

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

### Introduction

For the 2023 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 - \$4,462,873; HOME - \$2,696,583; ESG - \$384,718; and General Fund - \$2,298,152.75

### 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	94,311	4,462,873	17,390,248	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	Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,247,115	100,000	348,865	2,695,980	8,988,460	The annual allocation of 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: \$		
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	1,538,872	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. The City of Albuquerque matches ESG funding dollar-for-dollar each year.

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	2,298,152.75	0	0	2,298,152.75	9,192,611.00	Local General Funds are subject to annual appropriations.
Other	public - local	Acquisition Homebuyer assistance Multifamily rental new construction New construction for ownership	0	0	0	0	9,900,000	Local Bond Funds are subject to voter approval every odd year. These bond funds are generally used for new construction of rental housing. The City expects to receive funding sometime in 2023, 2025, and 2027.

Table 1 - Expected Resources – Priority Table

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**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
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Multifamily Housing Program (MHP)
- Mental Health Service Act (MHSA) Funding

**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. 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. 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 only acquire land for affordable housing development if the land is difficult to develop.

Additionally, in Fall 2022, Mayor Tim Keller launched his “Albuquerque Housing Forward” initiative to close the affordable housing gap in the city. As part of this plan, the City Council appropriated \$20 million as part of the Gross Receipts Tax Bond to provide more affordable housing. Some of the strategies that this funding can be used for include the following:

- Motel/hotel conversions to supportive/affordable housing
- Commercial/office building conversions to housing
- Expanding nuisance abatement laws
- Changing zoning codes to allow for more density and housing type options.

**Private Resources**

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

The City’s WHTF is a source of revenue used to support the preservation and production of affordable housing. 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. The local WHTF program aims for a 4 to 1 leverage from non-City sources.

**Matching Requirements**

The City of Albuquerque provides a dollar-for-dollar cash match from the City’s General Fund for the ESG program. The City of Albuquerque leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement. 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Data compiled by the Planning Department indicates that 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.

DFCS owns 7 vacant parcels that will go out to RFP for the development of home ownership, in addition, a vacant parcel was donated from the Department of Municipal Development at Coors and Central specifically for the development of affordable housing.

**Discussion**

The expected resources are to be utilized to achieve the overall goals of the Strategic Plan as well as annual Action Plans. Assuming continued level of funding, the City expects to utilize approximately \$17.3 million of CDBG, \$8.9 million of HOME, \$1.5 of ESG, \$9.1 of General Funds and \$9.9 million of Workforce Housing Trust Funds over the next five years, July 1, 2023 – June 30, 2028, to achieve those goals. In addition, the City will dedicate approximately \$20 million in bond funds to address the severe affordable housing shortage. This additional bond funding can be used in addition to CDBG, HOME and WHTF to address goals of the Strategic Plan, as well as annual Action Plans.



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## 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 Preservation	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Housing Needs Public Improvements and Public Infrastructure Homeless Needs and Services Non-Homeless Special Needs	CDBG: XXX HOME: XXX	X
2	Affordable Housing Development	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Housing Needs Public Improvements and Public Infrastructure Homeless Needs and Services Non-Homeless Special Needs	CDBG: XXX HOME: XXX	X
3	Affordable Homeownership Opportunities	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Housing Needs Public Improvements and Public Infrastructure Homeless Needs and Services Non-Homeless Special Needs	CDBG: XXX HOME: XXX	X

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention Programs	2023	2027	Affordable Housing Homeless	Citywide	Housing Needs Homeless Needs and Services	CDBG: XXX ESG: XXX	X
5	Homeless Services and Programs	2023	2027	Affordable Housing Homeless	Citywide	Housing Needs Homeless Needs and Services	CDBG: XXX ESG: XXX	X
6	Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development	Citywide	Public Facilities and Infrastructure	CDBG: XXX	X
7	Public Services	2023	2027	Non-Housing Community Development	Citywide	Public Services	CDBG: XXX	X
8	Economic Development Opportunities	2023	2027	Non-Housing Community Development	Citywide	Economic Development	CDBG: XXX	X
9	Program Administration	2023	2027	Non-Housing Community Development	Citywide	Program Administration	CDBG: XXXX HOME: XXX ESG: XXX	X

