

2023 – 2027 Consolidated Plan Program Year 2023 Action Plan Affordable Housing/Workforce Housing Plan Assessment of Fair Housing

City of Albuquerque, Department of Family & Community Services
Community Development Division

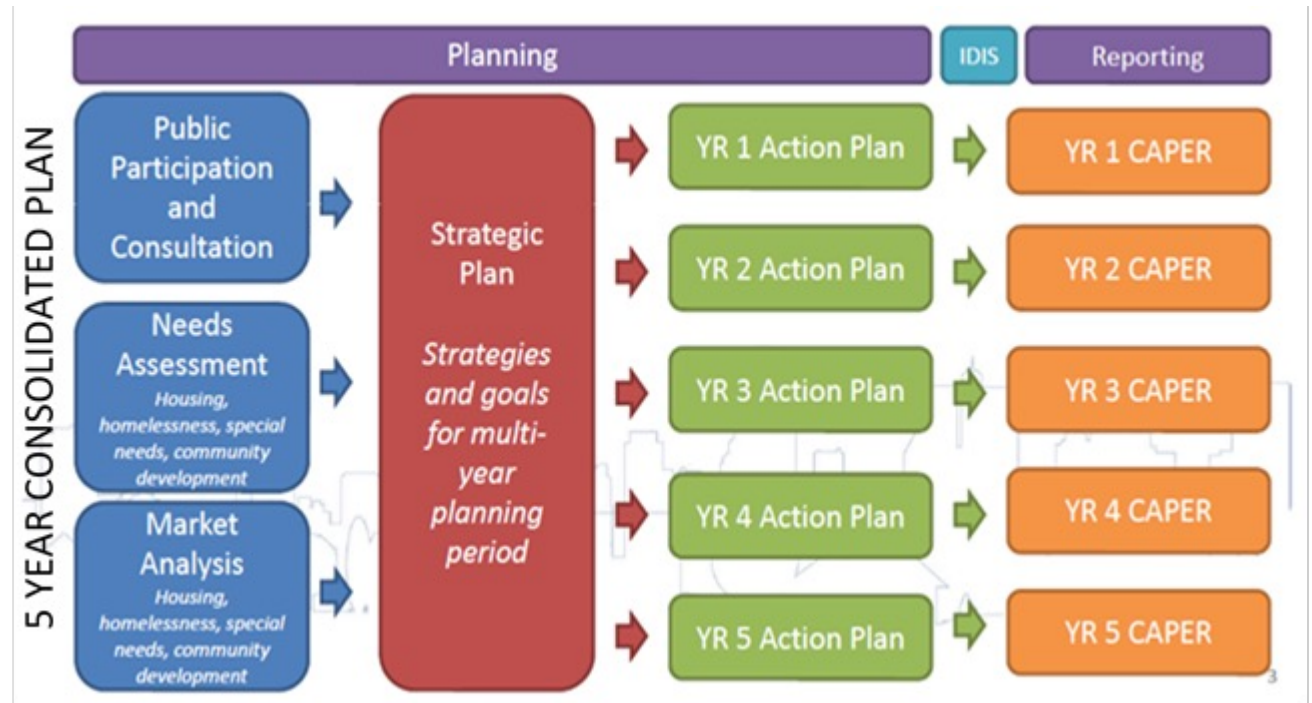
January 12, 2023



Consolidated Plan Overview

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

The Planning Cycle



Consolidated Plan Process

- 52 interviews completed
- 12 focus group discussions completed
- 1,200 survey responses
- Review of other housing and social service-related reports and documents
- Secondary data collection from the American Community Survey, HUD CHAS database, Point-in-Time homeless count, and other sources

Households in Albuquerque

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

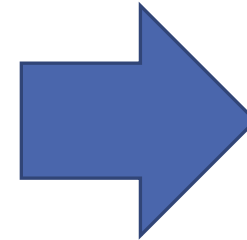
Source: CHAS 2015-2019

Median Income: \$53,936



Consolidated Plan
and Affordable
Housing/Workforce
Housing Plan

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



**Affordable Housing /
Workforce Housing
Plan**

What is Affordable Housing and Workforce Housing?

- **Affordable Housing** – defined as housing on which the occupant is paying no more than 30% of their gross income for housing costs, including utilities. This is limited to households that earn no more than 80% of the Area Median Income (AMI).
- **Workforce Housing** – defined in the “Act” as, “Dwelling units serving residents and their families whose annualized income is at or below 80% of the Area Median Income (AMI) for Albuquerque....and whose monthly housing payment does not exceed 30% of the imputed income limit applicable to such unit.”

