

Housing and Neighborhood
Economic Development Fund

2022 Comprehensive Plan

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I. ACKNOWLEDGEMENTS

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Development of the 2022 HNEDF Plan relied on the guidance of the HNEDF Committee and its Subcommittee who generously contributed their time and expertise for this planning process:

Committee Members:

- Armijo, Frances, Resident Representative, Subcommittee
- Blanquera Nelson, Robert, Resident Representative, Subcommittee
- Colonel, Gwen, Resident Representative
- Lopez, Jesse, Resident Representative
- Lopez, Margaret, Resident Representative
- Nordhaus, Richard, Architect, Subcommittee
- Plaza, Andrea, Business Representative
- Robert Vigil, Resident Representative
- Sanchez, Pat, Private Lender
- Senye, Kelle, Private Housing Representative

HR&A Advisors, Inc., a national economic development, real estate advisory and public policy consultant, and Strata Design, an Albuquerque-based women-owned and operated architecture, landscape architecture and planning firm, supported the City of Albuquerque in conducting research and analysis and 2022 HNEDF Plan drafting through a contract funded by the HNEDF.

II. EXECUTIVE SUMMARY

The 1987 ordinance establishing the Housing and Neighborhood Economic Development Fund (HNEDF) called for the **development of a ten-year comprehensive plan** to outline and guide decisions about how to use revenues from loan repayments from HUD's Urban Development Actions Grants (UDAG) issued earlier that decade to support housing and economic development efforts in the area known as the Pocket of Poverty (the "Pocket"). Plans adopted in 1993 and 2002 have **guided the use of over \$18M for housing and economic development projects** benefiting Pocket residents between 1993 and 2008.

Throughout 2021, the City of Albuquerque, the HNEDF Committee and Subcommittee, HR&A Advisors, and Strata Design, reviewed previous planning initiatives, analyzed demographic, economic, and real estate data pertinent to the Pocket of Poverty, conducted broad and inclusive community engagement efforts, and drafted and finalized the 2022 Plan. This 2022 Housing and Neighborhood Economic Development Fund Plan (the "2022 Plan") intends **to guide future decision-making for spending the Fund's \$6.3M.**¹

Pocket of Poverty residents **are still experiencing economic distress** at higher rates than the surrounding region. Unemployment and poverty rates in the Pocket of Poverty are substantially higher while median incomes are substantially lower and have not kept up with the rising cost of housing despite stagnant population growth within the Pocket.

Residents corroborated what data indicated and emphasized the need for investment in housing and economic development efforts across the area.

- Survey respondents identified housing as their **highest concern and priority**, citing increasing rents, rising home values, and higher home maintenance costs in the face of gentrification. Producing and preserving **affordable housing**, creating substantive **pathways to homeownership**, and subsidizing necessary **home improvements and renovations** can help Pocket residents manage these costs.
- Increasing housing costs place a heavier burden on residents when many are in need of **quality job opportunities that pay higher wages and offer comprehensive benefits**. Creating quality jobs, building and reinforcing **pathways to economic opportunity**, supporting **small businesses and entrepreneurs**, and strengthening local service offerings can enhance **local quality of life** and help Pocket residents find and keep fulfilling employment.
- Pocket neighborhoods are all different and as such, their residents have different needs. This Fund can not only invest in local businesses and organizations across the Pocket, but also **provide targeted services to tend to each neighborhood's specific needs**.

HNEDF funding will be prioritized for projects that provide long term and sustainable benefits for low and moderate income residents of the pocket of poverty. The City will allocate funds to (1) new for-sale and rental housing construction; (2) housing rehabilitation; (3) housing technical services; (4) commercial property acquisition and rehabilitation; (5) physical improvements; and (6) training, education, and supportive programming. Allocated funds should advance meaningful progress towards the following goals and objectives:

Goal 1: Produce and preserve housing units affordable for low-middle income residents.

Goal 2: Create quality jobs (\$15+/hour with benefits) specific for Pocket residents

Goal 3: Rehabilitate buildings and improve facades for housing and commercial properties

Goal 4: Support entrepreneurs and small businesses in growing their companies

Goal 5: Create new pathways and services that enhance resident access to economic opportunity (e.g., new jobs,

homeownership, etc.)

Goal 6: Leverage private investment alongside HNEDF funds

Goal 7: Allocate funds towards M/WBE and businesses and organizations located within the Pocket.

The City should allocate the monies contained within the fund over the ten-year period designated by the 2022 Plan (2022-2031) through a series of grants and loans in response to proposals issued through the City of Albuquerque's solicitation process in accordance with the administrative requirements of the Department of Family and Community Services. The City should monitor disbursed funds to ensure that funds are spent for the intended purpose and should collect data on the impacts from these funds to better understand the Fund's overall effectiveness in supporting housing and economic development efforts within the Pocket.

III. INTRODUCTION

HOUSING AND NEIGHBORHOOD ECONOMIC DEVELOPMENT FUND

In the 1980s, the City of Albuquerque (“Albuquerque” or the “City”) used Urban Development Action Grants (UDAG) from the U.S. Department of Housing and Urban Development to make loans to El Encanto, Inc. (dba Bueno Foods) to expand food production facilities and to Albuquerque Plaza to develop the Hyatt Regency Hotel and Beta West office building.

In 1987, the City established a **Housing and Neighborhood Economic Development Fund** (HNEDF) to utilize proceeds from these UDAG loan repayments to benefit low- and moderate-income residents in a **targeted area known as the “Pocket of Poverty”** (the “Pocket”).

The 1987 ordinance establishing the Housing and Neighborhood Economic Development Fund called for the **development of a ten-year comprehensive plan** to outline and guide decisions about how to use the UDAG loan repayments. Plans adopted in 1993 and 2002 have **guided the use of over \$18M for housing and economic development projects** benefiting Pocket residents between 1993 and 2008.

The ordinance also provides for a HNEDF Committee (the “Committee”) comprised of 11 residents, business owners, and housing, lending, and architectural specialists from Pocket of Poverty neighborhoods. This Committee advises on fund planning process and supports the development, approval, and implementation of the comprehensive plan, including structuring a ranking system for prioritizing project allocations.

Once it is approved by the Mayor and City Council, this 2022 Housing and Neighborhood Economic Development Fund Plan (the “2022 Plan”) is **intended to guide decision-making for spending the \$6.3M currently available** in the HNEDF.¹

DEVELOPING THE 2022 PLAN

Development of this comprehensive 2022 Plan proceeded in three phases: discovery, community engagement, and Fund Plan drafting and approval.

- The **discovery phase** began in March 2021. It included a review of past planning materials, an analysis of current socioeconomic and market conditions in the Pocket, and an evaluation of the 2002 HNEDF comprehensive plan.
- The **community engagement** phase included a virtual visioning session with the public in August 2021, an area-wide digital survey answered by over 195 residents, 4 issue-specific virtual focus groups, and one-on-one meetings with local neighborhood organizations, stakeholders and housing and economic development experts. Monthly meetings with the HNEDF Committee and additional meetings with the HNEDF’s subcommittee were held to gather additional feedback.
- In the **drafting and approval phase**, the City presented the Committee with a draft of the plan in December 2021 for feedback before it was submitted for review at a public meeting in March 2022, revised, and presented to City Council for approval.

¹ Inclusive of \$237,500 allocated in 2013 by City Council but never spent, and likely available for alternate allocation following City Council adoption of this plan.

USING THIS DOCUMENT

This 2022 Plan is intended to **provide guidance to the City** as it considers funding allocation decisions over the next 10 years. **Actual allocations will be determined by the City** over time in accordance with the 2022 Plan and two-year programs as specified in the ordinance.

The 2022 Plan provides a history of the HNEDF, an overview of demographic, economic, and real estate conditions in the Pocket today, a summary of engagement findings, and a recommendations section that offers broad allocation categories, guiding principles for decision-making, and considerations regarding the long-term sustainability of the fund to assist the City going forward.

IV. HNEDF HISTORY

ORIGINS OF THE HNEDF

The City established the HNEDF in 1987 to ensure that repayments from UDAG loans made in the 1980s were used to benefit low- and moderate-income residents in the **Pocket of Poverty**, a geographic area within the City which met the initial federal standards for physical and economic distress.

The ordinance governing the fund requires that 50 percent of allocated funds should be used for **housing** and 50 percent for **economic development**. Additionally, all proceeds from El Encanto loan repayments must be used for projects located in the North Barelvas community development area.²

The **goals** for the fund as stated in the founding ordinance are **reducing blight and poverty, increasing available housing, creating jobs, and promoting small business development** to enhance the well-being of low and moderate-income residents.

THE POCKET OF POVERTY

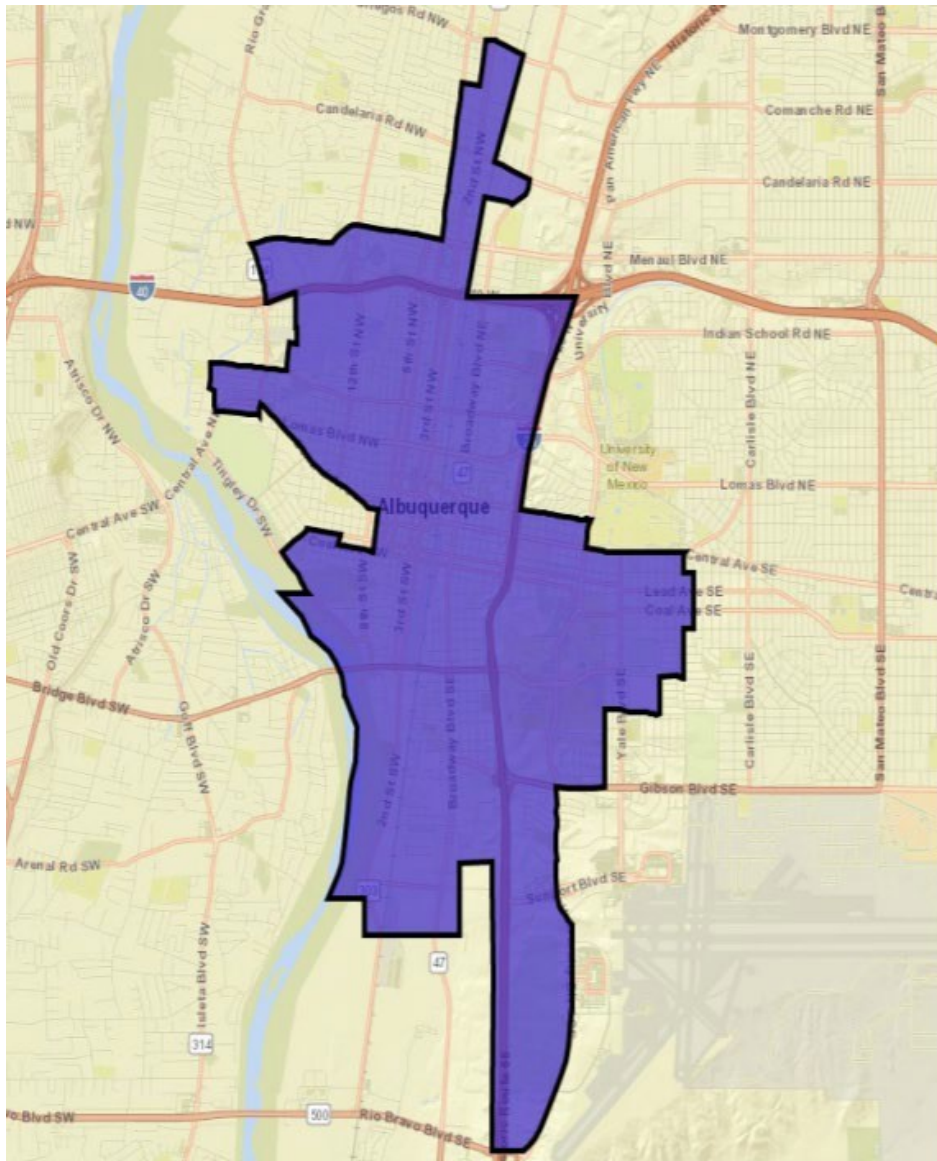
Under federal regulations in place at the time of HNEDF's creation, a Pocket of Poverty was defined as a **contiguous geographic area** containing at least 10,000 people or at least 10 percent of a city's population, where at least 70 percent of residents have incomes below 80 percent of the Area Median Income (AMI) for the city and at least 30 percent have incomes below the national poverty threshold.

Albuquerque's Pocket of Poverty stretches from Los Griegos on the north, to University Heights on the east, Barelvas and South San Jose on the south, and Old Town on the west (see Figure 1 below). See the map in Appendix 1 for more detail on Pocket boundaries and all included neighborhoods.

Today, 25 years after the establishment of the HNEDF, **Pocket of Poverty residents continue to experience economic distress** at higher rates than the surrounding region. As of August 2021, 30 percent of Pocket residents live below the poverty line and 65 percent of residents have annual incomes below 80 percent AMI for the city. While slightly below 1980s-era federal standards for initial Pocket of Poverty designation, economic distress in the Pocket remains substantially more pronounced than in the rest of the City and Bernalillo County. A detailed assessment of economic conditions in the Pocket of Poverty can be found in the Data Analysis section (beginning on Page 8).

² As of November 2020, \$435,000 out of the total HNEDF fund balance is currently set aside for investments in the North Barelvas community development area.

Figure 1: Pocket of Poverty Boundaries



PREVIOUS COMPREHENSIVE PLANS (1993 and 2002)

The 1987 HNEDF ordinance called for the development of **ten-year comprehensive plans** to guide decisions about how to allocate resources from the fund, with a secondary purpose of documenting housing and economic conditions in the Pocket.

Past HNEDF plans provided the following specific **funding recommendations** for housing and economic development priorities. The 2002 plan also included an “Opportunity Fund” for housing and economic development projects falling outside the specified categories.

	1993	2002
Housing	<ul style="list-style-type: none"> • \$1.3M to incentivize new construction • \$440K for rehabilitation of existing rental housing 	<ul style="list-style-type: none"> • \$1.425M to incentivize new infill housing construction • \$800K for rehabilitation and exteriorfaçade improvement • \$2M revolving loan fund for affordable housing construction
Economic Development	<ul style="list-style-type: none"> • \$1.1M for job generating activities • \$350K for commercial revitalization • \$260K for educational services 	<ul style="list-style-type: none"> • \$2M for incentivizing acquisition andrehabilitation of commercial properties • \$800K for physical improvements such as façade renovations • \$250K for training and education
Other		<ul style="list-style-type: none"> • \$1M Opportunity Fund to cover grants and loans for additional housing and economic developmentopportunities

The tables below show some of the goals outlined in the respective plans along with reported **outcomes** of housing and economic development projects implemented under the 1993 and 2002 plans.

1993 Plan Goals	1993 Plan Outcomes
Construct new single-family and multi-family housing that is affordable to lower income residents	269 housing units constructed
Acquire and rehabilitate existing rental housing	26 rental units rehabilitated
Create permanent jobs for lower income residents of the Pocket	230 jobs created 180 were for low/moderate income people 126 jobs filled by Pocket residents
Eliminate blighted conditions and initiate projects and public services that create a sound environment for public and private investment, commercial revitalization, and neighborhood stabilization.	84 facades completed \$913K in private investment
Retain, expand, and attract new businesses to commercial districts	94 business loans \$2.4M in loans to businesses and organizations 592 organizations receiving technical assistance
Increase education levels and training levels of residents	1,061 students in educational programs

2002 Plan Goals	2002 Plan Outcomes
Construct new single-family and multi-family housing that is affordable to lower income residents	At least 171 housing units constructed or rehabilitated
Acquire and rehabilitate existing rental housing	At least 199 housing facades improved
Create permanent jobs in the Pocket for low and moderate income residents by generating new job, especially those with higher wages, and reducing existing unemployment	At least 70 new jobs created
To increase educational and training levels of Pocket residents	At least 377 students benefited from educational services

In interviews with former HNEDF Committee members and community organizations, many spoke positively of the impacts from the implementation of the 2002 Plan. Many commented on projects that had substantive impacts on the community. Some of the more notable projects included:

- **WESST Corp Business Incubator:** A \$1.36M loan to close the gap on construction of a 2-story, 36K SF LEED Silver building to offer common and leasable space to business start-ups. This space continues to provide ongoing benefits for local entrepreneurs and for all Pocket communities.
- **Arbolera de Vida:** An \$800K revolving construction loan to build 30 single-family homes, with 29 sold through 2008.
- **Greater Albuquerque Housing Partnership:** \$1.2M in construction loans for 35 homes in the Martineztown and Barelas neighborhoods.

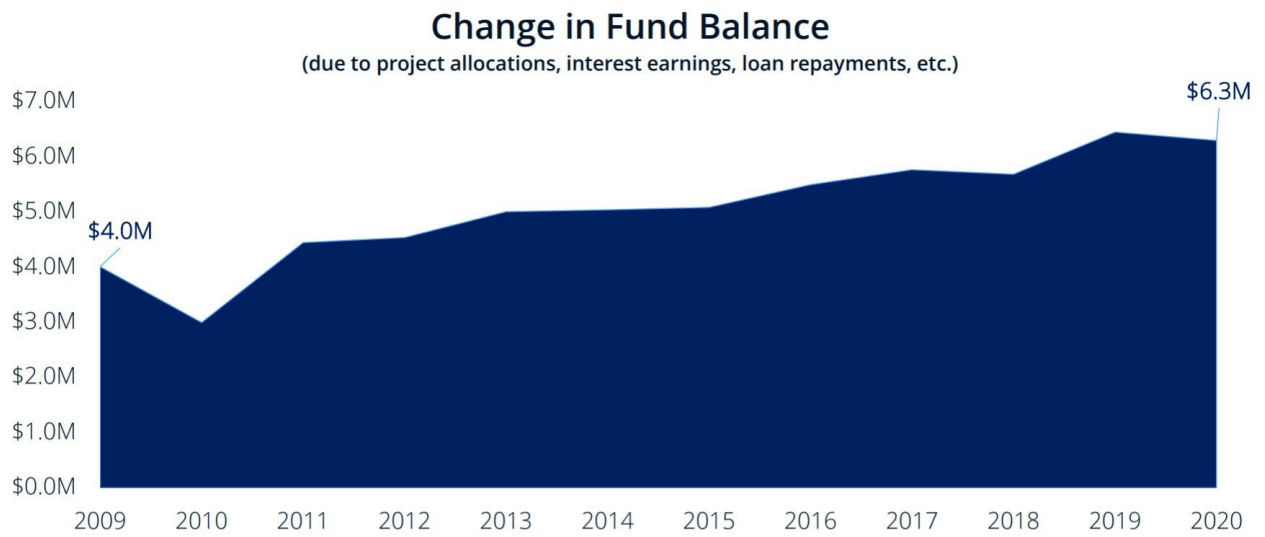
When stakeholders were asked about projects funded through the 2002 Plan, there was general consensus that all of the selected projects were successful with one notable exception. Broadway Vistas, a 20-unit condominium project for low-moderate households faced considerable delays and conditions brought on by the Great Recession slowed unit sales.