Table 2 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	<b>Goal:</b> Preserve the current affordable housing supply in Albuquerque. Preserving the current supply of affordable units in Albuquerque is critical to helping keep extremely low to moderate income households in their homes or from becoming homeless. Programs funded under this goal may include rehabilitation programs, energy efficiency improvements, lead-based paint testing and abatement, emergency repairs, weatherization, modernization of public housing, and retrofit programs to help keep residents with mobility or disability challenges in their homes.
2	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	<b>Goal:</b> Increase access to safe, decent, and affordable housing for low- to moderate-income residents. Building new affordable housing is important to improve the severe shortage of housing in the city. Programs funded under this goal may include developing rental and/or single-family units, acquisition, clearance, relocation and converting motels or other reasonable commercial properties into affordable housing.
3	<b>Goal Name</b>	Affordable Homeownership Opportunities
	<b>Goal Description</b>	<b>Goal:</b> Create affordable homeownership opportunities for low- to moderate-income Albuquerque residents. Increase homeownership for low to moderate-income households. Such mechanisms may include down payment assistance or mortgage reduction assistance programs. 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	<b>Goal Name</b>	Homeless Prevention Programs
	<b>Goal Description</b>	<b>Goal:</b> Increase access to homeless prevention programs. Increased access to homeless prevention programs will help reduce the risk of homelessness. Programs funded under this goal may include Tenant Based Rental Assistance (TBRA), deposit and utility assistance, emergency rental assistance, and landlord/tenant legal services.

5	<b>Goal Name</b>	Homeless Services and Programs
	<b>Goal Description</b>	<b>Goal:</b> Reduce homelessness through access to homeless services and programs Programs funded under this goal <del>may will</del> include street outreach and/or <del>case management that includes housing navigation and engagement</del> <del>case management and housing navigation</del> , HMIS support, emergency shelter programs, and rapid rehousing programs.
6	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	<b>Goal:</b> Enhance and develop public facilities and infrastructure in Albuquerque. Improve City public facilities, including community centers, senior or multi-generational centers, fire stations and other public buildings. Improve City infrastructure, including sidewalk and street improvements, lighting, and flood drainage and water/sewer improvements.
7	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<b>Goal:</b> Improve access to public services for low- to moderate income residents. Programs funded under this goal are services for low- to moderate income persons and at-risk populations, including but not limited to youth and senior services.
8	<b>Goal Name</b>	Economic Development Opportunities
	<b>Goal Description</b>	<b>Goal:</b> Increase economic development opportunities for low to moderate income residents. Promote stability by increasing access to economic opportunities for low-to moderate income residents or businesses.
9	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	<b>Goal:</b> Efficiently administer and manage program funding and reporting. Provide for the administration of HUD Community Planning and Development programs.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	2023 COA Administration
2	Affordable Housing Preservation - Rental
3	Affordable Homeownership Assistance
4	Affordable Housing Development
5	CHDO Operating
6	TBRA
7	Deposit Assistance
8	Public Facilities and Improvements
9	Senior Meals Program
10	Dental Services
11	Early Childhood Services
12	Eviction Prevention
13	Homeless Intervention and Rapid Rehousing

Table 3 - Project Information

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

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	<b>2023 COA Administration</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$869,512 HOME: \$224,711 ESG: General Funds:
	<b>Description</b>	Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low to moderate income individuals will benefit from CDBG and HOME programs citywide.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administer the CDBG and HOME programs.
2	<b>Project Name</b>	<b>Affordable Housing Preservation - Rental</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	Funds will be used by Albuquerque Housing Authority to upgrade and improve public housing properties. Upgrades and improvements will include window and door replacements, cabinetry replacement, evaporative cooler replacement, furnace replacement and plumbing upgrades.
	<b>Target Date</b>	7/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide funding to make improvements and upgrades to existing public housing to help preserve affordable housing units across the city.
3	<b>Project Name</b>	<b>Affordable Homeownership Assistance</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Affordable Housing Development Affordable Homeownership Opportunities
	<b>Needs Addressed</b>	Lack of affordable housing Homeowner assistance programs
	<b>Funding</b>	CDBG: \$1,179,000 CDBG: Program Income: \$21,000 HOME: \$100,000
	<b>Description</b>	Funds will be provided to Homewise and Sawmill Community Land Trust to assist low to moderate income homebuyers purchase an affordable home.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26 homebuyers receiving direct financial assistance will benefit from this activity.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Assist low to moderate income homebuyers purchase an affordable home through mortgage reduction assistance. 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	<b>Project Name</b>	<b>Affordable Housing Development</b>
	<b>Target Area</b>	Citywide Investment