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Top Housing Needs Identified

- **More affordable rental units**
- **Preservation of current affordable housing units**
- **More affordable home ownership opportunities**
- **More specialized housing**
- **More programs to keep people in their homes**

Top Needs Identified – Housing and Housing Instability

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



Top Needs Identified – Public Services & Public Facilities

- Childcare including after-school care
- Youth services
- Senior services
- Parks and green space
- Education and workforce opportunities
- Health facilities
- Public transportation
- Streetlights
- ADA-compliant sidewalks
- Fire stations and equipment
- Bike lanes
- Utility and street infrastructure for new affordable developments

Strategic Plan
Goal: Affordable
Housing
Preservation

Goal: Preserve the current affordable housing supply in Albuquerque

- Potential strategies include, but are not limited to:
 - Provide a rental rehabilitation program for landlords who provide housing for low-income tenants
 - Provide homeownership rehabilitation programs
 - Provide a minor home repair program
 - Provide a retrofit program to help qualified households retrofit their homes for mobility or disability challenges
 - Provide support to aging affordable housing developments for capital improvements and maintenance
 - Provide energy efficiency improvements
 - Provide lead-based paint testing and abatement
 - Provide weatherization improvements
 - Modernization of public housing

Strategic Plan
Goal: Affordable
Housing
Development

Goal: Increase access to safe, decent, and affordable housing for low- to moderate-income residents

- Potential strategies include, but are not limited to:
 - Develop affordable housing units citywide – rental and/or single family units
 - Acquisition, clearance and relocation
 - Convert motels or other reasonable commercial properties into affordable housing

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Strategic Plan
Goal:
Homeownership
Opportunities

Goal: Create affordable homeownership opportunities for low- to moderate-income Albuquerque residents.

- Potential strategies include, but are not limited to:
 - Mortgage reduction assistance programs
 - Down payment assistance programs

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Strategic Plan Goal: Homeless Prevention Programs

Goal: Increase access to homeless prevention programs

Potential strategies include, but are limited to:

- Provide Tenant Based Rental Assistance (TBRA) and utility assistance programs
- Provide emergency rental assistance
- Provide deposit and utility assistance
- Provide landlord/tenant legal services

Strategic Plan
Goal: Homeless
Services and
Programs

Goal: Reduce homelessness through access to homeless services and programs

- Potential strategies include, but are not limited to:
 - Provide street outreach
 - Provide case management including housing navigation and engagement programs
 - Support HMIS
 - Provide and support emergency shelter programs
 - Provide and support rapid rehousing programs



Strategic Plan
Goal: Public
Facilities and
Infrastructure

Goal: Enhance and develop public facilities and infrastructure in Albuquerque

- Potential strategies include, but are not limited to:
 - Develop and/or improve parks and recreational facilities
 - Develop and/or improve public facilities
 - Update firetrucks and equipment
 - Improve facilities for service-based organizations
 - Develop and/or improve sidewalks, street lights, bike lanes and other active transportation infrastructure
 - Plant trees and install other shade structures in public facilities and/or parks
 - Develop utility and street infrastructure for new affordable housing developments
 - Acquire land for affordable housing development
 - Improve ADA accessibility



Strategic Plan
Goal: Public
Services

Goal: Improve access to public services for low- to moderate-income residents.

- Potential strategies include, but are not limited to:
 - Increase access to quality childcare
 - Provide services to seniors
 - Increase access to after-school activities for youth
 - Increase access to dental or other health care services
 - Increase access to mental health and/or substance use services
 - Provide services to at-risk populations

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Strategic Plan Goal: Economic Development Opportunities

Goal: Increase economic development opportunities for low- to moderate-income residents.

- Potential strategies include, but are not limited to:
 - Fund microenterprise and small business development
 - Fund large-scale commercial and industrial development
 - Fund job creation, job retention, and job training

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Strategic Plan Goal: Program Administration

Goal: Efficiently administer and manage the program funding and reporting

- Potential strategies include, but are not limited to:
 - Costs of administering programs
 - Market programs

Fair Housing Priorities and Goals

2023 Assessment of Fair Housing Report

Goal	Potential Strategies	Measurable Objective	Timeline	Responsible Program Participant(s)
Increase the number of affordable rental housing units and preserve existing units	<ul style="list-style-type: none"> Build new rental housing units Introduce inclusionary zoning policies Provide capital funding to preserve current aging existing units 	Number of affordable rental housing units created and preserved	Annually	CABQ
Expand affordable homeownership housing	<ul style="list-style-type: none"> Increase down payment assistance programs Encourage developers to build “starter homes” 	Number of buyers receiving down payment assistance	Annually	CABQ and community partners
Expand housing opportunities for special needs persons (with disabilities, seniors, extremely low-income households)	<ul style="list-style-type: none"> Create more universal design / accessible units Provide grants for retrofit modifications 	Number of accessible units created	Annually	CABQ and community partners

Fair Housing Priorities and Goals

2023 Assessment of Fair Housing Report

Goal	Potential Strategies	Measurable Objective	Timeline	Responsible Program Participant(s)
Increase community education about affordable housing	<ul style="list-style-type: none"> Provide community education on affordable housing 	Number of projects experiencing NIMBYism supported by CABQ	Ongoing	CABQ and community partners
Increase understanding of housing discrimination and Fair Housing	<ul style="list-style-type: none"> Continue fair housing public education programs designed to assist landlords, builders, and relevant professionals Refresh the City housing discrimination website Continue fair housing complaint resolution with partners and refer fair housing complaints to appropriate agencies if necessary 	Number of fair housing trainings Number of fair housing interventions and/or referrals	Ongoing	CABQ

