services to maintain housing stability, including but not limited to health care, mental health care, counseling, case management, and meal assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funds several emergency shelters that are open year-round. There is an emergency shelter for women and children, two emergency shelters that serve men, an emergency shelter for youth, and a day shelter that provides meals, showers, storage, and connection to needed resources such as housing and behavioral health services for those who are experiencing homelessness. There is also a shelter for victims of domestic violence that provides case management and other supportive services, in addition to resources to connect them into safe permanent housing.

Additionally, the City funds a transitional housing program for men and women experiencing homelessness and are recovering from substance abuse addictions. The City also has a Tenant-Based Rental Assistance program that serves approximately 24 households including those who are homeless or at-risk of homelessness and residents with special needs for up to 24 months.

Other activities that address the emergency shelter and transitional housing needs of people experiencing homelessness include emergency motel vouchers for those who are in medical respite, people who are waiting to get into permanent housing, and families that have young children and are unable to stay at an emergency shelter.

The Westside Emergency Housing Center (WEHC) is open year-round. WEHC provides overnight shelter to men, women, children, and families. In addition, residents at WEHC are provided with medical services and case management services that assist in connecting them to behavioral health services, housing, employment, and other supportive service needs. During the COVID-19 pandemic, the WEHC has operated 24 hours a day, 7 days a week. The City hired a medical director to establish COVID-safe protocols at the WEHC, including a process for screening residents daily, testing those with symptoms, and providing a safe place for people to self-isolate if positive or waiting test results.

For Program Year 2022, the City will continue to administer ESG-CV funds to be utilized at temporary shelters and COVID-19 related programs. These programs were established to provide safe shelter options for the homeless population impacted by COVID-19. These resources provide immediate shelter, medical care and coordination along with supportive housing resources. The COVID-19 wellness hotels are also going to continue to incorporate case management services onsite in order to efficiently connect families to housing opportunities and resources through our community partners.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Additional efforts are underway to shorten the period of time during which individuals and families are experiencing homelessness and to prevent individuals and families who were recently homeless from becoming homeless again. The Rapid Rehousing Program provides assistance that targets and prioritizes homeless families who are in most need of temporary assistance and are most likely to achieve and maintain stable housing, whether subsidized or unsubsidized, after the Program concludes. All sub-recipients are required to select program participants through the Albuquerque Coordinated Entry System (ACES), in accordance with the prioritization system outlined in the Albuquerque CoC RRH written standards. The Rapid Rehousing program strives to assist program participants to be self-sufficient by obtaining permanent housing and sustainable employment as quickly as possible. For those facing immediate eviction from their homes, motel vouchers are provided to prevent homelessness. Motel vouchers are also available to the homeless while they await housing and services, and for those who have medical needs that prevent them from accessing the City's emergency shelters.

Annual Action Plan Goal 3 is Homelessness Intervention and Rapid Rehousing. Under Goal 3, the City has included funding for Tenant Based Rental Assistance and Rapid Rehousing. In addition, the Albuquerque CoC Permanent Supportive Housing Standards will continue to require CoC Permanent Supportive Housing providers to prioritize chronically homeless individuals or families when there is an opening. The City currently funds 265 Permanent Supportive Housing vouchers through its Housing First and Housing First for Families Programs. These vouchers will continue to be targeted to chronically homeless individuals and families.

For Program Year 2022 the City, in collaboration with NMCEH and the Albuquerque Strategic Collaborative, will continue to work with community agencies to administer General Funded and ARPA Funded Rapid Rehousing and Permanent Supportive Housing programs to households experiencing homelessness, including those who are staying at the COVID-19 wellness hotels. Homeless households include families, women and children, veterans and youth. 273 households are going to be provided with housing vouchers from these Rapid Rehousing and Permanent Supportive Housing programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In Albuquerque, vacancy rates have remained steady since 2008. It is expected that rents will continue to increase over the 5-year period of the Consolidated Plan. Therefore, TBRA assistance is necessary to address the needs of cost burdened renter households until these households are able to access other resources such as Section 8 Housing Choice Vouchers or placement in an affordable rental housing unit. The City plans to target its TBRA program to homeless and near homeless special needs populations. The TBRA Program will help ensure that near homeless and homeless populations are able to obtain and sustain safe affordable housing under these difficult economic conditions.