	<b>Goals Supported</b>	Affordable Housing Development Affordable Homeownership Opportunities
	<b>Needs Addressed</b>	Lack of affordable housing Homeownership assistance
	<b>Funding</b>	HOME: \$1,561,030 HOME Prior Years: \$348,865 HOME Match: \$436,778
	<b>Description</b>	Projects funded under this category will be provided assistance to develop affordable housing units, either rental or homeownership, for low- and moderate-income households, either through development or acquisition and rehabilitation.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funding allocated can produce up to 60 new rental units constructed.
	<b>Location Description</b>	TBD – an RFP(s) will be issued for proposals from affordable housing developers.
	<b>Planned Activities</b>	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.
5	<b>Project Name</b>	<b>CHDO Operating</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Affordable Rental Housing Development Affordable Homeownership Opportunities
	<b>Needs Addressed</b>	Lack of affordable housing Homeownership assistance
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	Funds will be provided to Greater Albuquerque Housing Partnership (GAHP), a Community Housing Development Organization (CHDO), to assist with operating costs incurred implementing housing activities.
	<b>Target Date</b>	7/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be provided to a Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing housing activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The funding is used to assist with operating costs incurred while implementing affordable housing activities.
6	<b>Project Name</b>	<b>Tenant Based Rental Assistance (TBRA)</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Homeless Prevention Programs Homeless Services and Programs
	<b>Needs Addressed</b>	Lack of affordable housing Homeless Prevention Programs
	<b>Funding</b>	HOME: \$411,372 HOME Match: \$125,000
	<b>Description</b>	Funds will be provided to Enlace for Tenant Based Rental Assistance activities. Specific high priority populations will be served with these funds.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low to moderate income persons experiencing homelessness will benefit from this activity.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provide Tenant Based Rental Assistance along with supportive services to low to moderate income persons experiencing homelessness.	
7	<b>Project Name</b>	<b>Deposit Assistance</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Homeless Prevention Program Affordable Rental Housing Preservation

	<b>Needs Addressed</b>	Lack of affordable housing Lack of public services - Homeless
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds will be provided to the City's Health and Social Services Centers to provide rental deposit assistance payments for low to moderate income persons.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 17 persons will benefit from the activities under this project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide rental deposit assistance payments to low to moderate income households.
8	<b>Project Name</b>	<b>Public Facilities and Improvements – Park Improvements</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Need for Public Facilities Lack of physical fitness and recreation spaces
	<b>Funding</b>	CDBG: \$664,151 Prior Year CDBG: \$94,311
	<b>Description</b>	Funds will be provided to the City's Parks Department for improvements, renovations and expansion to Phil Chacon Park. Improvements/renovations include, but may not be limited to, renovate irrigation system, remove and replace play area, remove and replace basketball court, improve softball field, add a dog park, pump track, community garden space and futsal ball court.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	7600 Southern Ave SE, 87108
	<b>Planned Activities</b>	Funds will be provided to the City's Parks Department for improvements/renovations and expansion to Phil Chacon Park.
9	<b>Project Name</b>	<b>Senior Meals Program</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Need for Public Services – Seniors Food insecurity
	<b>Funding</b>	CDBG: \$119,300
	<b>Description</b>	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.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,700 low to moderate income persons will benefit from this activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The Department of Senior Affairs will receive funds to assist with the program costs to provide meals to low-and moderate-income seniors.
10	<b>Project Name</b>	<b>Dental Services</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Need for public services – homeless Dental services
	<b>Funding</b>	CDBG: \$229,760 General Fund: \$67,400
	<b>Description</b>	These funds will be used by Albuquerque Healthcare for the Homeless to provide a full range of dental services to medically indigent, low- and moderate-income persons in the City who are experiencing homelessness.