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Program Year 2023 Action Plan

July 1, 2023 – June 30, 2024

**Anticipated
Funds for
Program Year
2023**

CDBG	HOME	ESG	OTHER FUNDS
Entitlement: \$4,347,562.00	Entitlement: \$2,247,115.00	Entitlement: \$384,718.00	City General Funds (GF): \$1,351,656.00
Program Income: \$21,000.00	Program Income: \$100,000.00	Prior Year(s): \$0	Workforce Housing Trust Funds (WHTF): \$0
Prior Year(s): \$94,311.46	Prior Year(s): \$348,865.89	City Match (GF): \$384,718.00	Continuum of Care (CoC): \$3,558,218.00
	City Match (GF): \$561,778.75		

Planned Housing Projects 2023



Multi-Family

Project	Agency	Funding Source	Amount of Funding
Affordable Housing Development	TBD	HOME Prior Year(s) HOME HOME Match	\$1,561,030.95 \$ 348,865.89 \$ 436,778.75
Affordable Housing – Preservation - Rental	Albuquerque Housing Authority (AHA)	CDBG	\$1,000,000.00
Tenant Based Rental Assistance (TBRA)	Enlace	HOME HOME Match	\$ 411,372.55 \$ 125,000.00

Single-Family

Project	Agency	Funding Source	Amount of Funding
Home Ownership Assistance/ Mortgage Reduction Assistance	Homewise	CDBG CDBG Program Income	\$1,179,000.00 \$ 21,000.00
Home Ownership Assistance/ Mortgage Reduction Assistance	Sawmill Community Land Trust (SCLT)	HOME Program Income	\$ 100,000.00

Community
Housing
Development
Organizations
(CHDO's)

Project	Agency	Funding Source	Amount of Funding
CHDO Operating	Greater Albuquerque Housing Partnership (GAHP)	HOME	\$ 50,000.00

Fair Housing

Project	Agency	Funding Source	Amount of Funds
Landlord Tenant Hotline	Legal Aid of New Mexico	General Funds	\$ 75,000.00
Fair Housing Education and Training	COA Office of Civil Rights (OCR)	General Funds	\$ 10,000.00

Planned Public Facilities Projects



Public Facilities & Infrastructure Projects

Project	Agency	Funding Source	Amount of Funds
Phil Chacon Park	COA Parks	CDBG Prior Years CDBG	\$664,151.60 \$ 94,311.46

Planned Public Service Projects



Public Services

Project	Agency	Funding Source	Amount of Funds
Eviction Prevention	COA HSSC	CDBG	\$200,000.00
Deposit Assistance	COA HSSC	CDBG	\$ 50,000.00
Childcare Assistance	Cuidando Los Ninos	CDBG General Funds	\$ 35,838.00 \$ 20,000.00

Public Services

Project	Agency	Funding Source	Amount of Funds
Senior Meals	COA Department of Senior Affairs	CDBG	\$119,300.00
Dental Services	Albuquerque Healthcare for the Homeless	CDBG General Funds	\$229,760.00 \$ 67,400.00

Planned Homeless Prevention and Intervention Projects



Emergency Shelter Services

Project	Agency	Funding Source	Amount of Funds
Barrett House Overnight Shelter	Barrett Foundation	ESG	\$ 27,335.82
		ESG Match	\$ 27,335.82
		General Funds	\$ 30,256.00
AOC Overnight Shelter	Heading Home	ESG	\$116,601.55
		ESG Match	\$116,601.55
		General Funds	\$ 39,000.00

Other Homeless Activities

Project	Agency	Funding Source	Amount of Funds
Street Connect Outreach	Heading Home	ESG	\$ 69,935.05
		ESG Match	\$ 69,935.05
		General Funds	\$1,085,000.00
Rapid Re-housing	Barrett Foundation	ESG	\$ 88,136.00
		ESG Match	\$ 88,136.00
Homeless Management Information System (HMIS)	New Mexico Coalition to End Homelessness (NMCEH)	ESG	\$ 55,779.32
		ESG Match	\$ 55,779.32
		General Funds	\$ 25,000.00

QUESTIONS



Public Comment Period

- **Comment Period January 13, 2023 – February 11, 2023**
- **Written comments may be submitted to**
Monica Montoya at:
mtmontoya@cabq.gov
Or by mail at:
Department of Family and Community
Services, Community Development
Division
P.O. Box 1293
Albuquerque, NM 87103

**DRAFT Action Plan & Consolidated
Plan may be reviewed at:**

**[https://www.cabq.gov/family/
transparency/consolidated-
plans-and-amendments](https://www.cabq.gov/family/transparency/consolidated-plans-and-amendments)**