Further evaluation of the 1993 and 2002 HNEDF Comprehensive plans is limited by sparse documentation and a lack of institutional memory. All City staff present during the 2002 Plan approval and implementation process have since moved on from the City and new staff are not aware of previous processes or outcomes, outside of what is presented in a few historical files. Similarly, former HNEDF Committee members and funding recipients have not preserved significant documentation from previous plan processes and outcomes and, in some cases, are limited to anecdotal insights.

FUND GROWTH SINCE 2008

As indicated in Figure 2 below, over the past decade, **the HNEDF has grown by more than 50 percent** due to repayments and interest earnings from outstanding HNEDF loans. This 2022 HNEDF Fund Plan provides a framework for guiding the allocation of \$6.3 million in available funds to housing and economic development projects in the Pocket of Poverty.

Figure 2: HNEDF Growth



V. POCKET OF POVERTY TODAY

NEW AND EMERGING ISSUES IN THE POCKET OF POVERTY

When considering Pocket of Poverty's demographics, economic distress and real estate market, it is clear that Pocket of Poverty residents are still experiencing economic distress at higher rates than the surrounding region. Unemployment and poverty rates remain stubbornly high, while median incomes lag well behind city and county averages. In addition to high unemployment numbers, fewer Pocket residents attain advanced educational degrees, likely inhibiting their ability to access higher-quality job opportunities.

Coupled with those difficult economic conditions, rents are increasing across the Pocket, making it more difficult for residents and small business owners to afford their homes and maintain their places of business, respectively. Future planning and redevelopment efforts (e.g. new professional soccer stadium, Rail Yards project, trail projects, etc.), though potentially adding new amenities for residents, will likely only increase rent pressures as property values are likely to increase.

Meanwhile, the Pocket of Poverty population has remained largely unchanged over the last twenty years, while the population with Bernalillo County has grown by 24%, indicating that the Pocket is not benefiting from broader regional growth. The Pocket has a more diverse population than the County with a majority of Hispanic residents and 43% of residents identifying as non-white.

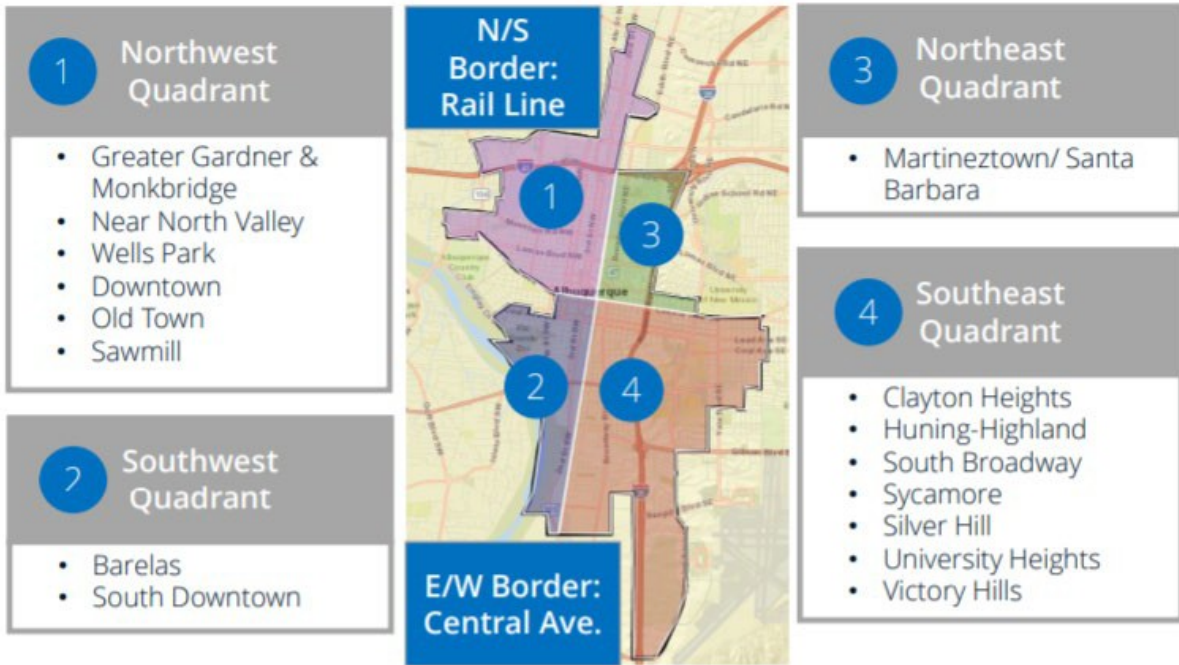
Based on these conditions, the City should leverage the above insights to make decisions on which projects and programs best address these challenges. Specifically, the City should prioritize projects and programs that:

- Propose to build new housing options that provide long-term affordability for low-moderate income Pocket residents
- Fund housing improvements that reintroduce distressed/condemned housing to market at affordable rates
- Create quality job opportunities that pay living wages with strong benefits for Pocket residents
- Provide educational services to Pocket residents that enhance pathways to economic opportunity and quality jobs

These conditions are further detailed and emphasized in the data analysis included below.¹ The analysis below breaks the Pocket of Poverty into four quadrant areas: Northwest, Northeast, Southwest, and Southeast. See the Figure 2 below for a map detailing the quadrant geographies and the corresponding neighborhoods included in each quadrant. The City should draw from the themes mentioned above and use the geographic trends and conditions across the Pocket to understand which neighborhoods are in greatest need of investment. For example, unemployment is at its highest in the SW Quadrant. Therefore, a project or program that pledges to create new quality jobs in the SW Quadrant may be considered high priority because it directly serves a population in need of new employment opportunities.

¹ Demographic and economic data is drawn from U.S. Census Bureau's American Community Survey. The real estate data is drawn from CoStar, a widely used national real estate database.

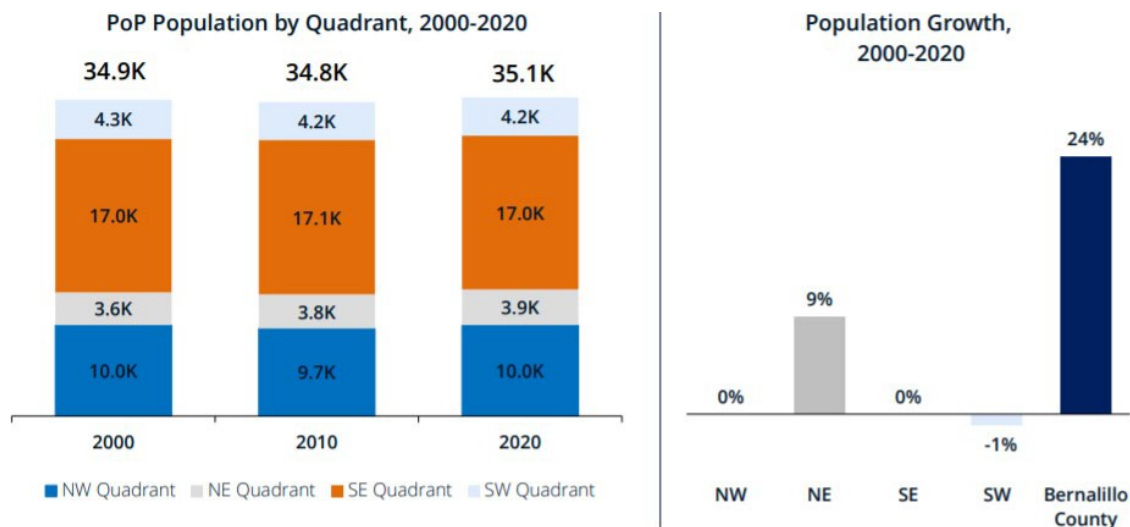
Figure 3: Pocket of Poverty Quadrants for Data Analysis



POPULATION AND DEMOGRAPHICS

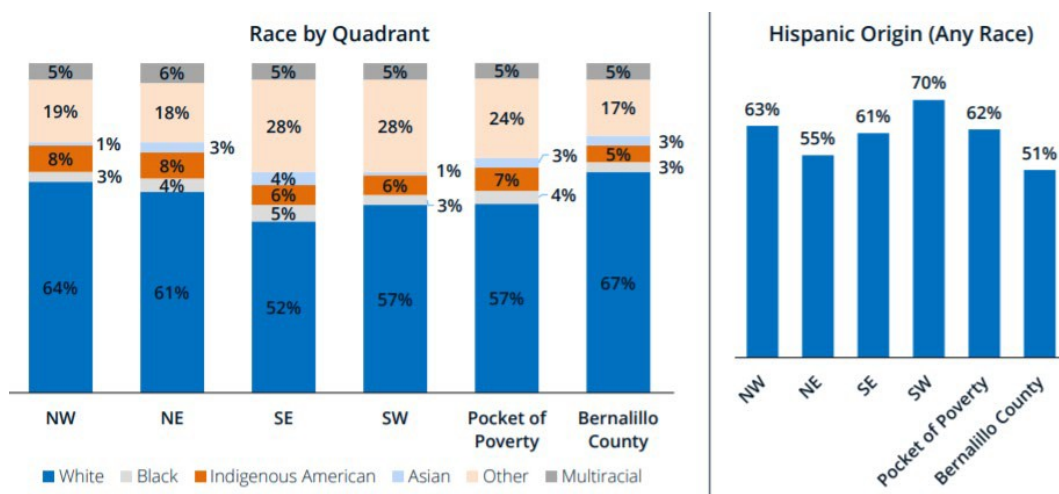
From 2000 to 2020, **population growth across the Pocket has been largely stagnant**. As detailed in Figure 4, not only has the Pocket population remained relatively similar over the past 20 years, but also, the Northeast quadrant is the only quadrant experiencing population growth (9%). Other quadrants have either seen population stagnation or decline since 2000. Compared to county-wide growth of 24 percent, the Pocket has not captured the growth taking place across Bernalillo County.

Figure 4: Data Analysis—Population and Growth



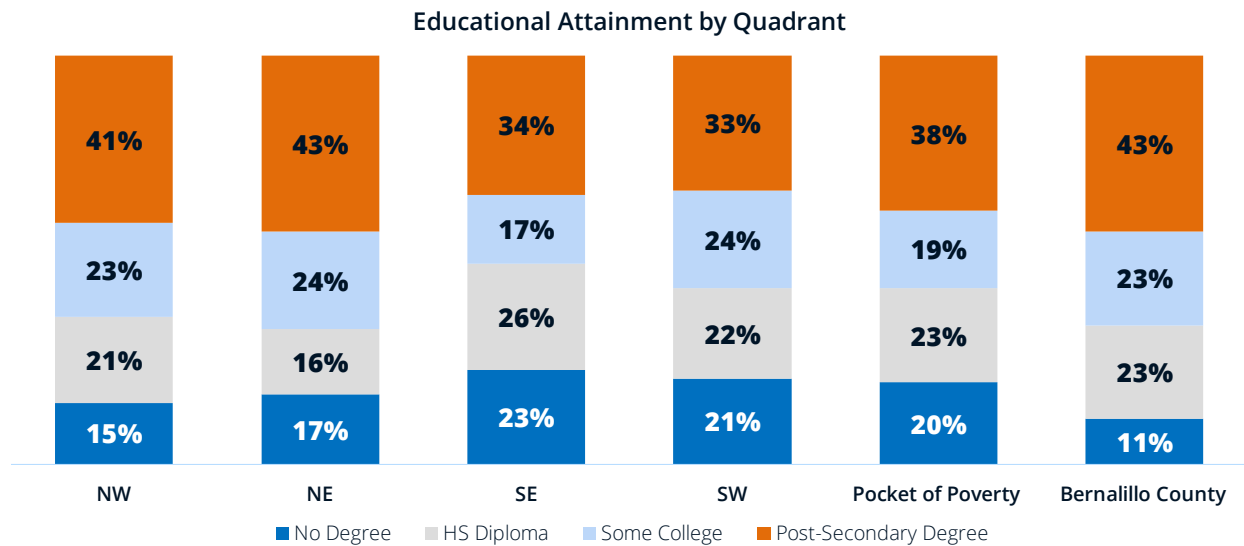
Analysis of racial dynamics across the Pocket suggest that Pocket residents are **more racially diverse** than the larger County. As shown in Figure 5 below, 62% of Pocket residents are of Hispanic origin, a greater proportion than Bernalillo County (51%). In addition, across Pocket quadrants there is a smaller percentage of White residents as compared to the County.

Figure 5: Data Analysis—Race and Hispanic Origin



In addition, Pocket residents have **lower educational attainment** compared to Bernalillo County. Only 57% of residents have some college education compared to 66% at the county level. However, as seen below in Figure 6, levels of educational attainment vary across the Pocket. For example, within the Northeast and Northwest quadrants of the Pocket, residents with post-secondary degrees are relatively on par with county-wide rates and higher than the Pocket average.

Figure 6: Data Analysis—Educational Attainment

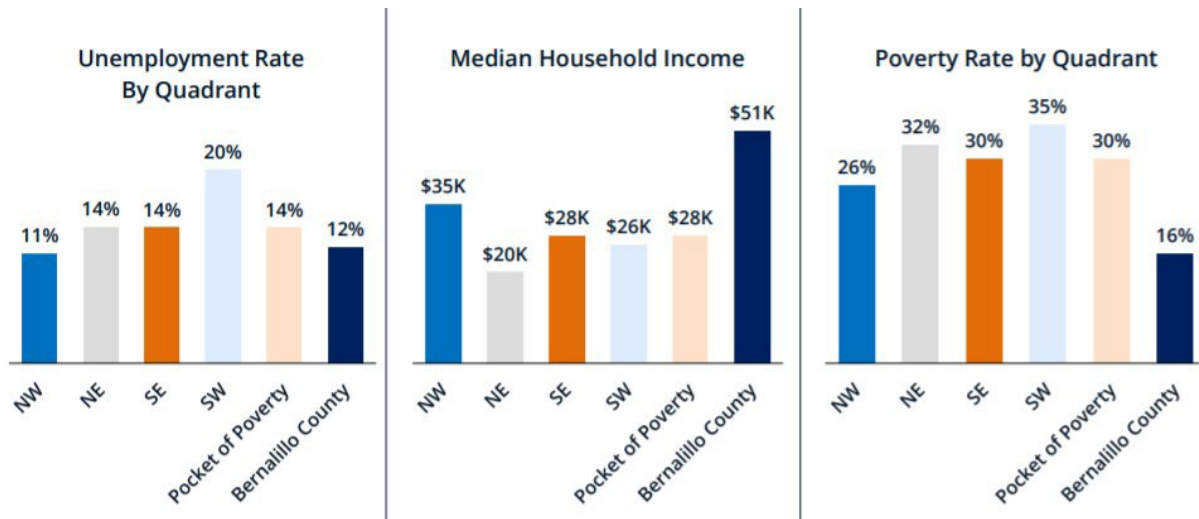


ECONOMIC DISTRESS

Residents of the Pocket have **higher unemployment** rates, **lower median household incomes**, and **higher poverty rates** than the regional average.

As seen below in Figure 7, Bernalillo County has a substantially higher median household income and a substantially lower poverty rate than all quadrants of the Pocket, and lower unemployment than three of four Pocket quadrants. Unemployment and poverty rates are highest in the Southwest quadrant, and median incomes are lowest in the Northeast quadrant. Though the Northwest Quadrant is currently experiencing lower degrees of unemployment and poverty, and has higher median household incomes than the rest of the pocket, it is still generally experiencing high levels of economic distress.

Figure 7: Data Analysis—Unemployment, Median Household Income, Poverty Rate



REAL ESTATE CONDITIONS

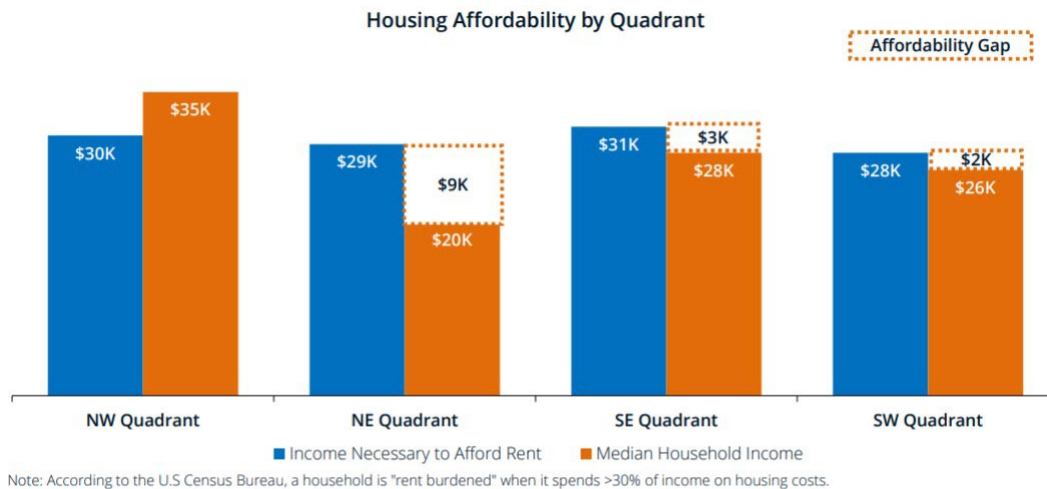
Higher rents, lower vacancies, and increasing demand for new real estate development characterize the office, industrial, retail, and multi-family rental markets since 2002 and suggest that while the real estate market in the Pocket is growing, these conditions have not improved local residents' economic prospects.