	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	Services are available to persons experiencing homelessness citywide but the service will take place at 1217 1 <sup>st</sup> St. NW.
	<b>Planned Activities</b>	Provide a range of dental health services to low- and moderate-income homeless persons.
11	<b>Project Name</b>	<b>Early Childhood Services</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Need for Public Services
	<b>Funding</b>	CDBG: \$35,838 General Fund: \$20,000
	<b>Description</b>	Cuidando Los Ninos will receive funds to provide child development services, as well as case management to homeless children and their families.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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.
12	<b>Project Name</b>	<b>Eviction Prevention</b>
	<b>Target Area</b>	Citywide Investment

	<b>Goals Supported</b>	Homeless Prevention Programs Homeless Services and Programs Affordable Rental Housing Preservation
	<b>Needs Addressed</b>	Lack of affordable housing Housing instability Homeless prevention
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	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.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 350 people will be provided rental and/or utility assistance in order to prevent homelessness.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	These funds will allow 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.
<b>13</b>	<b>Project Name</b>	<b>Homeless Intervention and Rapid Rehousing</b>
	<b>Target Area</b>	Citywide Investment
	<b>Goals Supported</b>	Homeless Services and Programs Homeless Prevention Programs
	<b>Needs Addressed</b>	Lack of affordable housing Lack of public services – homeless Homeless prevention
	<b>Funding</b>	ESG: \$384,718 ESG Match: \$384,718 General Fund: \$1,179,256

<b>Description</b>	Projects under this category will provide services to populations experiencing homelessness by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities. Funds will also be used for administrative costs to support the implementation of these services for the 2023 Action Plan.
<b>Target Date</b>	7/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	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, counseling, case management, and meal assistance.

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## **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**

At present, the City of Albuquerque is not implementing any official HUD designated and non-HUD designated geographic based priority areas such as investment and reinvestment areas, Empower Zones, or Brownfields. Allocations and program activities are funded citywide in accordance with eligibility and program priorities set through sub-recipient department policies.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City's primary method of allocating CDBG, HOME, and ESG dollars is to assist low- to moderate-income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the city and/or if service and housing organizations are in certain areas, they will receive a larger proportionate share of the funding. For any sidewalk or infrastructure improvements, the City will focus on the geographic areas where sidewalks, curb cuts, and related ADA accommodations are lacking. Finally, to provide affordable rental and single-family housing, the City's dollars will be allocated in areas of new development where affordable housing is lacking and/or infill areas that can accommodate affordable housing.

### **Discussion**

All priority needs, goals, and projects are designed to serve the geographic distribution area.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Albuquerque has identified there is a shortage of approximately 15,500 affordable housing units across the city. The 2023-2027 Consolidated Plan, along with other housing-related studies and initiatives, promotes the need for affordable housing for a variety of households. Households assisted through City programs include homeless, non-homeless, and special needs population households. The City also funds the production and preservation of affordable rental housing, including rehabilitation of existing affordable housing. The City also provides TBRA and other emergency rental and utility assistance to help with homeless prevention. The City uses ESG funds for emergency shelter services and rapid rehousing.

The goal numbers presented here reflect activities to be funded with federal funds through the City.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	60+26
Special-Needs	0
Total	

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	60
Rehab of Existing Units	??
Acquisition of Existing Units	26
Total	164

Table 6 - One Year Goals for Affordable Housing by Support Type

### Discussion

The City of Albuquerque is committed to improving the availability of affordable housing options within the city limits. In addition to its HUD entitlement programs, the City, through the Mayor’s Housing Forward Initiative, has committed an additional \$20 million to provide more affordable housing through a variety of strategies. The City is also expected to receive Workforce Housing Trust Funds (bond funds) three times throughout the five-year Consolidated Plan process, which will be allocated to affordable housing development.

## **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 Housing Authority leadership and staff but other community members as well.

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

During FY 2024, AHA will continue to work on goals from their current and 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 AHA will be receiving \$1 million in CDBG funding to address some of the needed maintenance and rehabilitation of their aging housing stock. This project funding meets both the objectives and goals of the AHA annual plan and the preserve affordable rental housing goal as part of the 2023-2029 Consolidated Plan.

### **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**

Under past Action Plans the City has partnered with AHA to provide Tenant Based Rental Assistance Vouchers (TBRA) to homeless persons, as well as the preservation of public housing properties by replacing roofs, 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).