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

The City partners with Bernalillo County and provides housing and case management funding for people that have been released from the Metropolitan Detention Center. The program, Community Connections, provides housing vouchers, intensive case management services and other supportive services. The City contracts with two providers, one provides the housing and the other provides case management. Additionally, the City also collaborates with a youth homeless provider that provides shelter services for youth that are being transitioned from CYFD's foster care program by providing funding for the shelter services.

Very low-income households that are about to be evicted can receive eviction prevention assistance through the City's Health and Social Services Centers (HSSC). Many of these families are already receiving public benefits, as well as services through the HSSC's. The City funds both the Rapid Rehousing and Permanent Supportive Housing programs with a mix of HUD and General Fund dollars. Case managers connected to these programs work to connect participants with social services, employment, education and other needs to ensure that they do not become homeless again. The City funds a range of substance abuse programs for low-income Albuquerque residents, many of whom are receiving other types of public and private assistance, to ensure that residents have access to the substance abuse treatment they need to maintain housing and employment.

Discussion

In Albuquerque, there are many low-income people who are who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and public housing residents. Many of

these households are housing cost burdened and/or are living in housing that is substandard or overcrowded. These residents need safe, high-quality housing that is affordable for extremely low-income residents. Many of these residents are disconnected from services, and would benefit greatly from housing that comes with case management services that can help them connect to community resources, such as meal services, mental health and substance abuse services and benefits such as SNAP, SSI or Section 8 Housing Vouchers.

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

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

Introduction:

Primary barriers to affordable housing in Albuquerque were found during community meetings, focus groups with City staff and developers, and housing Market Analysis data collected during the planning process for the five-year consolidated plan. The two main barriers identified were (1) housing affordability and (2) lack of monetary resources necessary to develop new housing stock and maintain existing affordable housing units. The two barriers are related in the sense that demand for affordable housing among households earning 0-50% of AMI exceeds the supply of affordable units, and state and local resources to address this shortfall have historically been insufficient, as well as resources for rehabilitation, repairs, and regular maintenance of existing units. Due to the high cost of housing in Albuquerque, 68% of the City's 82,495 households earning less than 80% AMI experience a cost burden or severe cost burden, meaning that they pay more than 30% or 50% of their income for housing, respectively. Another barrier to affordable housing development is community opposition in areas of opportunity, for new/rehabilitated affordable housing units. Though the Consolidated Plan addresses avoiding gentrification by following the City's recommendation of preserving a "sense of place" in investment/reinvestment areas, this type of NIMBYism (not in my back yard) can delay the City's procurement process and/or contract approval through City Council. The data mentioned above paired with community input for the Consolidated Plan, indicate a high need for additional affordable housing.

In addition to the above, there exists some zoning, regulatory, and political obstacles to affordable housing development within the city. Zoning requirements that were numerous, complex, and geographically inconsistent, have historically created impediments to affordable housing development and rehabilitation in Albuquerque. To simplify these requirements and to encourage investment and redevelopment, the City's Planning Department spearheaded a new Integrated Development Ordinance (IDO) in May 2018. This IDO vastly simplified the City's complex zoning ordinances, reducing the number of zoning classifications to twenty. Emphasis is placed on urban planning "Centers" as well as on "Corridors." Mixed use incentives, such as bonuses for development that includes workforce housing, are also contained in the legislation, as are variable height requirements for such projects. In response to anti-gentrification concerns within particular communities, the IDO incorporates language respecting the preservation of a "Sense of Place." Moving forward, possible issues of compliance with and enforcement of these new regulations will necessitate careful cooperation and coordination between the City's Planning Department and private and non-profit developers. It is anticipated that with proper coordination, the new Ordinance will remove barriers to development and preservation of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the

return on residential investment

To address housing affordability and the lack of monetary resources for affordable housing, the 2022 Action Plan will invest \$4,192,714.64 of HOME, \$1,100,000.00 of CDBG, and \$5,201,335.00 of WHTF proceeds for the development of new/rehabilitated affordable rental housing units and affordable housing preservation. It will also provide approximately 37 prospective homeowner households with affordable homeownership assistance through Homewise and Sawmill Community Land Trust.

To ameliorate barriers further, the City's Community Development Division's Policy Based Ranking Matrix was previously modified to "prioritize housing investment near transit, proficient elementary schools, and employment opportunities and for residents at or below 30 percent AMI." In addition, affordable housing developments are eligible for an Impact Fee waiver based upon the number of affordable units in the development.