IMPACTS OF CURRENT ALBUQUERQUE PLANNING INITIATIVES

These pressures will only intensify as there are many new development projects in the pipeline that will impact the local real estate market, drive demand upward, and potentially place increasing costs pressures on low-income households and local businesses. While these new developments are exciting for Albuquerque residents, they may create inhospitable economic conditions that produce neighborhood displacement of residents and small businesses and overall gentrification. These projects include but are not limited to:

- Rail Trail and Greater Downtown Urban Trail projects
- Rail Yards redevelopment
- Proposed stadium for the New Mexico United professional soccer team

Figure 8: Data Analysis—Housing Affordability and Rent Burden



Moreover, the Pocket is characterized by an older housing stock. According to the American Community Survey, as of 2016, at least 50% of the Pocket’s housing stock was built prior to 1960, whereas only 19% of Bernalillo County’s stock was built prior to 1960. As a natural consequence, older homes cost more to maintain and often require that owners and tenants pay higher utility costs. Previous HNEDF plans have highlighted the disproportionality of Pocket homes that are substandard, deteriorating, or in violation of local codes as compared to the broader City and Bernalillo County. When combined with increasing rents and an expanding rent burden, Pocket residents are facing enormous costs to maintain housing.

VI. COMMUNITY ENGAGEMENT RESULTS

GUIDANCE FOR USING COMMUNITY ENGAGEMENT INSIGHTS

The City should consider insights gathered from residents, community groups, stakeholders, business owners, and other relevant constituencies as it makes funding allocation decisions. Allocations should consider the insights put forth by stakeholders and community members alongside the data provided in the “Pocket of Poverty Today” section beginning, as well as the data and community engagement information included in the Appendix. When comparing different funding proposals, the City should consider how demographic and socioeconomic insights align with the qualitative commentary offered by the community. That alignment should provide clarity on the areas of greatest need and allocations should be directed to those identified areas. More guidance on fund allocation is provided in the next section.

COMMUNITY ENGAGEMENT PROCESS

A community engagement process was developed to gather and incorporate feedback from residents, business owners, and students within the Pocket of Poverty.

The community engagement process for the 2022 Plan sought to include diverse populations represented within the Pocket of Poverty. Primary areas of focus included:

- Validating data analysis and understanding current on-the-ground housing and economic development conditions within the Pocket.
- Gathering input from Pocket communities on housing and economic development needs.
- Obtaining feedback, potential strategies, and actionable recommendations to include in the proposed plan.

To ensure that the needs and interests of the community were infused as integral elements within the 2022 plan, the following key questions related to housing and economic development anchored the engagement process.

Housing

- 1) How have HNEDF funds impacted the state of housing within the Pocket since 2002?
- 2) What are the Pocket's current housing needs?
- 3) How can 2022 Plan allocations directed towards housing maximize impact?

Economic Development

- 1) How have HNEDF funds impacted the state of economic development within the Pocket since 2002?
- 2) What are the Pocket's current economic development needs?
- 3) How can 2022 Plan allocations directed towards economic development maximize impact?

Guiding Principles

The community engagement process sought to engender respect and trust, centering the following as core principles:

- 1) Intentional inclusion **of the most vulnerable members of the Pocket.**
- 2) Accessible and convenient engagement that accounts for limitations that could arise from **language, culture, location, physical accessibility, childcare, food, and transportation, among other considerations.**
- 3) A **respectful, inclusive, and appropriate** approach to engagement.
- 4) Conscious recognition of **systemic racism, injustice, and inequality.**
- 5) **Timely, accurate, accessible, and relevant** information shared to the community.
- 6) **Transparent** decision-making.

The Public Engagement Process Overview

The 2022 Plan's community engagement was conducted over a 6-month period that included multiple opportunities for community members, residents, local businesses and area stakeholders to contribute to the process. These intentional efforts reached all neighborhoods represented in the Pocket of Poverty and their insights are incorporated into the 2022 Plan. This strategy included the following efforts:

- Developing a City of Albuquerque project website as a project clearinghouse. This website was updated throughout the process with meeting dates, past presentations, and plan drafts.
- Issuing a community survey to test the Pocket demographic analysis and to obtain community input from English and Spanish speakers, with paper and digital response options (detailed analysis of this survey is included in Appendix 2).
- Hosting a community workshop and focus group meetings with key community stakeholders (overview of these events are included in Appendix 2).
- Engaging with local community groups and stakeholders in 1-on-1 and small group interviews.
- Finding opportunities to expand participant diversity and include a deep variety of perspectives.

Community Engagement Narrative

Throughout the engagement conducted as a part of this strategy, one of the common themes expressed was that each neighborhood within the Pocket is unique and there is no one-size-fits-all strategy that can meet

the needs of individual neighborhoods. That said, between the various methods of engagement, there are clear areas of consensus among community members and stakeholders about needs across the Pocket.

Housing

Housing is a top priority and residents are concerned about rising costs of housing in the face of stagnant wages. Renters are concerned that increasing demand and early signs of gentrification across the Pocket will add further upward pressure on already increasing rents. If possible, renters want to purchase real estate, but often do not know what they need to do to purchase housing or do not have easy access to capital with favorable terms to support homeownership. Homeowners in the Pocket are facing different types of costs. As mentioned earlier, the Pocket's housing stock is older on average than the housing stock across the city and county, burdening homeowners with additional costs. This is especially a concern for older, aging-in-place homeowners who need to renovate homes to support how their lifestyles change with age. Overall, these increasing pressures on housing affordability are contributing to a growing homelessness problem.

To respond to these needs the City should grant funding to projects that support reliable, affordable, well-maintained housing options located in safe neighborhoods. This can include funding to support the construction of new housing or renovating existing housing options, improve energy efficiency for low income households to reduce housing utility costs, ultimately leading to wide of housing choices for residents (e.g., single and multi-family, for-sale and rental, small and large, supportive housing for seniors). In addition, where possible, the City can offer funding to local programs that support broader homeownership for Pocket residents including funding courses that educate prospective first-time homeowners on how to buy and maintain homes, creating rent-to-own opportunities, and working with local partners to develop financial products that specifically support prospective first-time homeowners.

Overall, our engagements revealed that housing is the top concern for local residents and should be the top priority for funding allocations. Any projects that seek to preserve or produce affordable housing, support pathways for residents to secure homeownership, or support residents with the overall cost of housing are tending to the needs of this community.

Local Businesses

Pocket residents are concerned about the health and longevity of current local small businesses. Some business owners are interested in or considering expanding their operations but do not know how or lack the funding to scale up. Also, in many cases, local storefronts on main commercial corridors are older and require additional maintenance and upkeep to ensure that shops look aesthetically appealing and draw visitors in. Especially given the economic conditions brought on by COVID-19, small businesses need support in improving, sustaining, and growing their business.

Similarly, residents are also interested in supporting those who are looking to start their own business and adding to the local economic base. There are local entrepreneurs interested in starting a business, but many do not know how or lack the start-up capital sources to get their businesses off the ground.

Given these needs the City should allocate funds to projects and programs that help create sustain conditions supportive of a thriving small, independent business scene. The Fund should support training and capacity building for small business owners and entrepreneurs and particularly, M/WBEs. In addition, to support vibrant commercial corridors and opportunities for business retention and expansion, businesses need support for façade and infrastructure improvements to improve neighborhood aesthetics and walkability.

Economic Opportunity

As residents struggle with higher costs, they are interested in having access to quality jobs offering living wages (\$15+/hr) and benefits (e.g., health insurance, retirement plan, etc.) However, not all residents are positioned to access these quality jobs. Residents indicate that there is a need for greater availability of and access to relevant courses, job training programs, and other educational opportunities and pathways

that can prepare them for new opportunities paying higher wages. In addition, some Pocket residents are limited by childcare needs, inconsistent transportation availability, or other service limitations that prevent them from accepting new job opportunities.

In response, the City should fund projects that create quality jobs. Investments across funding categories will generate job creation, and the City should ask respondents to detail the quantity and quality of new jobs that will be created from new projects or program. In addition, the City should privilege proposals that create pathways to desirable employment outcomes and protect a person's ability to accept new work opportunities. Such pathways and protections can include, but are not limited to:

- Availability of and access to affordable daycare
- Availability of and access to after-school programming
- Availability of and access to affordable transportation
- Availability of and access to job training and workforce development opportunities
- Business education opportunities
- College affordability support (e.g., scholarships, debt repayment)

In addition, Pocket residents also indicated a desire for additional health and wellness services such as grocery stores, additional parks and open space, and other affordable nutrition and health offerings. The City should provide additional consideration to proposals that promote community health and wellness.

A Neighborhood-Specific Approach

As mentioned, residents continuously emphasized that each neighborhood within the Pocket is unique and has unique needs. Not only should the City consider such individual needs, but also consider how each project may impact a neighborhood. For example, new development in any neighborhood should reflect and preserve existing community character and meet community needs.

Engagement efforts included four neighborhood-specific focus groups (South Broadway, Wells Park, Santa Barbara/Martineztown, and Barelás) with local organizations that spoke directly to their neighborhood's needs. While the City considers which projects to fund across the Pocket geography, it should consider the following guidance elevated by local community and identified as the neighborhoods greatest needs.

South Broadway

Residents requested that the City prioritize proposals for South Broadway that support:

- Home renovation and repair
- New housing – including first time home ownership, rehabilitation, education for first time homeowners and of new and diverse housing stock
- Enhanced childcare access
- New job training opportunities
- Local business retention and attraction along Broadway Boulevard
- Enhancing community resources for City programming and activities within the community
- Ensuring that youth and seniors to remain in the community

Wells Park

Residents requested that the City prioritize proposals for Wells Park that support:

- Housing affordability for different typologies
- New infill development.

Santa Barbara/Martineztown

Residents requested that the City prioritize proposals for Santa Barbara/Martineztown that support:

- Education for homeowners on financial options to retain homes
- Funds for housing rehabilitation and renovation
- Job training
- Facilities for community members to sell products made in the community
- Parent-child education
- Assistance accessing community service and benefits programs.

Barelas

Residents requested that the City prioritize proposals for Barelas that support:

- Supporting a vibrant commercial corridor on 4th street
- Prioritizing smaller housing to provide affordable housing for community members
- Façade improvements
- Gentrification prevention
- Organizational capacity building for existing community organization

VII. HNEDF FUNDING ALLOCATION CRITERIA

10-YEAR FUND GOALS AND OBJECTIVES

HNEDF funding will be prioritized for projects that provide long term and sustainable benefits for low and moderate income residents of the pocket of poverty. Based on the needs identified through data analysis and community engagement and potential solutions to address those needs, the following goals and objectives should steer project and program allocation decisions.

Goal 1: Produce and preserve housing units affordable for low-middle income residents.

Goal 2: Create quality jobs (\$15+/hour with benefits) specific for Pocket residents

Goal 3: Rehabilitate buildings and improve facades for housing and commercial properties

Goal 4: Support entrepreneurs and small businesses in growing their companies

Goal 5: Create and/or support pathways and services that enhance resident access to economic opportunity (e.g., new jobs, homeownership, etc.)

Goal 6: Leverage private investment alongside HNEDF funds

Goal 7: Allocate funds towards M/WBE and businesses and organizations located within the Pocket.

The City should follow up with each organization it allocates money to and collect information on the nature of impacts associated with each project. This information will provide additional insights as to the effectiveness of the Fund and how it improves the lives of Pocket residents.

FUNDING ALLOCATION CATEGORIES

Per the HNEDF Ordinance, 50 percent of funds are to be allocated to housing projects and 50 percent to economic development projects in any two-year period. Administrative costs will also be allocated to the fund in the amount 10% of the current fund balance not to exceed \$630,000.00. Administrative costs may include: contract development and administration, HNEDF committee coordination, fiscal management including processing payments, monitoring, other administrative duties related to HNEDF. Therefore, the remaining balance will be allocated as follows: \$2,835,000.00 for housing and \$2,835,000.00 for economic development.

Within the broad areas of housing and economic development, the City will consider proposals that fall into the following **six categories from the 2002 plan. These priorities have been affirmed as continued priorities** throughout engagement efforts with the community. The additional descriptions include specific funding preferences voiced throughout the engagement process or elevated through data analysis.

These categories may be changed based on evolving needs over time, and distribution among the funding categories will remain flexible as needs and conditions change. Funding will also be allocated as necessary for **planning and evaluation** of HNEDF-funded housing and economic development projects.

The categories of use for **housing funds** are:

1) **New for-sale and rental housing construction:**

Provide the funding necessary for developers to build a variety of housing options in one or more of the following categories, **all of which should be affordable to low-moderate income Pocket residents:**

- Single family,
- Multifamily,
- For-sale,
- Rental,
- Housing with a mix of typologies,
- Housing catering to families,
- Housing catering to seniors,
- Housing that is accessible to disabled residents, and/or
- Housing with a mix of unit sizes.

2) Housing rehabilitation:

Make funds available for:

- Acquisition and rehabilitation of existing housing,
- Housing improvements that support senior citizens and disabled residents,
- Add energy conservation upgrades to existing housing,
- Property rehabilitation of rental apartments, single family homes, and other typologies.

3) Technical services:

Make funds available for eligible organizations to hire professionals with the expertise to support:

- Development of vacant lots with affordable housing,
- Education for first-time homeowners,
- Educational opportunities instructing students on how to build housing, and/or
- Other technical and supportive services that attend to Pocket housing needs for a range of beneficiaries.

Applicants would apply for these funds in conjunction with a specific approved project.

The categories of use for **economic development funds** include:

4) Commercial property acquisition and rehabilitation:

Make funds available for:

- Acquisition,
- Demolition,
- Environmental remediation, and/or
- Rehabilitation of commercial properties that need subsidization to become economically feasible to redevelop.

This can include the acquisition of nuisance and vacant property to eliminate blight and secure future development opportunities for public, private, or community-based groups.

These opportunities should be considered **highest priority if they directly meet neighborhood service needs such as grocery stores, day care facilities, or after-school programming** sites. The activities must result in the **creation or retention of quality, living-wage jobs** for Pocket residents.

5) Physical improvements:

Make funds available for physical improvements in the Pocket to create a **sound environment for private investment and thriving commercial corridors**.

The funds can be used for improvements that:

- Complement or enhance existing City programs in the public right of way,
- Promote walkability and improve neighborhood aesthetics, and/or
- Improve the façades of businesses.

6) Training, education, and supportive programming

Make funds available for training, education, and supportive programming that directly benefit residents of the Pocket and create pathways and supports for business growth, wealth creation, and/or quality employment, especially for M/WBE organizations.

VIII. IMPLEMENTATION STRATEGIES

TWO-YEAR PROGRAMS

Each odd numbered year, a program will be developed for utilization of the fund income anticipated during the upcoming two fiscal years. The program shall substantially conform to the adopted ten-year plan as adopted by the Council.

CITY OF ALBUQUERQUE

If it is determined that a Department/Division within the City of Albuquerque has the capacity to successfully carryout an identified project, the City may allocate funds to that specific Department/Division to carryout said activities through a Memorandum of Understanding.

SOLICITATION OF FUNDING PROPOSALS

The City will follow all procurement rules for solicitation and adhere to the Department of Family and Community Services Administrative Requirements which may be found on the City of Albuquerque's website.

The City can issue periodic **Requests for Proposals (RFP)** for the specific housing and economic development categories listed above or for projects within the parameters of the HNEDF plan. The Department of Family and Community Services will generate these RFPs and ensure that responding organizations can describe how proposed projects would meet various criteria and priorities for HNEDF funding and meet typical City procurement requirements. These requirements are discussed in greater detail in Appendix 4 and are further clarified on the Department of Family and Community Services website:

<https://www.cabq.gov/family/partner-resources/request-for-proposals>

The City will form an ad hoc committee of City staff and HNEDF Committee members to evaluate and rank submitted RFPs in accordance with the principles described below, for ultimate contract decision making by the City.

ROLE OF THE HNEDF COMMITTEE

The fundamental role of the HNEDF Committee is to review and provide recommendations for the allocation of HNEDF funds, subject to City procurement policies and regulations.

RFPs will be processed in compliance with the DFCS social service procurement guidelines. The ad hoc committee will be assembled in compliance with those rules, with priority given to including HNEDF committee members.

Conflict of Interest

City staff and any designated HNEDF Committee member will not be appointed to an ad hoc committee where there is an identified conflict of interest.

FUNDING PRINCIPLES & PRIORITIES

Proposals will be evaluated based on specific criteria. Threshold criteria and scored criteria will be evaluated. Each proposal will differ depending on the type of project being evaluated. While proposal evaluations will differ slightly, the information below will serve as a guide on proposal evaluation.

- **Threshold Criteria:** These criteria are mandatory. Each proposal **MUST** be in alignment with these thresholds.
- **Scored Criteria:** These criteria will be scored, the proposal(s) with the highest scores will be selected.

The City, along with members of the Evaluation Committee, will consider how to apply criteria to projects to determine which projects are most deserving of funding. While these criteria are most relevant now, criteria may be added or subtracted within each new two-year plan.