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## **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 will continue to provide funding for emergency shelter and services for two local homeless service providers and rapid rehousing. Additionally, the City is supporting a street outreach program and the HMIS managed by the New Mexico Coalition to End Homelessness. While providing shelter and services for people who are currently experiencing homelessness is important, homeless prevention is also critical in reducing and ending homelessness in Albuquerque. The City is funding various programs, including eviction prevention, TBRA, landlord/tenant hotline along with preserving and developing affordable housing across the city.

#### **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.

Additionally, the City funds a transitional housing program for men and women experiencing homelessness and are recovering from substance abuse addictions. Also, the City has a Tenant-Based Rental Assistance program that serves approximately 20 households including those who are homeless or at-risk of homelessness and residents with special needs for up to 30 months.

The Westside Emergency Housing Center (WEHC), formerly the Winter Shelter, 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.

**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**

Many veterans and veterans with families who are homeless or at risk of homelessness utilize the Supportive Services for Homeless Veteran's Program (SSVF), the HUD VASH program with its partner, Goodwill New Mexico and Albuquerque Housing Authority. There is significant focus on veterans at the local and federal level and flexible financial and service-based resources are helping veterans in Albuquerque obtain and maintain permanent housing.

Youth homelessness is increasing dramatically in Albuquerque and across the country. Albuquerque only has 75 beds for homeless youth, which only accounts for about 7% of the homeless youth in the city. The New Mexico Dream Center provides services to survivors of human trafficking and youth experiencing homelessness in Albuquerque and the state. The Harbour is a drop-in center for youth experiencing homelessness that provides food, showers, clothing, a place of refuge. The Harbour is currently raising funds to acquire a property to build a shelter dedicated to youth and human trafficking victims in Albuquerque.

Additionally, the City, in collaboration with nonprofit partners who operate permanent supportive housing (PSH) programs, is focused on helping chronically homeless individuals and families obtain permanent supportive housing. Currently, the Albuquerque CoC Permanent Supportive Housing Standards require CoC Permanent Supportive Housing providers prioritize chronically homeless individuals and families when there is an opening. The City currently funds over?? PSH Housing First vouchers. These vouchers are targeted to chronically homeless individuals and families experiencing homelessness.

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 General 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.

**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.**

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

In Albuquerque, the Coordinated Entry System managed by the New Mexico Coalition to End Homelessness is an indispensable tool to monitor the needs of vulnerable communities, including when such individuals are discharged from publicly funded institutions or system of care institutions. 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.

Although HUD has invested significant amounts of monetary resources in Continuum of Care / homeless programs over the last 10 years, the severe lack of affordable housing continues to be a contributing factor contributing to homelessness within Albuquerque and has led to high rent cost burdens, overcrowding, and substandard housing, not only forcing many people to become homeless but also

putting a growing number of people at risk of becoming homeless. The COVID-19 pandemic and the hot housing market has only added more pressure to the growing issue.

The mayor's new *Albuquerque Housing Forward* program is committed to addressing the housing shortage by setting a goal of adding at least 5,000 additional housing units in the city by 2025. Through the CABQ Affordable Housing Strategies Plan 2022-2025 and the *Housing Forward* program, the City of Albuquerque is working to create more new Permanent Supportive Housing vouchers and Rapid Rehousing vouchers by 2025.

In Albuquerque, vacancy rates have remained steady since 2008 and over the recent years, rents and house prices have increased significantly due multiple factors. 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 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.

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 (funded through CDBG-CV funds) 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 substance use disorder, 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 Housing Choice Vouchers.

Albuquerque will continue to implement policies and programs aimed at ensuring homeless persons in the City 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.

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## AP-75 Barriers to Affordable Housing – 91.220(j)

### Introduction:

As part of the Consolidated Plan process, an Assessment of Fair Housing was conducted for Albuquerque. The Assessment for Fair Housing (AFH) is a review of barriers that prevent people from choosing their preferred housing, including an assessment of the availability of affordable, accessible housing. MA-40 of the Consolidated Plan also addresses barriers to affordable housing. The primary barriers to affordable housing identified in the AFH and MA-40 are summarized below.