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

The City's Housing and Economic Development Fund (HNEDF) Committee has continued to meet regularly and has completed work with a consultant to develop a ten (10) year plan to utilize funds within the represented neighborhoods. These funds will be restricted to the following neighborhoods: Barelás, Wells Park, South Broadway, Santa Barbara/Martineztown, San Jose, Near North Valley, Sawmill, Old Town, Kirtland, University Heights, Silver Hill, Sycamore and Huning/Highland. Although the Plan is complete, it must be presented at a public hearing, go through a comment period and then be submitted to City Council for approval. Upon Council approval of the HNEDF Plan, the City will explore new opportunities to provide housing and economic development utilizing these funds.

Discussion:

Through the investment of CDBG, HOME and WHTF resources, implementation of the AFH goals focused on the Policy Based Ranking Matrix for affordable housing, the Integrated Development Ordinance and the Workforce Housing Opportunity Act/Implementing Ordinance, the City will take significant steps toward addressing barriers to affordable housing. The City recognizes the need for additional City driven outreach to better inform and educate the community about plans for high quality affordable housing. A factor aiding in successful outcomes and reshaping public perception of affordable housing is the mixed

income component. By not concentrating solely on low-income individuals and families and including moderate income individuals/families and supportive housing services, helps to ease the stigmatization of affordable housing developments and humanizes income differences. In doing this, the City hopes to change the negative perception of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

During the process of creating the 5-year consolidated plan, eight focus group consultations were held with stakeholders, including agencies, groups, and organizations involved in the development of affordable housing, the creation of job opportunities for low- and moderate-income residents, and/or the provision of services to high priority populations. Participants involved in affordable housing development emphasized the need to relate and involve community-based services with housing in order to produce best outcomes for long-term housing security and stability.

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

Actions planned to address obstacles to meeting underserved needs

Focus groups held in preparation for the Consolidated Plan discussed the need to better meet the need of housing and treatment programs for underserved populations in the community. Specifically, after Caucasians, the next largest group of unsheltered homeless residents in the city is American Indians, who make up 43% of the unsheltered population. While they make up 18% of the entire homeless population in the City, American Indians comprise only 3.75% of the City's population overall. This underserved group was mentioned by focus group participants as being particularly difficult to assess and to help with adherence to housing and treatment programs.

To combat the vast over-representation of this underserved group, the City formed a Native American Homeless Task Force, and hired a Native American Tribal Liaison to help coordinate services between social service agencies and Albuquerque's homeless Native American population. The Task Force issued 14 recommendations, including the permanent appointment of a Tribal Liaison to coordinate with tribal leadership and tribal programs. The Tribal Liaison, who manages Native American Affairs, is now a full-time City position under the Office of Equity and Inclusion. The position will work closely with the Native American Homelessness Liaison, who is with the Department of Family & Community Services and will continue to coordinate services. Additionally, two immediate and priority recommendations include: "Initiate public — private —tribal partnerships to explore opportunities to increase public housing specifically for Native Americans on the verge of homelessness," and "Develop a resource directory of existing programs and services available to all homeless persons and that also highlights programs and services specific to homeless Native Americans."

Other participants in the focus groups mentioned challenges with respect to reintegration of at-risk

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

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

Actions planned to foster and maintain affordable housing

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

The Assessment of Fair Housing (AFH) identified a specific goal to modify the City's Community Development Division's Policy Based Ranking Matrix to "prioritize housing investment near transit, proficient elementary schools, and employment opportunities, and for residents at or below 30 percent AML." During Program Year 2022 the City will continue using the updated Policy Based Ranking Matrix for both Rental and Homeownership Request for Proposals in order to address the fair housing issues identified in the AFH.

With regard to addressing rehabilitation needs of aging housing stock, developers report many challenges, including a regulatory requirement that units be brought entirely up to code when utilizing HOME funds. Frequently, many repair issues are not apparent until rehab activities are well underway, and can cause costs to soar up to \$100,000.00 per unit. In order to revitalize reinvestment areas, the City recognizes the need to continue to fund rehabilitation projects with the understanding that costs may drastically increase during the course of the project. The City values the preservation of affordable

housing and/or combatting disinvestment by keeping rehabilitation a priority.

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

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

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

In alignment with the current Consolidated Plan, the 2022 Action Plan seeks to address the most pressing need among low and moderate-income Albuquerque residents, namely, housing instability. All other investments, including those directed toward public service programs, and infrastructure improvements are intended to promote self-sufficiency and mobility that can only be the outgrowth of a

safe, affordable, stable, and accessible living environment.