Threshold Criteria

Proposals must:

- Be financially sound
- Create long-term benefits for Pocket residents
- Produce tangible outcomes
- Have appropriate administrative and operating costs
- Preserve the architecture and culture of residents of existing neighborhoods
- Housing proposals will support households that are below 80 percent AMI, especially households below 50 percent AMI.
- Economic development proposals will promote neighborhood businesses and/or employment, including self-employment or entrepreneurship of Pocket residents.

Scored Criteria

Scored criteria will be used to evaluate and choose between different proposals. These criteria include:

- Leverage other funding sources
- Complement rather than substitute for or duplicate funding sources that support existing programs
- Coordinate efforts to develop public-private partnerships
- Coordinate housing and economic development activities for neighborhood revitalization
- Build capacity within sponsoring organizations
- Create opportunities for Pocket homeowners, tenants, and business owners to participate in the design, financing, construction and management of the facilities
- Promote self-sufficiency and independence
- Provide services and facilities which lie outside the normal basic service delivery of the City
- Support neighborhoods that are experiencing the greatest economic distress
- HNEDF was established to address poverty and conditions of economic distress in low income neighborhoods and provide a source of funding to promote neighborhood revitalization. Given limited funding, proposals impacting neighborhoods that are struggling the most will be given priority. This 2022 Plan includes data to inform which areas of the Pocket are experiencing the most intense levels of economic distress (see Data Analysis section, beginning page 8 and supplemented in Appendices 2 and 3).
- Balance funding recipients by geography, size, and ownership/leadership
 - Extra consideration will be given to proposals from firms and organizations that are based within the neighborhoods and communities in which funds will be spent, smaller in size, and/or locally owned or managed. HNEDF was established to support Pocket residents, neighborhoods, businesses, and organizations. When the City funds proposals from local businesses and organizations, the funds not only support investment within neighborhoods, but also in local businesses or organizations. In addition, Pocket businesses and organizations are best positioned to understand local needs and how to preserve neighborhood culture, history,

and lifestyle. Investing in smaller organizations encourages growth, builds capacity, and promotes community self-sufficiency and independence.

- Include Minority- and Woman-Owned Business Enterprise (M/WBE) firms and organizations in proposals
 - Pocket neighborhoods are characterized by greater population diversity relative to the region. Historically, businesses and organizations that are minority- or woman-owned have faced greater burdens in starting and sustaining operations and have been less likely to have access to capital resources. Moreover, minority woman-led households have historically faced burdens that limit their access to wealth creation pathways. Encouraging investments in M/WBE enterprises will help enhance pathways to wealth creation for more vulnerable residents.
- Support neighborhoods that have not previously received funding
 - The City will seek to ensure that neighborhoods that have received less support in the past from the HNEDF have a chance to obtain funding going forward. This principle should be balanced with the need to prioritize resource allocations for the most distressed neighborhoods, regardless of past funding levels, as described above.

BALANCE BETWEEN GRANTS AND LOANS

HNEDF is a **dedicated source of funding** for the Pocket of Poverty, meant to provide direct support to Pocket neighborhoods. In keeping with Fund principles, allocations should be directed to maximize the benefit to Pocket residents, businesses, and other beneficiaries. This principle is best accomplished when funds are given to beneficiaries directly as a grant, without expectation of repayment. Therefore, while grants and loans can each be issued in response to an applicant's circumstances, the City should seek to offer grants when it maximizes the benefit to the beneficiary.

There may be instances when the City may wish to consider offering a loan instead of a grant. This decision should **focus on the beneficiary's ability to pay back a loan**. For example, smaller organizations with less revenue may benefit substantially more from a grant and have more difficulty in paying back a loan. Larger and more established entities with greater recurring revenue sources are likely better able to pay back loans and therefore may be a better candidate for a loan. Loans are particularly appropriate for certain construction projects with a clear source of repayment.

The City may also consider funding awards in which **loans may be forgiven if organizations meet specific goals** such as job creation, offering more deeply affordable housing units, etc.

Regarding loans, it is important to note the **high costs associated with their administrative oversight**. When loans are issued they require oversight and the City must dedicate staff resources throughout the life of each loan. The City is concerned with its ability to consistently provide these services over time.

EVALUATION AND MONITORING STANDARDS

Following the 2002 Plan, there was little institutional knowledge or documentation that can describe whether the projects funded under the guise of that plan were successful. If there were formal evaluation and monitoring procedures in place, there is little documentation detailing those efforts and all City staff from that period have been replaced. While former members of the HNEDF Committee and community organizations offered some qualitative insights about previous plan efforts, they were limited in what they offer.

To avoid this problem in the future, the City should take on a role to monitor how funds are spent and regularly evaluate funded projects against the goals of the 2022 HNEDF Plan. This will require some investment from either the City or the Committee to add the necessary capacity to track allocated funds and the impact those funds have. This should include annual check-ins with project and program managers that benefit from funding, for which they should submit documentation regarding project and program impacts. Such efforts are essential to preserving the Fund's institutional memory and the understanding funding

successes and challenges.

FINANCIAL PLAN & OVERALL FUND SUSTAINABILITY

The HNEDF grew from \$4.0M to \$6.3M between 2009 and 2020 as payments were made on outstanding loans and only a few new allocations were made. As of 2020, there was \$630K remaining in expected payments on outstanding HNEDF loans.

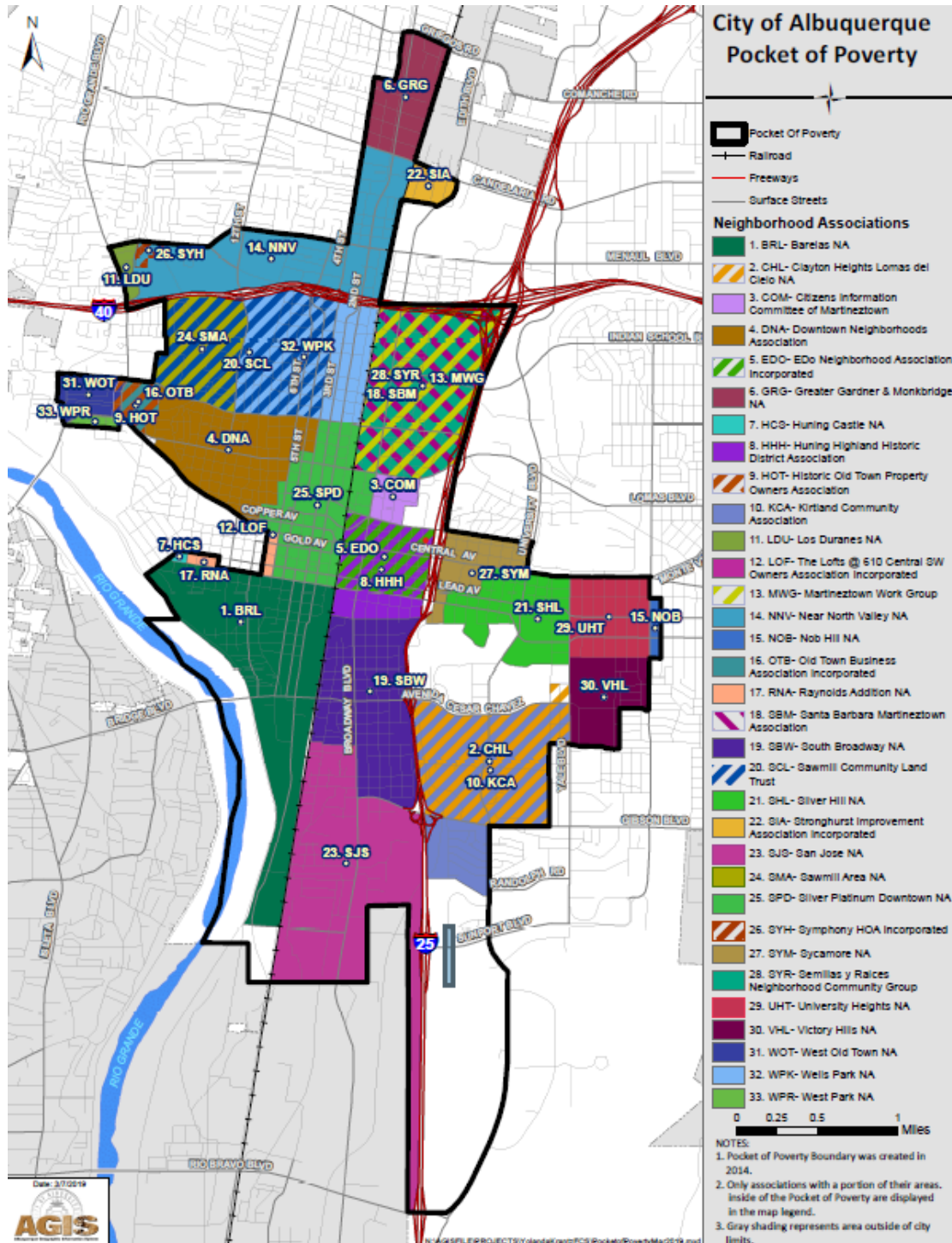
As the 2022 Plan is implemented, new allocations will outstrip income from these remaining loan payments, causing the fund balance to decline over time. Given the persistent needs of Pocket neighborhood residents and businesses, it is likely that **additional economic development and affordable housing support will be needed** in these neighborhoods for years to come. As such, the City and civic and philanthropic partners should anticipate the eventual exhaustion of the HNEDF, whether at the end of this next 10-year cycle or beyond, and work to identify additional programs and sources of funding to support the long-term needs of Pocket neighborhood residents and businesses.

In addition, prioritizing projects that have long-term benefits for Pocket residents and businesses will allow the benefit of HNEDF allocations to extend farther into the future, even if the fund itself diminishes over time.

VI. APPENDICES

APPENDIX 1: Pocket of Poverty Boundaries with Neighborhood Associations

Figure A.1.1.: Pocket of Poverty Neighborhood Map



APPENDIX 2: DETAILED OVERVIEW OF COMMUNITY ENGAGEMENT EFFORTS

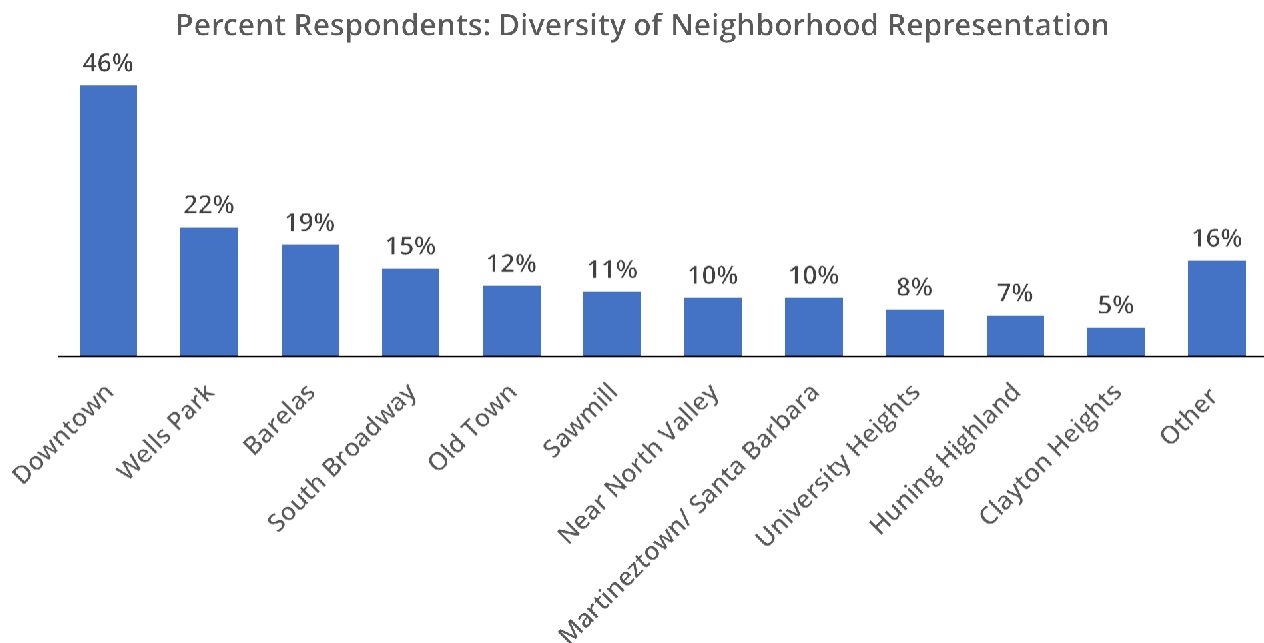
Community Survey

A community survey made available to the public assessed how demographic and socioeconomic data aligned with resident, worker, and student experiences. This survey was accessible online and in hard copy format. The survey included 15 questions related to housing and economic conditions in the Pocket and included additional questions regarding personal demographic information that were optional.

The survey was made available online, on the City’s HNEDF project website, accessible via link, QR code, and in paper format at community libraries. Posters and fliers were posted at local community businesses and organizations, including grocery stores, childcare facilities, community-based organizations, coffee shops, restaurants, community centers, libraries, etc. and were shared at neighborhood meetings. Survey information and links were also emailed to neighborhood associations within the Pocket, local churches and community organizations, community leaders, and via community organization list serves. The survey **opened in July 2021 and closed in September 2021**.

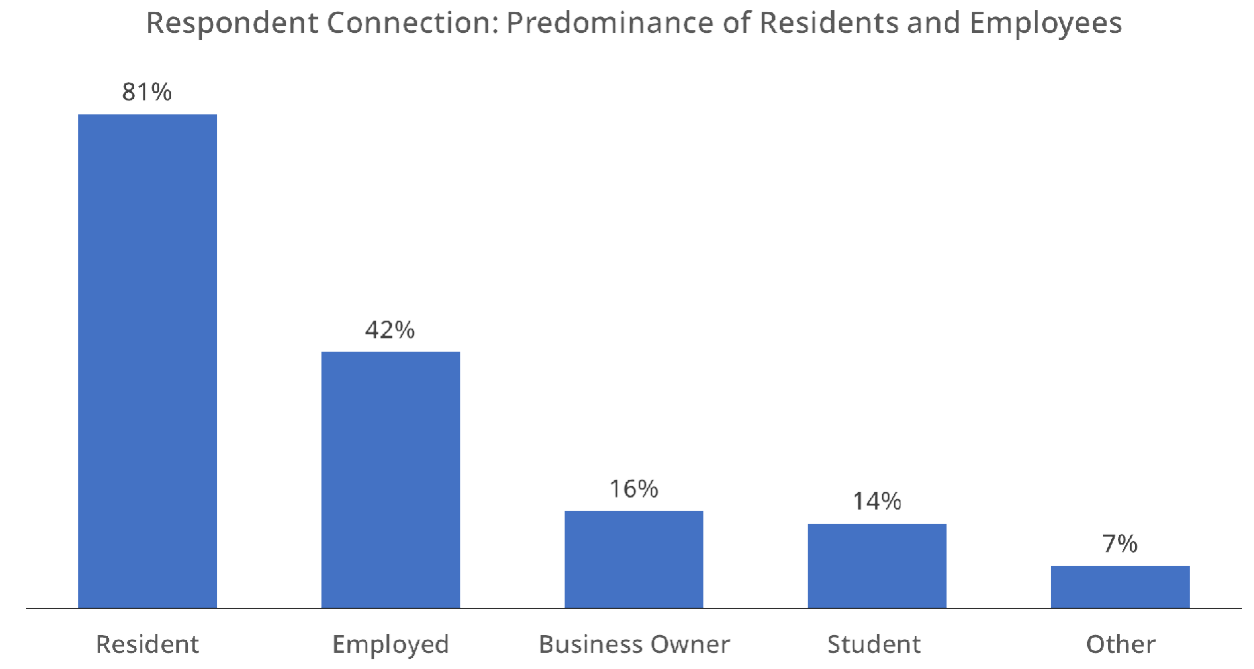
As displayed below in Figures A.2.1 and A.2.2.2, community members—including residents, workers, business owners, and students—from all Pocket neighborhoods submitted **196 responses**, with the average respondent having lived, worked, or studied within the Pocket for **11 years**.

Figure A.2.1: Respondents by Neighborhood³



³ Percentages may add up to greater than 100% as respondents were able to select more than one choice.

Figure A.2.2: Respondents by Pocket Connection



Respondents answered questions on several different topics related to housing and economic development. As detailed in Figure A.2.3, survey respondents were asked to assess their level of concern regarding different housing topics. Respondents **most often cited concerns about homelessness and housing affordability**. In addition, when asked about overall funding priorities that HNEDF allocations should address, respondents also most frequently **cited housing as the highest-priority challenge** in the Pocket as compared to education, jobs, and support for businesses. These priorities are detailed in Figure A.2.4.