**Housing Costs and Cost Burden.** One in four renter households in Albuquerque have incomes at 30% of the AMI or less, while three in four owner households have incomes at 80% of the AMI or above. The highest number of cost-burdened households are renters and owners with incomes at 0–30% AMI. The number of severely cost burden renters is approximately 2.7 times higher than owners. The shortage of housing units in Albuquerque has led to a sharp increase in market rent over the past few years, which has led to an increase of cost-burden households and potentially resulting in housing instability and homelessness.

**Development Costs.** The cost of developing affordable housing, inclusive of land, material, and labor costs, has outpaced inflation in recent years. Development fees, often referred to as impact fees, also contribute to the increased cost of development and are gaining more attention as a barrier to construction.

**Zoning.** The City as part of the Albuquerque Housing Forward initiative has committed to reviewing and changing zoning codes to allow more density and housing type options. Approximately 63% of the current housing in Albuquerque is single family detached houses. The City is proposing modifications to the IDO to allow more construction and conversion projects in appropriately zoned areas for small living areas, such as casitas, and also increasing the development of multifamily units. Increasing residential density, or rather allowing apartment buildings, in more areas can increase housing affordability by increasing the supply of smaller and thus less expensive homes.

**Education and Outreach.** Educational opportunities regarding fair housing and affordable housing available to the public is currently limited. Fair housing and affordable housing education has been identified as an effective strategy for furthering fair housing and mitigating “Not in my backyard (NIMBYism).” Outreach methods should be expanded beyond the City website, traditional newspaper, and other publications. Instead, it should utilize diverse neighborhood groups and organizations.

**Housing Options for Special Needs.** Housing that is accessible for special needs groups, such as seniors or persons with seen or unseen disabilities, is limited in Albuquerque. Universal design principles in new development and retrofit programs for existing housing would allow for more accessible housing options, which the City now includes in its application for affordable housing developments.

**Racial Segregation and Linguistic Isolation.** In 2010, the eastern part of the city was relatively integrated between all races and ethnicities, while the southwestern portion of the city still remained Hispanic or Latino dominant neighborhoods. In November 2020, KRQE News 13<sup>1</sup> reported on Albuquerque’s history of segregation and redlining that is typically found in the South. Beginning in the 1920s, the city built around the Rio Grande began expanding from the West Mesa to the Sandia foothills. These new housing developments were designated “whites only.” Many homes throughout the city sold during this time had ownership restrictions on the deeds, such as no ownership by “...any person of oriental or African descent.” Racial covenants are illegal today, however, County Clerks cannot remove the racism and offensive language from deeds that have been previously filed. Additionally, approximately 27% of the city population speaks a language other than English requiring education and advocacy materials in languages that reflect the demographics of the area.

**Enforcement.** Enforcement is a key driver for expanding access to fair housing, but enforcement activities are limited and disjointed between multiple community partners and the City. Services tend to focus more on outreach and education. A shift to enforcing fair housing could lead to more results.

**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**

The City of Albuquerque has identified five Fair Housing Goals to address over the next five years.

1. Increase the number of affordable rental housing units and preserve existing units
2. Expand affordable homeownership opportunities
3. Expand housing opportunities for at-risk populations (persons with disabilities, victims of domestic violence, seniors, homeless, extremely low-income households)
4. Increase community education about affordable housing
5. Increase understanding of housing discrimination and Fair Housing

**Discussion:**

As part of the 2023-2027 Consolidated Plan, the City will implement the goals and supported strategies identified in the 2023 Assessment of Fair Housing to continue to affirmatively further fair housing in Albuquerque. City administration, including the Mayor, have all identified the need for affordable housing across the City. In Fall 2022, the Mayor launched his Albuquerque Housing Forward initiative with \$20 million appropriated by the City Council as part of a Gross Receipts Tax Bond to provide more affordable housing. Additionally, in PY 2023, the City will use General Funds to fund the Landlord/Tenant Hotline and Fair Housing Training and Education.

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<sup>1</sup> KRQE News 13. Albuquerque’s Dirty Little Secret. November 10, 2020. <https://www.krqe.com/news/larry-barker/albuquerques-dirty-little-secret/>

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In creating the 5-year consolidated plan, 14 focus group discussions were held with community residents and service providers, 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. Additionally, a public hearing was held regarding the community needs for the Consolidated Plan and the Affordable Housing Plan with community residents.