Actions planned to develop institutional structure

To overcome identified gaps, the City of Albuquerque is committed to several efforts. To expand and improve the institutional structure for affordable housing development that meets the needs of persons with behavioral health issues and/or those experiencing chronic homelessness, the 2018–2022 Consolidated Plan calls for efforts to increase partnerships to identify potential sources of funding for the development and operation of new permanent supportive housing with on-site wrap-around services. The City has partnered with Bernalillo County to develop a single site permanent supportive housing project targeting individuals with behavioral health issues. The project has been completed and is located on the Hopeworks campus. Services and leasing up of units commenced in February of 2022.

During Program Year 2022, the City will continue to collaborate with its affordable housing partners to provide permanent supportive housing with wraparound services to individuals who were exiting from correctional institutions and others challenged by behavioral health conditions or chronic homelessness. The Affordable Housing Committee will continue to meet regularly to advocate for affordable housing and the WHTF will be presented to the City's voters every two years for renewal.

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

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

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

incarceration or release.

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

Discussion:

According to focus group participants involved in the delivery of services to at-risk communities, the goal of all programs and services should always be *permanent supportive housing*. The Coordinated Entry System (CES) administered by the New Mexico Coalition to End Homelessness is an effective monitoring tool to comprehensively assess homeless individuals and place them into appropriate services across a full spectrum of service offerings. The City is continuing its efforts to coordinate between public and private housing agencies as well as public service agencies to continue efforts to maintain the infrastructure of services and programs targeted towards the vulnerably housed. The continued contact with service program constituents is invaluable in terms of direct facilitation of successful transitions to permanent supportive housing.

In an effort to ease the burden of applying for funds for affordable housing, the City implemented an electronic RFP application process. This was done in hopes that the application process would be streamlined and that additional developers would apply for future funding.

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the Program Year 2022 Action Plan, the City of Albuquerque will follow all HUD regulations concerning the use of program income, forms of investment, overall low and moderate-income benefit for the CDBG program, Resale/Recapture requirements for the HOME program and ESG performance standards.

The City certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. The City will continue to abide by the definitions of eligible applicants for funding as described in the Department of Family and Community Services' Administrative Requirements, as amended. These Requirements are located on the Department's website at <https://www.cabq.gov/family/partner-resources/request-for-proposals> . The City will continue to use a Request for Proposal Process (RFP) to solicit projects from eligible applicants and abide by the RFP process outlined in the Department's Social Services Contracts Procurement Rules and Regulations. This document is also located on the Department's website.

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

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

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

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

Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City will not fund homebuyer assistance under the Recapture guidelines using HOME funds for Program Year 2022.

The City will develop Recapture Guidelines and submit for HUD approval in anticipation of utilizing the Recapture Guidelines for homebuyer activities in future program years.

Resale Guidelines attached in Appendix B due to space limitation.

If the City uses HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied

single-family housing the City will use the HOME Income limits for the area provided by HUD.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

During Program Year 2022, the City will provide HOME funds to individuals for the purchase of a home on Sawmill Community Land Trust. These funds will be subject to the Resale Guidelines to ensure affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

During the 2022 Program Year, the City will not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

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

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

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

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

Process for making sub-awards attached in Appendix B due to space limitation.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

The City meets the homeless participation requirement in 24 CFR 576.405(a). The Albuquerque Strategic Collaborative, which serves as the Continuum of Care Steering Committee, has formerly homeless individual members who participate in policies and funding decisions regarding City programs and services funded under ESG.

5. Describe performance standards for evaluating ESG.

The City and NMCEH updated the ESG Performance Standards for evaluating ESG projects in December of 2018, these are attached as part of Appendix B. These Performance Standards were approved by the Albuquerque Strategic Collaborative which serves as the Continuum of Care Steering Committee. The City will continue to utilize these standards during Program Year 2022.

The City has worked with the New Mexico Coalition to End Homelessness (NMCEH), its subrecipients, and the local HUD office to update the City's ESG Policies and Procedures. These policies and procedures are adopted to assure that the City is administering ESG funds in accordance with ESG regulations. Additionally, the Policies and Procedures include monitoring forms to ensure that the City's subrecipients are adhering to the ESG regulations when implementing the project services that are provided to project participants. Each year City staff reviews the ESG Policies and Procedures to assure that they are in compliance with the City's requirements and HUD guidelines.