Figure A.2.3: Respondents Housing Concerns

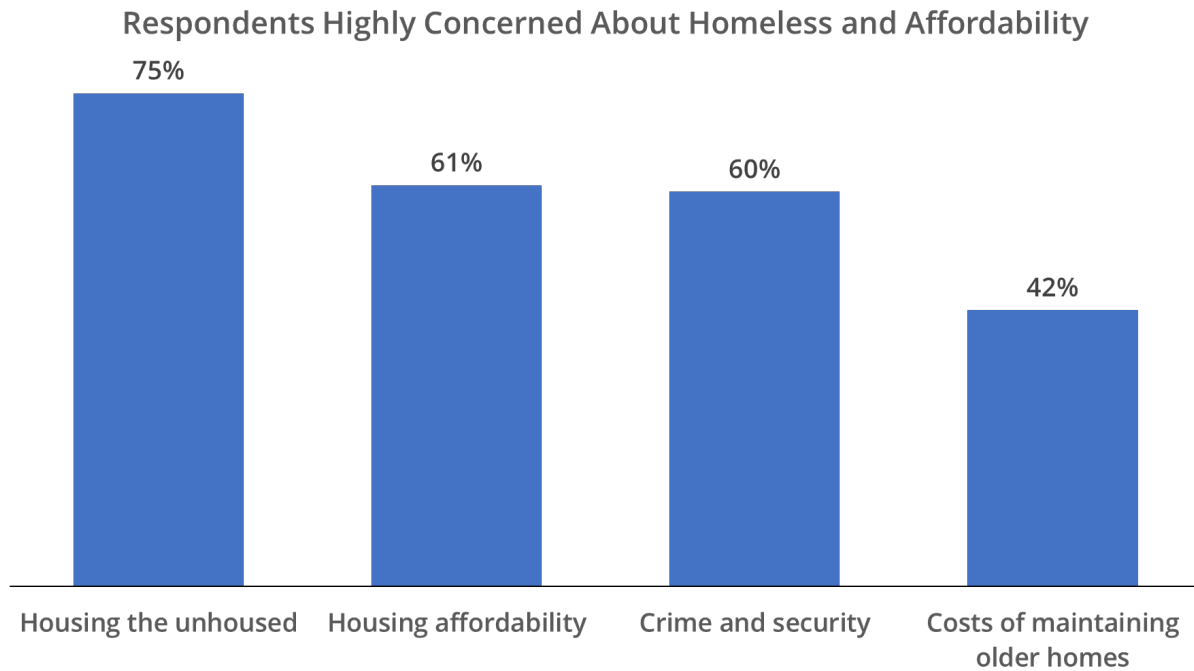
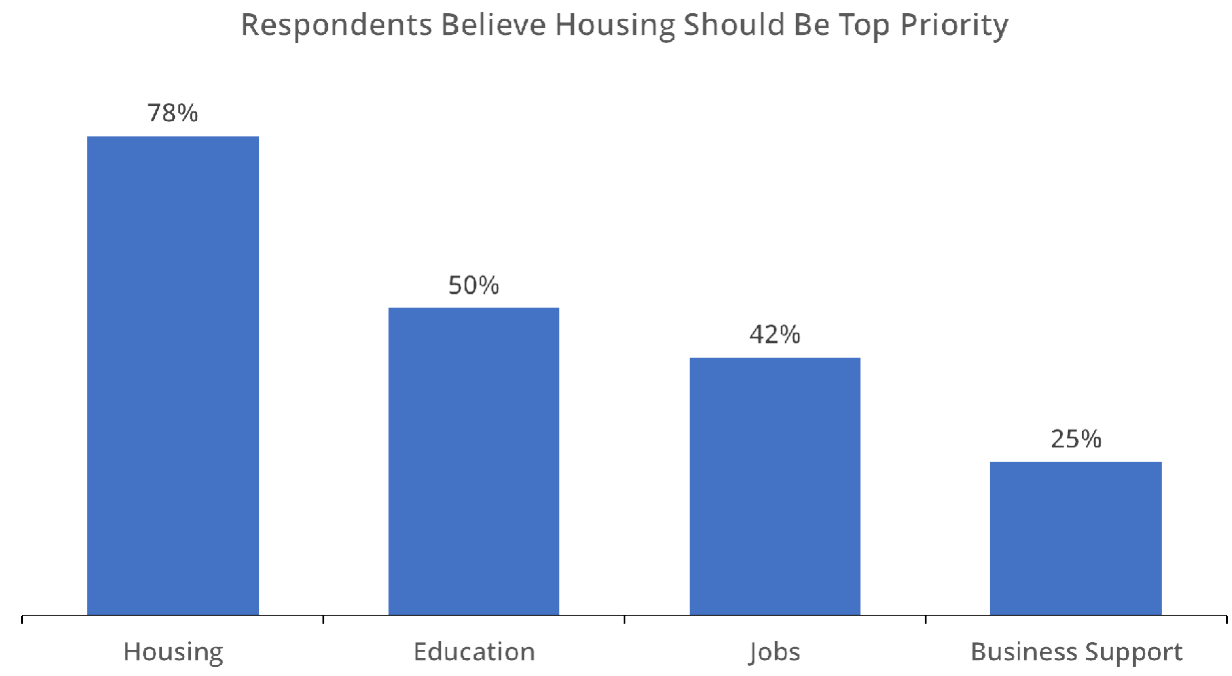
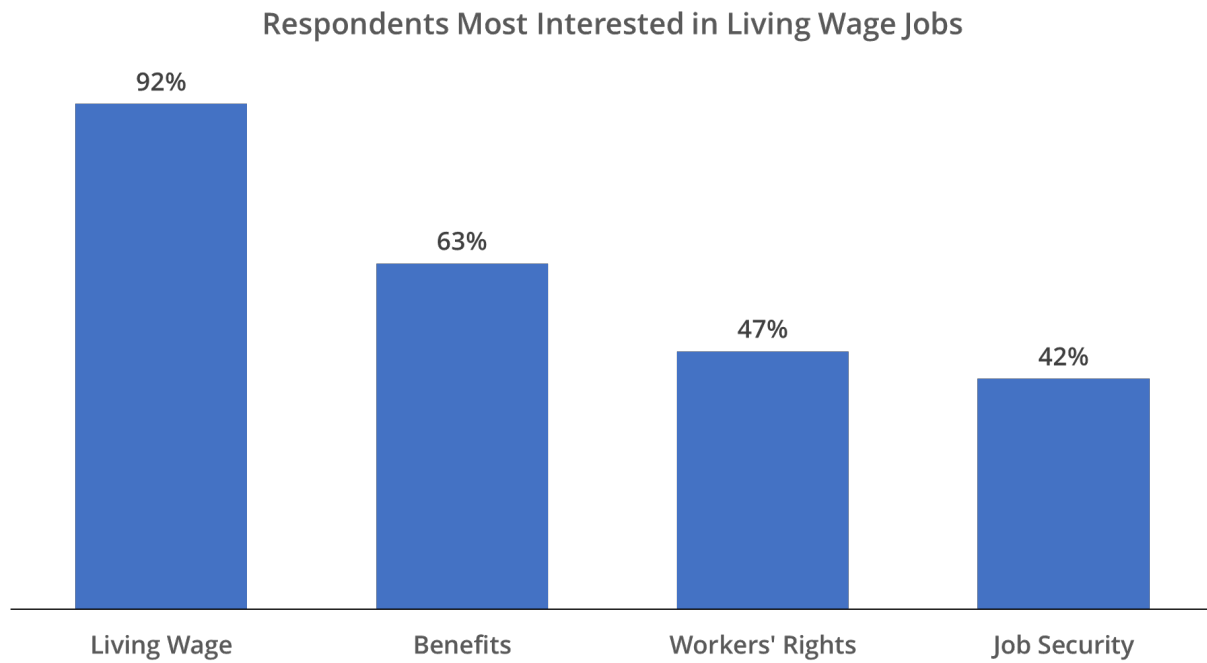


Figure A.2.4: Respondents Funding Priorities



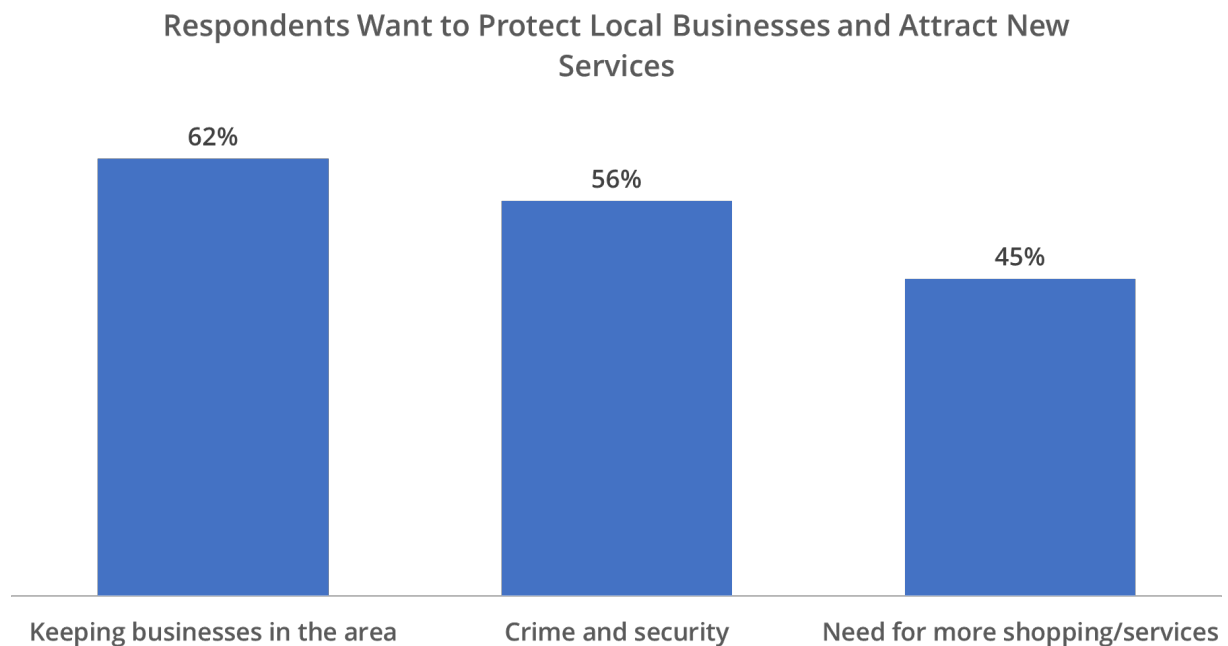
Respondents were also asked about new employment opportunities and their preferred job characteristics and benefits from potential job creation. As shown in Figure A.2.5 respondents were most interested in **quality jobs paying living wages, followed by benefits and workers' rights.**

Figure A.2.5: New Job Characteristics



When respondents were asked about their concerns regarding local small businesses, respondents voiced concerns about **sustaining local businesses, public safety and gaining access to more retail and services**. These results are shown below in Figure A.2.5.

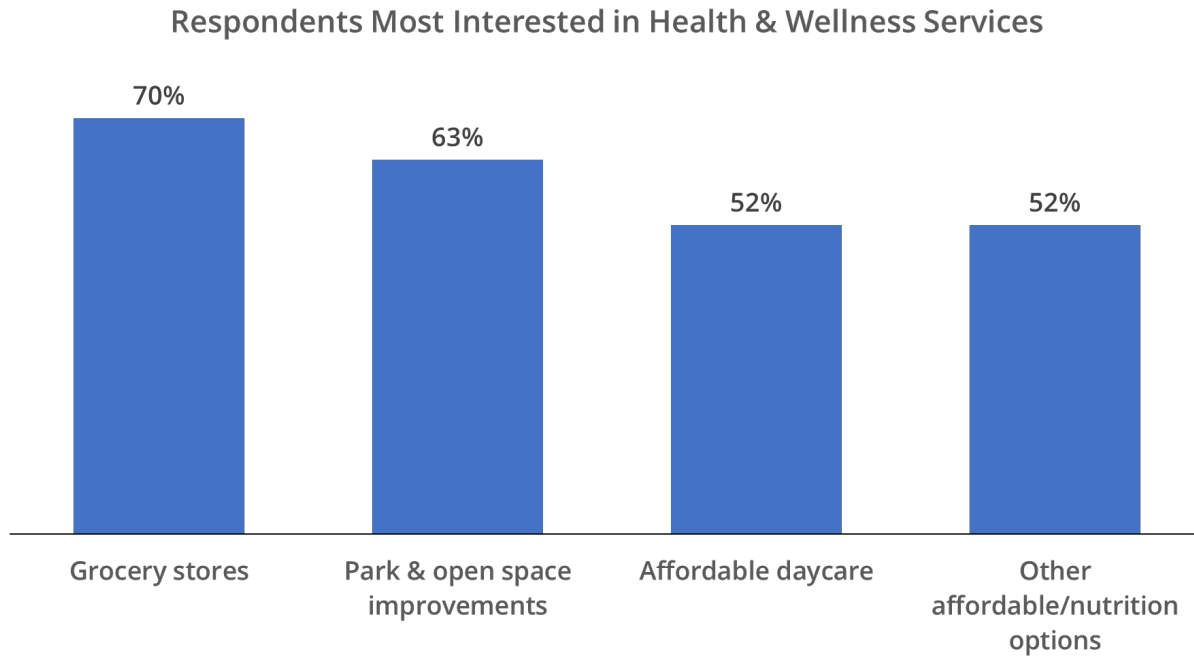
Figure A.2.6: Local Business Concerns



When asked to provide more detail about the types of retail and services respondents would be most interested in attracting to their neighborhoods, they were most interested in new grocery stores, parks and

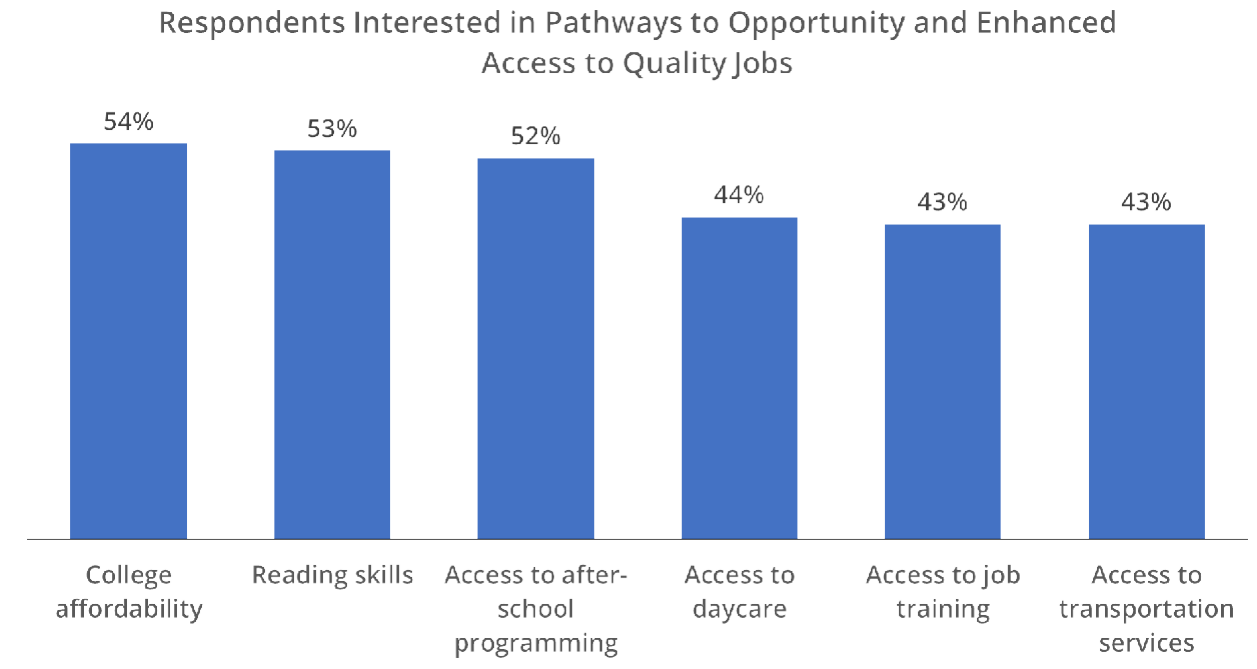
open space improvements, affordable daycare, and affordable nutrition options. As shown in Figure A.2.6, this suggests that respondents are most **interested in services and amenities that promote health and wellness and an overall higher quality of life.**

Figure A.2.7: Desirable Neighborhood Services



Finally, when respondents were asked about their concerns regarding education for students and residents within the Pocket, they were most concerned about access to services that create **pathways to quality jobs such as college affordability, resources to support skill development in reading, and job training, or services that support working parents, such as access to after-school programming, daycare, and transportation.** These preferences are detailed in Figure A.2.7.

Figure A.2.8: Education Concerns



Community Visioning Session

On August 10, 2021, the City hosted a community listening workshop with in-person and virtual components. The workshop was physically held at the Barelás Community Center following public health guidelines required at the time and virtually over Zoom. Simultaneous Spanish translation was provided via headphones for in person users and in a separate Zoom breakout room for virtual users. The session was recorded, and both the recordings and presentation slides were posted on the City's 2022 plan website in both English and Spanish.

31 people attended the workshop, of which 7 attended in-person and 24 virtually. Representatives included residents, City staff, community organization leaders, and business owners. The workshop included a project and community analysis overview and a facilitated discussion on community concerns and ideas for future fund impact.

Community members voiced several concerns about different topics including, but not limited to:

- Gentrification and displacement
- Household and resident access to capital
- Homeownership education and support
- Access to capital for start-ups and existing businesses
- Building/home repair and maintenance support
- Need for new housing
- Limited availability of current housing
- Lack of community amenities and services.

Community Group & Stakeholder Interviews

Throughout the plan development phases, community groups and stakeholders were engaged to provide targeted feedback on their areas of expertise and concern relating to housing and economic development within the Pocket. The following groups were consulted:

- Albuquerque Healthcare for the Homeless
- City of Albuquerque Metropolitan Redevelopment Authority
- Greater Albuquerque Housing Partnership
- Homewise
- Sawmill Community Land Trust
- United South Broadway Corporation
- WESST
- Former and current members of the HNEDF Committee
- Several local stakeholders with current and former leadership positions within the Pocket

These groups provided additional information about the following needs within Pocket neighborhoods.

Housing

- Rent-to-own housing options
- Home improvements to support aging-in-place housing for seniors
- Subsidies and pathways for low-income, first-time homeowners
- Production and preservation of affordable housing across housing types with different unit mix and sizes included

Economic Development

- Façade improvements for local small businesses
- Resources to support estate planning for low-income families
- Training and capacity-building opportunities for entrepreneurs and small business owners
- Access to credit for entrepreneurs and small business owners, particularly for minority and woman-owned business enterprises (MWBES).
- Workforce development opportunities to support training in skilled trades
- Direct services to the unhoused population

Community Focus Groups

Four community focus groups were held after the public community workshop at the request of individual community groups:

- 2) A virtual meeting was conducted with 11 members of the South Broadway Neighborhood Association on September 9, 2021. Community members voiced several concerns about different topics including, but not limited to:

- The plan area boundaries specifically related to the inclusion of the primarily business-centric downtown area
- Home renovation and repair needs
- Housing needs – including first time home ownership, rehabilitation, education for first time homeowners and of new and diverse housing stock
- Childcare
- Job training
- Supporting local business retention and attraction along Broadway Boulevard
- Diminishing community resources for City programming and activities within the community
- Providing support to ensure that youth and seniors to remain in the community

Attendees placed particular emphasis on the point that all communities within the Pocket are different. Each have different needs and it is important to listen to each community in developing housing and economic development strategies.