Focus group participants advocated the use of CDBG monies to fund necessary public facility and infrastructure improvements and public services. These include off-parcel improvements, such as ADA compliant sidewalks and utility connections, as means of lowering development 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. Additionally, participants expressed the need for senior services, childcare, low-cost health and dental services for low- to moderate-income households.

Special needs populations identified through the Consolidated Plan process include persons with seen and unseen disabilities, mental health conditions, substance use disorders, seniors, victims of domestic violence, at-risk youth, and people experiencing homelessness. Special needs communities often encounter financial barriers and access/availability of appropriate housing and services.

### **Actions planned to address obstacles to meeting underserved needs**

CDBG funds have been primarily used to address public facility and infrastructure needs in lower-income neighborhoods and public services for low- to moderate-income households, including people experiencing homelessness. The City solicits proposals for community improvements and affordable housing developments from community-based organizations and City departments at various times during the program year cycle. The highest scoring proposals that meet the RFP and grant eligibility are recommended for inclusion in the Annual Plan. Projects funded must meet at least one of the strategic goals set forth in the 2023-2027 Consolidated Plan.

### **Actions planned to foster and maintain affordable housing**

In addition to funding rental housing and homeownership programs, the City funds various housing programs that are designed to maintain low-income families, seniors, and disabled persons in their homes. CDBG and HOME funds are the primary source of funds for these program activities. The City will continue its efforts to upgrade and preserve existing affordable housing stock through rehabilitation and

rental housing development activities.

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 continue to preserve affordable housing in the city, 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.

The Affordable Housing Committee continues to meet regularly and serves as an advocacy group for affordable housing. The Workforce Housing Trust Fund is presented to the City's voters every two years for renewal. To ensure the electorate 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.

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

**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 goals of the 2023-2027 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 in Albuquerque. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address those goals over the next five years. 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 Program Year 2023 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**

The institutional structure identified in the Consolidated Plan (see SP-40) includes a formal and informal network of various agencies of local government, non-profit organizations, and private entities involved in carrying out a range of housing and supportive services programs. The City of Albuquerque continues to play a significant role in citywide housing and homeless issues. The City is a member of numerous committees and coalitions, including the Affordable Housing Committee, which will continue to meet regularly to advocate for affordable housing. Please see below for additional groups the City participates in throughout the city, county, and state.

**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, 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 in Albuquerque 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 care 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 of Albuquerque 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 Albuquerque community.

**Discussion:**

Refer to the Consolidated Plan and the discussions above.

## Program Specific Requirements

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

#### Introduction:

In the implementation of programs and activities under the PY 2023 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 <http://www.cabq.gov/family/our-department/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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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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(I)(2)**

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

In accord 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 2023.

The City has developed Recapture Guidelines and will submit for HUD approval during Program Year 2023 in anticipation of utilizing the Recapture Guidelines for homebuyer activities in Program Year



2023.

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 PY 2023, 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 2023 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) has been used for all City homeless housing programs since 2017.

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).

In addition to the City's "Standards for Providing Emergency Solutions Grant Assistance" that was

approved by the Albuquerque Strategic Collaborative in December of 2018, the City's Department of Family and Community Services, under the Purchasing Ordinances, is allowed to procure their own social services. The City's ESG projects are considered social services. The procurement process is governed by the Social Services Contracts Procurement Rules and Regulations promulgated by the Department. According to the Department Procurement Guidelines, "An RFP is required for the procurement of Social Services unless exempted or an alternate competitive process applies." Department staff review submitted offers to ensure technical compliance prior to review by the Ad Hoc Committee. An Ad Hoc Committee reviews the proposal. The Ad Hoc Committee consists of a minimum of three persons and is approved by the Department Director. Offers submitted in response to an RFP are reviewed, and scored by the committee, for areas stated in the RFP. The Ad Hoc Committee provides the Director with a recommendation of award. If the Director concurs with the Ad Hoc Committee recommendation, the Director notifies the Offeror in writing and instructs staff to begin contract negotiations. If the Director does not concur with the Ad Hoc Committee recommendations he/she may request reconsideration by the Ad Hoc Committee.

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 and 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.

During the 2023 Program Year, the City will continue to utilize these standards.

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.