- 3) A well-attended virtual meeting was conducted with the Wells Park neighborhood on September 14, 2021. Neighborhood residents expressed opinions including:
 - Plan should prioritize neighborhoods that have not received funding previously.
 - Plan should distinguish between issues faced by Wells Park vs. Sawmill, though the neighborhoods have historically been grouped together.
 - Single family housing in the neighborhood is insufficiently affordable.
 - Plan should support infill development.
- 4) On September 16, 2021, the Santa Barbara/Martineztown annual neighborhood association meeting included a focus group on the upcoming 2022 Plan. The meeting was well attended. Community members voiced several concerns about different topics including, but not limited to:
 - Education for homeowners on financial options to retain homes
 - Funds for housing rehabilitation and renovation
 - Job training
 - Facilities for community members to sell products made in the community
 - Parent-child education
 - Assistance accessing community service and benefits programs.
- 5) On September 23, 2021, six participants joined a focus group with the Barelás Community Coalition. Community members voiced several concerns about different topics including, but not limited to:
 - Prioritizing smaller housing to provide affordable housing for community members
 - Supporting a vibrant commercial corridor on 4th street,
 - Façade improvements
 - Gentrification prevention
 - Organizational capacity building for existing community organizations.

The discussion also included prioritizing funds for projects in the pipeline and projects led by organizations with proven organizational capacity and direct ties connections to the community.

Summaries of each community meeting were developed for each of the facilitated meetings and sent to community participants for review and comment.

APPENDIX 3: NOTES FROM NEIGHBORHOOD FOCUS GROUPS & MEETINGS

Meeting with South Broadway Neighborhood Association

Sept. 9, 2021

Boundaries

- Analysis boundaries don't reflect how neighborhood identifies. S. Broadway is very different than East Downtown.
- Downtown, DNA, and Old Town were not originally included in the plan boundaries. Preferences that HNEDF funds do not go towards Downtown – other monies available for ED in Downtown

Housing Renovation/Rehab/Repair

- Home renovation – larger sums of money or programs are lacking for major renovations, additions and remodels. Roofs and more expensive repairs also needed.
- City no longer funding rehabilitation
- Housing Authority and others have offered good programs in the past – low monthly payments, on a sliding scale – can't sell for 5 years.
- Levels of repayment - grant for projects under \$3000, over \$3000 as a soft second no interest loan. If you sold, would get paid back.
- The difficulty with renovation is that code requirements make projects become expensive
- Façade improvements for homes are also critical

General Housing

- Stated need to support multi-generational housing
- Need new housing for renters and homeowners alike
- Not every community is the same in the Pocket of Poverty – what S. Broadway needs and what might work in S. Broadway may be different – important to listen to needs of each community.
- Communities should not be carbon copies, retain what make each area unique

Home Ownership

- Gentrification is impacting people--people having trouble staying in the community
- Rent increases are not keeping up with monthly income
- Outsiders are making money on real estate in neighborhood
- Young people who grew up in the community can't afford to purchase – down payment assistance would be helpful, subsidizing mortgages to levels of affordability, assistance with closing costs
- First time homeownership education is important
- Land banking to hold vacant land for first time home buyers
- Current seller's market is attractive – people are cashing out. May not be able to purchase another home.
- Smart homes and new homes drawing young people to new houses outside of community – need more new homes in community – opportunities exist for infill housing in these neighborhoods
- Build more new housing – single family homes, duplexes, mother-in-law quarters, fourplexes – these allow people to live on property and make some money – not large apartments. (although the amenities of larger apartment buildings could be attractive to residents – gyms, park and playground, internet, opportunities for social interaction, etc.)
- Reverse trends that are reducing population
- More opportunities for people to buy in the neighborhood (land bank to buy lots and homes – out of state investors are preying on homeowners)
- Lots are 50 x 100

- New homes should be designed to the neighborhood design guidelines created with UNM School of Architecture
- Involve non-profit developers where possible
- Focus on first time home buyers with ties to the neighborhood
- Attract African Americans back to the neighborhood
- Consider Land Trusts or other tools for seniors who have opted for reverse mortgages to keep properties available to locals
- Fee simple ownership important to community – important opportunity to build wealth

Replenish or spend down fund

- Non-profit investments pay back in fund
- Fund was not originally anticipated to last this long
- Current public health emergency might warrant spending the fund down now
- Fund may be more impactful if spent on larger, immediate projects – some retrospection on what impacts the funds could have had if they had been spend down in the past on community needs

Community Services

- Need for more community activities for young families to attract people back to the neighborhood – community sports, community center programming, after-school programming, etc. has moved to other facilities outside the neighborhood.
- Loss of Performing Arts and Athletics in the community impact Albuquerque High School's ability to have competitive students and limit students' ability to grow and develop
- Want to see performing arts leverage for youth in film industry
- More opportunities for youth to learn from ground up in developing skills – even as play – future side hustle if not career path
- Need for equipment and uniforms – difficult for low-income families to afford team fees and equipment, uniforms, etc.

Economic Development – General

- S. Broadway is one of the few neighborhoods with a commercial corridor
- Used to have all types of goods and service before the freeway and big boxes – now have a car lot for the first time
- Interested in seeing small businesses owned by local residents, a corridor of Black restaurants, a destination for food
- There are fewer and fewer small businesses – small businesses are closing - marketplace is geared toward big business
- Local market (Stadium) is not meeting people's needs
- Need barber shops, dry cleaners, beauty schools
- Need spaces for small businesses – expensive to renovate properties for tenants
- More attractive gateway
- Need program for first time business/start-ups – education and location assistance
- Community not aware of WESST services or feel they are not accessible (seem like a big organization now, used to be located in the neighborhood)
- People don't know where to start when thinking about forming a new business
- Railyards should not take away from S. Broadway's commercial corridor, but should bring people to dine, shop, experience and then go to Railyards – get others to spend money in neighborhood (need to reach out to community to understand what community wants/needs)
- Brand and bring back rich history and culture of African Americans
- Security and protection

Youth – Next Generation

- Youth Conservation Corps model worked well for community – experiences for youth, inspiration and opportunities – need funds for supervisors and staff
- Training opportunities for young adults – GED
- Opportunities to have experience new things – good example is program with UNM Law and School of Architecture – students earned money and learned a skill
- Jobs for 14-22-year olds

Early Childhood

- Parenting education
- Childcare
- Early childhood education
- Youths and seniors can couple w/ existing infrastructure

Seniors

- Aging-in-place with dignity – isolation is an issue – need places outside of home for seniors to interact, socialize, build community ties, recreate – no longer have a meal site in community (formerly at John Marshall)
- Money for staffing

Thoughts on HNEDF goals and policies

Develop a point system to encourage projects that are led by the community – more points for community based non-profits, organizations/community lead projects with proven track records, organizational activity the local community, proven track record and capacity – resident driven from neighborhoods and community.

Community to craft policy and projects managed by neighborhood.

Prioritize:

- Programs to assist people in opening a business on Broadway
- Small businesses,
- Help build capacity of Barelás CDC,
- Support neighborhood people, women and people of color, build capacity neighborhood

Follow up questions:

- Where is residential growth in Santa Barbara/Martineztown coming from?
- What is the total population of the POP?

Meeting with Wells Park Neighborhood Association

Sept. 14, 2021

The consultant team presented about HNEDF and answered questions from member of the neighborhood association. Key topics for discussion included:

- Neighborhoods who have not benefited from funds should have priority
- Wells Park is distinct from Sawmill, though they have been historically grouped together
- The lack of affordable single-family housing available and how the price of home sales have been increasing
- Enhanced incentives from the city to support infill development

Meeting with Santa Barbara/Martineztown Neighborhood Association

Sept. 16, 2021

The consultant team presented about HNEDF and answered questions from member of the neighborhood association. Residents requested that the City prioritize proposals for Santa Barbara/Martineztown that support:

- Education for homeowners on financial options to retain homes
- Funds for housing rehabilitation and renovation
- Job training
- Facilities for community members to sell products made in the community
- Parent-child education
- Assistance accessing community service and benefits programs.

Meeting with Barelás Neighborhood

Sept. 23, 2021

Spending of the HNEDF Fund

- Limited resources
- Okay with spending down the funds if it is done in an equitable and fair way for all of the communities
- Distribution caps

Funding Eligibility

- Priority for shovel ready/pre-planned (projects in the pipeline)
- Priority for projects with proven local organizational capacity (MainStreet organizations, CDC, Neighborhood Organizations)
- Focus on organizations with people who have direct ties and long-term connections to the community (majority of board members are residents, business owners in the neighborhood for more than 10 years, articles of incorporation are formed in the neighborhood)
- Proven track record demonstrated success in the neighborhood, measurable outcomes
- Review of mission statement with respect to organization's efforts
- Funds over a certain threshold would require a meeting with neighborhood, community organization or a letter of support from a NA, MS program or neighborhood centered organization or demonstrated partnership with a community-based organization.
- Demonstrate ability to speak community's language

Prioritized for projects

Housing

- Insulation, green updates, plumbing, window replacement
- Smaller sq ft housing for purchase – to keep affordable
- Home repair to help keep people in the neighborhood
- Assistance to help keep people in houses
- Funding for a house rehab program
- Keep homes livable

Economic Development

- Vibrant commercial corridor on 4th, support local businesses, existing, new and returning
- Façade fund for businesses
- Support for local businesses, prevent gentrification
- Commercial rehabilitation

Organizational Capacity Building

Prioritize building capacity in existing neighborhood organizations

- Funds for staff and organizational support for community lead organizations
- Staff for each neighborhood to build capacity
- Building capacity increases access to more resources
- Operating revenue – incl. stamps, copies, etc.
- Funds to pay volunteers
- Funds for programming
- Funds for bilingual support services
- Support to acquire hard capital and operating capital

APPENDIX 4: DETAILED DEMOGRAPHIC DATA

This additional data is to inform fund decision-makers on the economic conditions affecting Pocket neighborhoods. The data has been organized by the following neighborhood groupings.

Figure A.4.1.: Pocket of Poverty Neighborhood Groupings

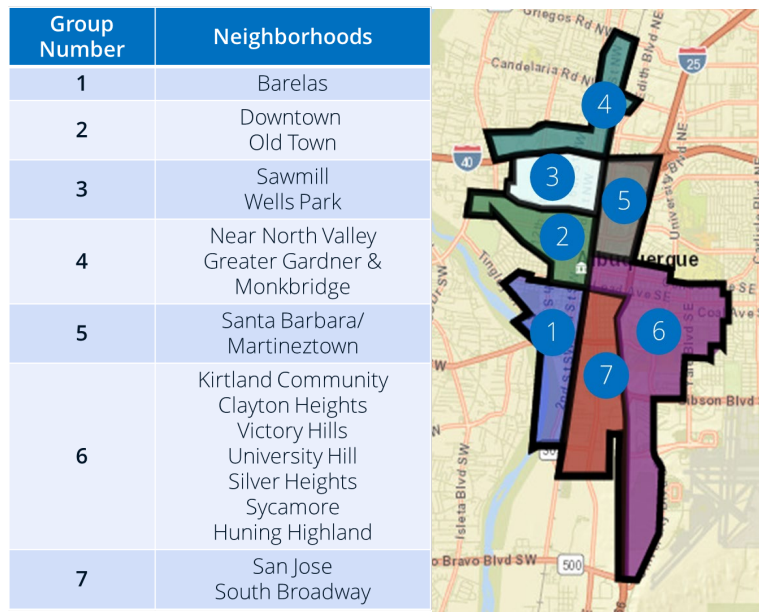


Figure A.4.2 Neighborhood Groupings & Demographics

Group Number	Non-White Population (%)	Hispanic Origin (%)
1	44%	75%
2	32%	52%
3	31%	63%
4	44%	73%
5	43%	65%
6	44%	44%
7	52%	86%
City	33%	50%
County	33%	51%

Figure A.4.3.: Neighborhood Groupings & Economic Distress Metrics

Group Number	Population	Area Median Income	Poverty Rate	Owner (%) vs. Renter (%) Occupied Housing
1	3,400	\$28K	34%	44%/56%
2	4,600	\$38K	26%	38%/62%
3	2,400	\$42K	25%	59%/41%
4	4,200	\$32K	33%	52%/48%
5	2,400	\$26K	32%	29%/71%
6	12,400	\$29K	31%	20%/80%
7	6,700	\$31K	30%	64%/36%
City	570,000	\$55K	16%	64%/36%
County	691,000	\$52K	16%	64%/36%

Figure A.4.4.: Economic Distress – Comparison to City of Albuquerque Data

Neighborhood Group	AMI vs. City	Poverty Rate Vs. City	Renter Share Vs. City
1	(\$27K)	2.13X	1.56X
2	(\$17K)	1.63X	1.72X
3	(\$13K)	1.56X	1.14X
4	(\$23K)	2.06X	1.33X
5	(\$29K)	2.00X	1.97X
6	(\$26K)	1.94X	2.22X
7	(\$24K)	1.88X	1.00X

APPENDIX 5: DETAILED COMMUNITY SURVEY RESULTS⁴

What concerns you about housing in your neighborhood?

Nbhd. Group	Category	Housing Affordability	Housing the Unhoused	Cost of Maintaining Older Homes	Utility Costs
1	Highly Concerned	76%	61%	42%	26%
	Moderately Concerned	15%	33%	36%	45%
	Not Concerned	6%	3%	18%	29%
	Not Sure	3%	3%	3%	0%
2	Highly Concerned	66%	80%	34%	23%
	Moderately Concerned	30%	16%	48%	38%
	Not Concerned	3%	4%	16%	35%
	Not Sure	1%	0%	2%	3%
3a	Highly Concerned	70%	86%	35%	32%
	Moderately Concerned	30%	10%	50%	26%
	Not Concerned	0%	0%	15%	42%
	Not Sure	0%	5%	0%	0%
3b	Highly Concerned	55%	87%	50%	18%
	Moderately Concerned	39%	13%	36%	47%
	Not Concerned	3%	0%	8%	32%
	Not Sure	3%	0%	6%	3%
4	Highly Concerned	72%	78%	42%	33%
	Moderately Concerned	28%	22%	53%	33%
	Not Concerned	0%	0%	5%	33%
	Not Sure	0%	0%	0%	0%
5	Highly Concerned	82%	88%	35%	25%
	Moderately Concerned	18%	12%	47%	50%
	Not Concerned	0%	0%	12%	25%
	Not Sure	0%	0%	6%	0%
6	Highly Concerned	75%	85%	37%	10%
	Moderately Concerned	18%	12%	43%	57%
	Not Concerned	7%	0%	20%	33%
	Not Sure	0%	3%	0%	0%
7	Highly Concerned	76%	84%	56%	33%
	Moderately Concerned	24%	12%	36%	46%
	Not Concerned	0%	0%	8%	21%
	Not Sure	0%	4%	0%	0%

⁴ Neighborhood Groups: 1) Barelás; 2) Downtown, Old Town; 3a) Sawmill; 3b) Wells Park; 4) Near North Valley, Greater Gardner & Monkbridge; 5) Santa Barbara/Martineztown; 6) Kirtland Community, Clayton Heights, Victory Hills, University Hill, Silver Heights, Sycamore, Huning Highland; 7) San Jose & S. Broadway

What concerns you about housing in your neighborhood? (Continued)

Nbhd. Group	Category	Vacant Housing	Down Payment Assistance	Crime and Security	Weeds and Litter	Traffic/Parking
1	Highly Concerned	30%	41%	45%	16%	36%
	Moderately Concerned	27%	44%	27%	44%	15%
	Not Concerned	42%	13%	27%	38%	48%
	Not Sure	0%	3%	0%	3%	0%
2	Highly Concerned	33%	34%	49%	22%	26%
	Moderately Concerned	37%	38%	34%	50%	27%
	Not Concerned	30%	22%	17%	27%	47%
	Not Sure	1%	7%	0%	1%	0%
3a	Highly Concerned	40%	47%	50%	20%	21%
	Moderately Concerned	40%	37%	40%	50%	37%
	Not Concerned	20%	16%	10%	30%	42%
	Not Sure	0%	0%	0%	0%	0%
3b	Highly Concerned	41%	32%	55%	34%	43%
	Moderately Concerned	22%	41%	32%	39%	22%
	Not Concerned	32%	21%	13%	26%	35%
	Not Sure	5%	6%	0%	0%	0%
4	Highly Concerned	33%	47%	53%	22%	37%
	Moderately Concerned	39%	35%	32%	61%	32%
	Not Concerned	22%	12%	16%	17%	32%
	Not Sure	6%	6%	0%	0%	0%
5	Highly Concerned	25%	25%	63%	24%	19%
	Moderately Concerned	31%	50%	25%	53%	25%
	Not Concerned	44%	13%	13%	24%	56%
	Not Sure	0%	13%	0%	0%	0%
6	Highly Concerned	35%	34%	61%	23%	30%
	Moderately Concerned	33%	48%	15%	43%	23%
	Not Concerned	32%	11%	25%	34%	48%
	Not Sure	0%	7%	0%	0%	0%
7	Highly Concerned	52%	30%	54%	29%	30%
	Moderately Concerned	28%	65%	21%	42%	26%
	Not Concerned	20%	4%	25%	29%	43%
	Not Sure	0%	0%	0%	0%	0%

What concerns do you have about local businesses in your neighborhood?

Nbhd. Group	Category	Keeping Businesses in the Area	Business Growth	Need for More Shopping & Services	Access to Small Business Loans
<u>1</u>	<u>Highly Concerned</u>	<u>53%</u>	<u>41%</u>	<u>42%</u>	<u>22%</u>
	Moderately Concerned	28%	38%	35%	44%
	Not Concerned	19%	22%	23%	19%
	Not Sure	0%	0%	0%	16%
<u>2</u>	<u>Highly Concerned</u>	<u>61%</u>	<u>43%</u>	<u>43%</u>	<u>24%</u>
	Moderately Concerned	28%	43%	37%	38%
	Not Concerned	11%	15%	20%	31%
	Not Sure	0%	0%	0%	7%
<u>3a</u>	<u>Highly Concerned</u>	<u>50%</u>	<u>35%</u>	<u>29%</u>	<u>5%</u>
	Moderately Concerned	35%	47%	47%	60%
	Not Concerned	15%	18%	24%	30%
	Not Sure	0%	0%	0%	5%
<u>3b</u>	<u>Highly Concerned</u>	<u>61%</u>	<u>36%</u>	<u>44%</u>	<u>11%</u>
	Moderately Concerned	34%	47%	22%	49%
	Not Concerned	5%	17%	31%	30%
	Not Sure	0%	0%	3%	11%
<u>4</u>	<u>Highly Concerned</u>	<u>58%</u>	<u>32%</u>	<u>39%</u>	<u>39%</u>
	Moderately Concerned	37%	53%	39%	44%
	Not Concerned	5%	16%	22%	17%
	Not Sure	0%	0%	0%	0%
<u>5</u>	<u>Highly Concerned</u>	<u>40%</u>	<u>33%</u>	<u>44%</u>	<u>31%</u>
	Moderately Concerned	33%	40%	38%	38%
	Not Concerned	27%	27%	19%	19%
	Not Sure	0%	0%	0%	13%
<u>6</u>	<u>Highly Concerned</u>	<u>39%</u>	<u>28%</u>	<u>25%</u>	<u>21%</u>
	Moderately Concerned	41%	52%	40%	41%
	Not Concerned	18%	21%	33%	27%
	Not Sure	2%	0%	2%	11%
<u>7</u>	<u>Highly Concerned</u>	<u>55%</u>	<u>32%</u>	<u>36%</u>	<u>26%</u>
	Moderately Concerned	41%	50%	32%	48%
	Not Concerned	5%	9%	32%	17%
	Not Sure	0%	9%	0%	9%

What concerns do you have about local businesses in your neighborhood? (Continued)

Nbhd. Group	Category	Crime and Security	Weeds and Litter
1	Highly Concerned	32%	13%
	Moderately Concerned	42%	45%
	Not Concerned	26%	42%
	Not Sure	0%	0%
2	Highly Concerned	50%	17%
	Moderately Concerned	33%	48%
	Not Concerned	16%	33%
	Not Sure	1%	1%
3a	Highly Concerned	50%	17%
	Moderately Concerned	40%	56%
	Not Concerned	10%	28%
	Not Sure	0%	0%
3b	Highly Concerned	49%	34%
	Moderately Concerned	35%	42%
	Not Concerned	16%	18%
	Not Sure	0%	5%
4	Highly Concerned	47%	17%
	Moderately Concerned	42%	67%
	Not Concerned	11%	17%
	Not Sure	0%	0%
5	Highly Concerned	60%	20%
	Moderately Concerned	27%	67%
	Not Concerned	13%	7%
	Not Sure	0%	7%
6	Highly Concerned	59%	21%
	Moderately Concerned	17%	53%
	Not Concerned	22%	26%
	Not Sure	2%	0%
7	Highly Concerned	48%	27%
	Moderately Concerned	35%	50%
	Not Concerned	17%	23%
	Not Sure	0%	0%
1			

What concerns do you have about education in your neighborhood?

Nbhd. Group	Category	Reading Skills	Access to After-School Programming	Transportation to Schools & Programming	Access to Job Training
1	Highly Concerned	45%	53%	53%	31%
	Moderately Concerned	26%	18%	31%	41%
	Not Concerned	10%	12%	6%	16%
	Not Sure	19%	18%	9%	13%
2	Highly Concerned	45%	48%	42%	38%
	Moderately Concerned	30%	31%	34%	39%
	Not Concerned	13%	12%	18%	16%
	Not Sure	13%	9%	7%	7%
3a	Highly Concerned	45%	60%	42%	45%
	Moderately Concerned	40%	20%	37%	45%
	Not Concerned	5%	10%	16%	5%
	Not Sure	10%	10%	5%	5%
3b	Highly Concerned	61%	55%	43%	43%
	Moderately Concerned	29%	33%	40%	49%
	Not Concerned	5%	3%	9%	5%
	Not Sure	5%	10%	9%	3%
4	Highly Concerned	50%	78%	56%	50%
	Moderately Concerned	44%	17%	39%	44%
	Not Concerned	6%	6%	6%	6%
	Not Sure	0%	0%	0%	0%
5	Highly Concerned	53%	61%	63%	38%
	Moderately Concerned	33%	17%	31%	44%
	Not Concerned	13%	17%	6%	19%
	Not Sure	0%	6%	0%	0%
6	Highly Concerned	40%	53%	47%	34%
	Moderately Concerned	36%	18%	33%	38%
	Not Concerned	9%	12%	10%	12%
	Not Sure	15%	18%	10%	16%
7	Highly Concerned	62%	68%	45%	62%
	Moderately Concerned	33%	24%	50%	33%
	Not Concerned	5%	8%	5%	0%
	Not Sure	0%	0%	0%	5%

What concerns do you have about education in your neighborhood? (Continued)

Nbhd. Group	Category	College Access	Collage Affordability	Access to Preschool	Access to Daycare
1	Highly Concerned	44%	67%	31%	45%
	Moderately Concerned	22%	18%	28%	18%
	Not Concerned	25%	3%	22%	18%
	Not Sure	9%	12%	19%	18%
2	Highly Concerned	34%	54%	37%	47%
	Moderately Concerned	33%	31%	31%	25%
	Not Concerned	26%	7%	19%	16%
	Not Sure	6%	8%	13%	12%
3a	Highly Concerned	40%	50%	47%	60%
	Moderately Concerned	40%	40%	32%	20%
	Not Concerned	15%	0%	5%	5%
	Not Sure	5%	10%	16%	15%
3b	Highly Concerned	42%	62%	53%	53%
	Moderately Concerned	42%	24%	24%	29%
	Not Concerned	8%	5%	16%	11%
	Not Sure	8%	8%	8%	8%
4	Highly Concerned	44%	61%	65%	71%
	Moderately Concerned	33%	22%	24%	18%
	Not Concerned	22%	6%	12%	12%
	Not Sure	0%	11%	0%	0%
5	Highly Concerned	25%	59%	63%	82%
	Moderately Concerned	25%	29%	31%	12%
	Not Concerned	50%	6%	0%	0%
	Not Sure	0%	6%	6%	6%
6	Highly Concerned	35%	48%	44%	53%
	Moderately Concerned	17%	29%	28%	19%
	Not Concerned	37%	3%	7%	7%
	Not Sure	11%	19%	21%	21%
7	Highly Concerned	68%	76%	29%	40%
	Moderately Concerned	11%	14%	52%	45%
	Not Concerned	21%	5%	10%	5%
	Not Sure	0%	5%	10%	10%

By level of priority, please rank which eligible areas of focus should receive the most funding from the HNEDF fund.

Nbhd. Group	Category	Housing	Jobs	Business Support	Education
1	High Priority	88%	28%	21%	48%
	Medium Priority	12%	47%	45%	29%
	Low Priority	0%	22%	30%	23%
	No Priority	0%	3%	3%	0%
2	High Priority	84%	43%	25%	45%
	Medium Priority	10%	37%	50%	35%
	Low Priority	6%	17%	20%	16%
	No Priority	0%	2%	6%	5%
3a	High Priority	86%	48%	14%	48%
	Medium Priority	14%	38%	52%	33%
	Low Priority	0%	14%	24%	19%
	No Priority	0%	0%	10%	0%
3b	High Priority	76%	31%	16%	59%
	Medium Priority	20%	62%	61%	28%
	Low Priority	5%	8%	16%	13%
	No Priority	0%	0%	8%	0%
4	High Priority	74%	74%	53%	68%
	Medium Priority	21%	16%	32%	21%
	Low Priority	5%	11%	11%	5%
	No Priority	0%	0%	5%	5%
5	High Priority	94%	25%	19%	38%
	Medium Priority	6%	44%	25%	25%
	Low Priority	0%	31%	44%	38%
	No Priority	0%	0%	13%	0%
6	High Priority	90%	29%	17%	41%
	Medium Priority	3%	41%	43%	37%
	Low Priority	5%	26%	24%	12%
	No Priority	2%	3%	16%	10%
7	High Priority	92%	44%	14%	42%
	Medium Priority	8%	48%	57%	33%
	Low Priority	0%	8%	24%	21%
	No Priority	0%	0%	5%	4%

What type of affordable, quality housing do you need in your community?

Nbhd. Group	Housing for Low-Income Families	Housing for Middle-Income Families			Housing for Senior Citizens	Student Housing
		Rental Housing	For-Sale Housing			
1	84%	75%	63%	69%	47%	34%
2	72%	72%	51%	50%	45%	31%
3a	86%	81%	52%	62%	52%	38%
3b	75%	55%	63%	43%	58%	23%
4	70%	80%	75%	70%	60%	40%
5	94%	71%	53%	59%	71%	47%
6	78%	77%	65%	58%	55%	35%
7	85%	56%	44%	44%	52%	26%

What types of retail and community services would you like to see in your neighborhood?

Nbhd. Group	Grocery Stores	Housing Support Services	Other Affordable		Parks & Open Space	Medical Services	Restaurants	Exercise & Athletic Facilities
			Affordable Food & Nutrition	Affordable Daycare				
1	88%	62%	68%	56%	44%	53%	47%	35%
2	76%	49%	55%	47%	48%	47%	45%	38%
3a	80%	65%	70%	70%	55%	55%	35%	30%
3b	71%	59%	63%	61%	63%	41%	41%	44%
4	75%	55%	50%	50%	45%	55%	45%	25%
5	89%	72%	61%	78%	44%	33%	33%	17%
6	79%	61%	49%	59%	54%	33%	34%	26%
7	70%	70%	56%	41%	56%	41%	33%	37%

What is most important to you regarding new jobs in your neighborhood?

Nbhd. Group	Living Wage	Healthcare, Other Benefits		Workers' Rights	Job Security
1	91%	53%	50%	35%	
2	89%	61%	48%	43%	
3a	100%	74%	58%	53%	
3b	100%	73%	59%	49%	
4	95%	75%	55%	60%	
5	89%	61%	44%	33%	
6	95%	59%	61%	34%	
7	81%	63%	59%	37%	

APPENDIX 6: CITY OF ALBUQUERQUE, DEPT. OF FAMILY & COMMUNITY SERVICES REQUEST FOR PROPOSAL (RFP) REQUIREMENTS

The City of Albuquerque provides annual grant awards through City general funds as well as grant funds from other sources. This includes the City's ongoing work to assist public service agencies, eligible construction activities, affordable housing development, and emergency homeless shelters that serve low-income and moderate-income city residents.

Typical RFP submissions include:

- Proposal
- Administrative requirement forms
- Financial forms
- Certificates of Insurance

Specific RFPs will also include additional submission requirements.

For more detail, please visit the City of Albuquerque, Department of Family & Community Services website: <https://www.cabq.gov/family/partner-resources/request-for-proposals>

The site includes related RFP documents including:

- Administration requirements
- Affirmatively Furthering Fair Housing Plan
- Minimum standards for substance abuse treatment and prevention services
- FCS Social Services Contracts Procurement Rule: updated 2019

APPENDIX 7: 2002 PLAN – FUNDED PROJECTS AND STATUS AS OF 2008
HOUSING AND NEIGHBORHOOD ECONOMIC DEVELOPMENT FUND
PLAN 2002
PROJECTS FUNDED
Update June 2008

Women’s Economic Self-Sufficiency Team – Business Training - \$61,040
8/1/03 – 12/31/04

Conduct a sixteen week sales/marketing program for minimum of 18 business owners from the Pocket of Poverty with 85% completing and 85% of those completing training demonstrating a 50% increase in post-test scores. Of those completing, 75% will continue to be in operation after 12 months and will average a 50% increase in gross sales.

As of 1/31/05, 48 business owners started the training, 29 completed with 10 demonstrating a 50% increase in post-test scores. All those who completed the training are still in business with 11 of the 29 reporting a 50% gross sales increase. Additionally, of the 29, 16 reported that they had expanded their business with a total of 35 jobs created. Of special interest is that due to the business training, one business expanded its actual business operation facility from 1,600 square feet to 4,200 square feet, one business added 8 part-time positions and four businesses created approximately 6 new jobs. Two of the businesses expanded their operations to the Spanish Market in Santa Fe and to Coronado Center. Of these nine businesses, six showed an increase in gross sales anywhere from 20% to 600%. It is very evident that this program has proven to be a great success for most of those who take and complete the classes. Evaluations gave overwhelmingly positive reviews.

New Mexico Community Development Loan Fund – Business Training - \$50,000
8/1/03 – 3/31/05

Provide a financial skills training project for 80 low-income residents of the Old Town, Sawmill and Wells Park neighborhoods who own or are interested in owning a small business. The Program consisted of a series of four workshops offered twice plus one-on-one assistance. The goal of the project is to increase the financial management skills of current/future business owners; thereby preserving or creating jobs in the targeted communities.

As of 3/31/05, 82 people had participated in financial skills training through seven different workshops held throughout contractual period. Sixty-eight out of the 82 participants demonstrated improved skill levels as measured by pre-post testing. The Agency reports that five jobs have been created as a result of the training program.

Big Brothers Big Sisters (BBBS)—School-Based Services - \$25,000

8/1/03—8/31/04

BBBS used the funding to expand existing services to 20 additional children at Dolores Gonzales Elementary School. The goal of the BBBS school-based program is to provide academic guidance and friendships to children identified by their schools as being at risk of early school failure and/or eventually drop out of school. The scope of service was expanded to include students from Washington Middle School.

Reports by teachers and counselors at Dolores Gonzales indicate that the program was successful in providing a mentor/tutor to at-risk students who appreciated the one-on-one tutoring and the friendships that ensued.

Fourth quarter reports for this program indicate there were 47 or 167% of students involved from Dolores Gonzales elementary and Washington middle-school. 41 of the 47 or 86% of students demonstrated improved academic performance as measured by the Program Based Outcome Evaluation.

BBBS believes program evaluation allows you to support what you may already intuitively know about your program; measures your program's impact: helps to tell what works, and what may need improving; helps with setting program goals, communicating progress to funders, and the community. The two main types of program evaluation are: process evaluation that addresses the daily, operational functions of a program and helps identify program trouble spots. It also addresses the questions: Is the program doing what it says it's doing?

Outcome evaluation measures overall program effectiveness, and progress towards program goals. Addresses the question: Are the people our program serves different because of exposure to our program?

The narrative also states that "the mentoring program at Dolores Gonzales Elementary has become so popular among teachers, administrators, and students that the case manager is overwhelmed with child referrals to the program". Because of its continued status as a 'failing' school, BBBS staff is currently working with Washington Middle School to develop an increased academic focus in mentoring relationships. Mentors for this program were recruited through a partnership with Kirtland Air Force Base, the University of New Mexico, TVI and the Public Service Company of NM. Starbucks and the Hispano Chamber of Commerce have also volunteered to partner.

Isshin Ryu—Tutoring - \$30,000

8/1/03—8/31/04

A contract in the amount of \$30,000 was awarded to Isshin Ryu for an After School Tutoring program. The contract was awarded for the purpose of providing an education program to the Lowell Elementary School area students for a period of time from August 2003 – August 2004.

The funds were to be used to provide educational tutoring to a minimum of 25 students from the Lowell Elementary School. Scopes of service required that 68% of the students increase their reading comprehension, language arts and math computation scores by 50%.

Twenty-five students were served through the proceeds of this program with 50% of the students showing a marked increase in their reading comprehension, language arts and math scores.

The program was plagued with student absenteeism as students often chose to participate in after-school sports activities rather than tutoring.

Excel—College-Bound Youth - \$28,960

8/1/03—8/31/04

In July 2003, Excel was awarded a contract for a program for college-bound youth.

The College Bound program provided educational tutoring to a minimum of 30 students in grades 6-12 from the Kirtland Addition area. The scopes of services stated “of the 30 students, 20 or 67% will demonstrate a 20% increase in grade level in math and in language arts as measured by pre- and post-tests administered by the end of the contract year, August 31, 2004.” Students were also encouraged to participate in other activities as time allowed.

Table 3: College Bound Students: Tutor Ratio

John Marshall Multi-Service Center and Albuquerque High School			
Number of Students	Sample Size	Number of Tutors	Sample Size
32 (100%)	32 (100%)	2 (100%)	2 (100%)

A review of all 32-client files for the College Bound program including: application, income verification, and student progress indicate that 12 (38%) of the students identified themselves as Hispanic students. Six (19%) of the students identified themselves as full- or part-African American students, one student (3%) self-identified as Black/White, three students (9%) self-identified as Hispanic/Black and six (19%) identified themselves as other multi-racial. Other ethnic groups are not represented because the make up of this neighborhood and Albuquerque High School serves predominantly Hispanic and Black

students. Of the 32 students, there are 14 male and 18 female students; and all 32 students are from moderate-low income families.

Based on the first quarterly report submitted on October 25, 2003, six (6) of the required thirty (30) students (20%) had enrolled in the program. The first quarter was spent organizing and promoting the college bound program. The Site Director, two tutors and the Executive Director of Excel went door-to-door to every house in the Kirtland Addition. Letters with flyers were sent to every Church in the targeted pocket of poverty area. The Site Director and Executive Director met with the principal and Family Community Center representatives of Albuquerque High School. Students began by meeting during lunch every day with a tutor and then expanding the program. In addition the Site Director met with representative of the Black Student Union, neighborhood associations and a contact person at the Wilson Middle School to promote the College Bound program.

The second quarter report submitted on January 20, 2004 showed an increase of an additional fifteen (15) students to a total of twenty-one (21) students that is seventy percent (70%) of the required thirty (30) students. A tutor was placed at Albuquerque High School (AHS) to accommodate targeted students who have sport after school and who could not attend the Thomas Bell Community Center program. A Site Director was placed at AHS to coordinate and assist with the tutoring. This accommodation increased the number of students who planned to continue with the after-school program at the Thomas Bell Center after their sports season is over.

The third quarter report submitted on April 26, 2004 indicated an increase of eight (8) more students to a total of thirty-two (32) of the required thirty (30) students for an actual number tutored that was 107% of the required number of students to be served. Pre- and post-tests, along with report cards indicate an 88% increase in grade level work in math and language arts.

At this point in the program, the problems, delays and adverse conditions were clearly becoming evident. The first was difficulty in getting tutors. Many high school students didn't feel secure tutoring other high school students. Second, flyers were posted at UNM and T-VI for tutors, but the amount of money budgeted for a tutor was less than UNM or T-VI student could earn on work-study. Final post-test scores are not due until the end of the contract year, August, 2004.

This was the first and only year of the College Bound program. Problems were encountered that if the program were to continue, could be corrected. The main problem encountered was in paying college-aged tutors to work with the college bound mentees. The amount of money available for payment is less than what a college student can earn through work-study. Second, contacts were made with collaborative agencies, which could be advantageous if the program were to be continued. Third, it was difficult to get high school-aged students' parents to participate in the planning of the College Bound program. Finally, the Excel administration believes any money for an after school program is better spent on elementary- and mid-school students.

YouthBuild—Literacy Training - \$40,000

8/1/03—12/31/04

YouthBuild Albuquerque entered into an agreement with the City in July 2003 to provide intensive tutoring for a minimum of 27 low-income, out-of-school youth who are below 8th grade reading levels. A total of 72 youth were served as of January 31, 2005, at which time the program was completed. It should be noted the total youth reported covers 2 cycles of enrollees. Thirty-seven percent of the anticipated minimum enrollment of 27 students was reported as improving at least one grade level of literacy proficiency.

Sawmill Advisory Council—After-School Program - \$30,000

8/1/03—8/31/04

At the completion of the contract period, 119 students were served, exceeding the goal of 45 students for the contact year. Pre/Post testing was not completed by the program and will impact the performance/payment of any future contracts.

New Mexico Resource Center—Tax Preparation Services - \$65,000

4/15/04—4/30/06

The contract called for tax preparation services for low-moderate income residents of the POP. Using volunteer tax preparers, the goal was to increase the number of Earned Income tax Credit (EITC) returns. A technical assistance visit was conducted on July 27, 2005, to ensure that NMBRC is in compliance with the City's Administrative Requirements. As of April 30, 2006, 4,385 clients were served, which exceeds the goals in the Scope of Service. NMBRC was unable to document the percent increase in the number of EITC filings in Zip Code 87102.

WESST Corp Business Incubator - \$1,364,000

7/04—12/35

The development agreement began on June 26, 2004, and will expire when the loan is repaid or in 30 years. The 2 largest properties on John Street and Broadway were acquired in July of this year for \$1,104,499. The smaller property that had been intended for parking may not be for sale; however, the design process has proceeded with a new concept. The new concept consists of a 2-story 36,000 square foot LEED Silver building that will be built on the existing 2 lots. This concept allows WESST Corp to maximize space on the site, meet required parking needs, provide adequate leaseable and common space to business start-ups, and maintain operational cash flow. Total project development is now estimated at 8.4 million dollars. WESST Corp has established very active committees overseeing design and fund development. The Economic Development Administration has provided \$300,000 for architectural and engineering services and 1.25 million dollars for construction.

In June of 2006, WESST Corp transferred the property to the City in a new Development/Lease Agreement, thereby allowing the use of 2.9 million dollars in Capital Outlay funds. .

Studio Southwest Architects, Inc. was selected as the Architect for the project and WESST Corp will continue to raise funds at the upcoming Legislative Session and is conducting a Capital Campaign.

As of July 2008, WESST Corp has raised \$4,471,420 in Capital Outlay funds. Construction costs are \$5,866,000 with Gerald Martin and the building will be completed in October 2008.

WESST Corp Business Incubator Operating-\$57,000

3/07-6/30/07 extended to 6/30/08

Funds will assist the agency in finalizing the architectural and design phase of the project and allow for the early hiring of an incubator manager.

Sawmill Community Land Trust (SCLT)

SCLT Multifamily Predevelopment - \$100,000

10/19/04—6/30/05

Sawmill Community Land Trust was contracted to complete an appraisal, design and a market study for a 60-unit multifamily tax-credit project. These deliverables were all completed March 2005. The project was completed in May 2006.

SCLT Arbolera de Vida - \$800,000

3/22/05—12/31/08

A contract was executed on March 22, 2005 for a revolving construction loan to construct 30 single-family homes. The contract was extended. Currently, 30 homes are built and 29 have been sold.

United South Broadway Corporation (USBC)

USBC Bosque Youth Conservation Corps - \$600,000

10/11/04—10/11/34

USBC received a loan from the City to acquire and renovate the old Roadrunner Food Bank building located at 1119 Edith Boulevard SE to be used for the Bosque Youth Conservation Corps. USBC has closed on the building, prepared plans and specifications and expects Phase I of the renovation to be completed in February of 2007 with occupancy by the YCC shortly thereafter. USBC is currently raising funds to complete Phase II of the renovation.

USBC Infill Housing - \$450,000

10/13/2000—12/31/07

USBC has contracted with the City for the purchase of vacant lots in the South Broadway area. These lots are to be used for the development of single-family homes for low- to moderate-income families. Eleven (11) lots have been purchased, of which, two have been used for one three bedroom home and one four-bedroom unit. Currently, 5 new homes are completed and 3 have been sold. USBC is also in the process of acquiring two lots currently owned by the City of Albuquerque. The contract has a balance of \$170,000 for future lot purchases. Contract has been extended.

Greater Albuquerque Housing Partnership (GAHP):

GAHP Construction Loan - \$600,000

2/6/04—12/31/06

This contract is for a revolving construction loan for 13 single family houses in the Martineztown neighborhood. Construction on the development, “El Porvenir,” was delayed initially due to soil issues and spiraling construction costs. Thirteen houses have been completed and sold to qualified buyers.

GAHP Construction Loan - \$600,000

4/06-3/08

This contract is for a revolving construction loan for 22 houses in the Barelás neighborhood. The development will consist of 12 affordable single family 2 and 3-bedroom homes and 10 market rate townhomes. A HOME contract providing funds for 2nd mortgages and conveyance of the Barelás property was executed in July 2004. In August 2004, a contract for the revolving construction loan was prepared and submitted to the administration for approval prior to city council action. All 12 homes have been sold and townhomes are finished and for sale. The loan will be extended.

GAHP Predevelopment - \$100,000

3/1/02—4/30/06

This contract provides predevelopment and land acquisition funds for mixed use and mixed income properties in the pocket of poverty.

Approximately \$21,500 has been expended by GAHP to investigate mixed income development sites, i.e., K-Mart at 4th & Menaul and a multi-family housing development in Santa Barbara/Martineztown on a 2.5 acre site across from the Arno home site.

The remainder of the funds was expended on the Barelás site, including subdivision fees, survey, site engineering, soils testing, pot holing, and architectural design. Soil testing determined the need for over excavation of the site.

Community Dental Services (CDS) - \$56,000

4/14/04—9/30/05

Provided funds for land purchase of 2 lots on Hinkle SW and funds for schematics and replat for construction of a new dental facility in its existing location.

In mid-October 2004, following prolonged negotiations with the owners of each lot and approval from the City's property appraiser, CDS closed on the properties for a total purchase price of \$35,640.68. A minimum of 1.75 new jobs for low and moderate-income residents will result from the expansion of the dental clinic per the terms of its contract with the City.

In April 2005, an additional \$21,000 in funding was approved allowing (for a total of \$56,000 resulting in a minimum job creation of 2.75 jobs) Community Dental to fund replatting of the land and obtain basic schematics for the project. CDS has selected Kells & Craig as the architects for the project. WayJohn Surveying, Inc. was selected, following a bid process, as the surveyor.

Albuquerque Hispano Chamber of Commerce – Center Expansion - \$100,000

4/15/04 – 12/30/05 (originally due to expire on 6/30/05)

The contract calls for pre-development activities associated with expansion of the Barelás Job Opportunity Center; thereby, creating 5 FTE jobs by 6/30/05.

Six jobs were created as of 6/30/05. Code review, design/schematic development and zoning have been completed. The Chamber continues to raise funds for the construction.

BCDC Fences Program - \$111,750

8/1/04 – 6/30/05

The contract called for the renovation/reconstruction of deteriorated residential fences in the Barelás neighborhood, specifically along 8th Street. Eligible properties are those owned or occupied by low-moderate income residents and fence improvements are those involving the front of the house and/or the portion of the house facing the targeted street. Thirty-three fences were completed.

New Mexico Community Development Loan Fund (NMCDLF) – Loan Product Study - \$50,000

8/1/04 – 12/31/05

The contract called for a study which consists of focus group discussions with former and current small business borrowers from the Pocket of Poverty (POP). The results of these discussions will be used to create new loan and training products to better suit the needs of the business owners located in the POP. This will ultimately provide new products to area entrepreneurs for business expansion; thereby, resulting in job creation. A secondary benefit of the project will be the provision of valuable evaluation data to benefit both the Loan Fund and the HNEDF Committee. NMCDLF completed the study and implemented new product ideas.

David Brecker Associates—Business Incubator Study-\$5,000

1/04-6/04

The HNEDF funds were combined with \$5,000 in CDBG funds to complete the project. The study was completed in February 2004 and submitted to the City Council in April.

Southwest Creations Collaborative (SCC) – Capacity Building - \$75,000

4/1/04 – 6/31/05

Through capacity building, create four new jobs for low-moderate income people by 6/30/05. Research and bid on a minimum of 10 government contracts by 6/30/05. Secure three new contracts by 6/30/05.

As of 6/30/05, SCC has created 11 jobs; bid on 11 government contracts, of which one with the Bernalillo Prisons to repair mattresses remains a strong possibility. SCC is in the process of finding equipment necessary to perform on this contract. SCC has secured four new contracts since the start of this agreement. Progress is excellent. SCC has exceeded expectations in all its goals (133% to 275%).

SCC – Relocation - \$97,000

4/1/05 – 12/31/05

The funds helped with the relocation of SCC's business to 1304 4th Street N.W. The relocation and tenant improvements to the 13,000 square foot building resulted in the creation of six additional jobs and a 10 lease with an option to purchase. The move tripled the production space.

USBC Broadway Vistas Pre-Development - \$67,200

1/1/05 – extended on 1/22/07 to 3/31/08

The contract calls for pre-development activities involved with the development of a mixed-use affordable housing project on the corner of Broadway Boulevard and Hazeldine Avenue. The project will include a commercial storefront, live/work lofts and town homes.

As of 6/30/05, neighborhood support for the number and type of units proposed had been achieved and preliminary plans and proforma had been completed. The final pre-development costs will be billed by March 2008. These costs include geo-technical services, lot development, engineering, marketing/sales and other soft costs.

USBC Broadway Vistas Construction Loan-\$2,000,000

5/06-extended on 1/22/07 to 12/31/07. Extended to 12/08

Contract provides a construction loan for a 20 unit condominium project. Eleven units will be for low-moderate income households. The project is currently under construction and after considerable delays will be completed in May 2008. It is hoped all units will be sold by December 2008. The contract was extended for one year.

USBC Residential Façade Program-\$250,000

9/06-6/08

The contract allows for the marketing and management of a residential façade improvement program that will result in 62 façade improvements for residential properties located in Kirtland, Martineztown, Near North valley and South Broadway neighborhoods. Twenty-seven facades have been completed and it is expected the contract will be extended.

USBC Commercial Façade - \$400,000

3/1/04 – 12/31/05 (extended to 3/07 to finish Los Candelarias)

The contract calls for eight façade improvements in Los Candelarias Village; 10 facade improvements along North Fourth Street by; 27 façade improvements in the Pocket of Poverty by 12/31/05. The Pocket of Poverty is funded with \$400,000 in HNEDF dollars. The North Fourth and Los Candelarias areas are funded with \$230,000 in Community Development Block Grant dollars.

Seven façade applications have been received, and 2 have been completed in Los Candelarias with several others nearing completion. Nine applications have been received and 6 facades completed in the North Fourth area. Fifty-seven applications have been received and 44 completed in the POP.

USBC Fences Program - \$88,250

5/1/04 – 7/31/05

The contract called for a renovation and/or reconstruction program for deteriorated residential fences program that resulted in 26 fence improvements in the South Broadway neighborhood.

WESST Corp Individual Development Account - \$100,000

3/1/04 -12/31/05

Provide Individual Development Accounts to 42 low-moderate income people for the purpose of home ownership or business capital. Of the 42 participants, 31 are to be residents of the Pocket of Poverty.

As of 6/30/06, 103 people have participated in the program. Thirty-six of the participants are residents of the POP. Overall, this Program has been very successful. In reviewing the client files, it is evident that most clients are serious about saving money to purchase homes or save investment capital. They are learning to budget their finances and handle their money by attending the financial literacy classes offered by the program. WESST Corp also provides individual counseling, which seems to be help people stay on or get back on track as they encounter various day-to-day difficulties.

Barelas Community Development Corporation (BCDC) – Feasibility of Use 700 4th St Business Resource Center - \$72,975 (El Encanto)
6/03-9/04

June 2003- (Contract begins) Scope includes feasibility of using the building for commercial/retail and developing a plaza between the church and the BRC. Later the CDC thought the building could be used as a credit union. The Department indicated it would entertain selling the building provided the CDC obtained rehab funds and used the building in a manner that provides economic opportunity for Barelas residents. The contract also called for a structural inspection and an appraisal. The community (Neighborhood Association) had more energy on the plaza and the CDC was focused on the building.

January 2004- Retail Plaza concept is dropped because of a projected negative cash flow and large rehab costs.

April 2004- Meeting held with James Lewis about use of the building. At this time the church and some in the community had continued with the idea of a memorial plaza independent of the retail or credit union use of the building. Ike Benton did preliminary drawings. BCDC expressed interest in the building for a credit union which may have created parking issues if a plaza existed between the church and the BRC. With competing interests, the issue was not resolved at that time.

June 2004- Structural Analysis and demolition bid completed. Structure was found to be stable. Demolition would cost around \$80,000.

July 2004 appraisal completed. \$626,625

September 2004- Contract ends with a zero balance. The credit union proposal had stalled therefore BCDC has not pursued the use of the building.

March 2005- some tenants express dissatisfaction with the condition of the building leading to estimates being prepared as to rehab costs. Found to be very expensive. Some discussion concerning demo and redevelopment occurred within the Department. No decisions were made as to use of the building and/or property.

BCDC – Employment Study - \$70,000 (El Encanto)
1/1/05 – 6/30/05

Provide a written study to include a listing of specific employment opportunities that may become available as a result of the potential location of the Digital Media Group in Barelas; strategies for low-moderate income residents of the surrounding neighborhoods to obtain the identified jobs; availability of job related appropriate education and training programs for the identified jobs; potential partners and linkages that would assist in training and job development; and, specific recommendations for employment generating activities during the development phase of a portion of the old rail yard for use by the Digital Media Group. The study is complete.

In addition, a preliminary SWOT analysis of the effect of Digital Media Group's relocation on employment opportunities for low-moderate income residents of the surrounding neighborhoods was completed.

BCDC continues the process of achieving financial self-sufficiency by identifying funding sources other than the COA. BCDC submitted one funding request to McCune Charitable Foundation, which was denied.

BCDC—Lot Purchase-\$250,000 (El Encanto)

1/06-12/08

The contract allows the purchase of lots and the development of affordable housing in the Barelás neighborhood. Currently 5 lots have been purchased. A lot approval committee oversees the lot acquisition and development/construction process. It is anticipated at least 2 homes will be under construction shortly. An additional \$36,000 was added to the contract for 12 residential façade improvements in the neighborhood. Twenty-one facades have been completed.

YouthBuild Albuquerque—Construction Loan-\$86,088 (El Encanto)

1/3/05-6/30/06 (Contract dropped)

YouthBuild will renovate a 1,170 square foot single family dwelling located at 507 4th Street, SW. The affordable home will be sold to a qualified low-moderate income buyer. YouthBuild returned the property to the City.

Southwest Creations Collaborative —Develop Marketing Plan-\$57,000

8/17/06-12/31/07

The implementation of the Marketing Plan will result in increased sales revenue of approximately \$300,000 and the creation of 4 new jobs.

PENDING—LETTER OF INTENT APPROVAL, AWAITING PROPOSALS OR IN PROCESS

USBC—Main Street-\$57,000 (did not apply)

SCLT—Pre-Development-\$98,600 (tax credits not approved)

GAHP—Matching Loan Land Acquisition-\$350,000+- (project dropped)

Silver Gardens—Construction Loan for up to 3.5 million and pre-development for \$150,000

APPENDIX 8: HNEDF ORDINANCE

Boards and Commissions Membership

Board/Commission **Housing & Neighborhood Economic Development Committee**

Authorization Ordinance (4-2-2-4)

Purpose § 4-2-2-4 PROGRAMMING AND SELECTION.

The projects funded by the Housing and Neighborhood Economic Development Fund shall be selected and programmed as provided below:

(A) Housing and Neighborhood Economic Development Fund Committee the "Committee") There is created a Committee which shall consist of eleven members. The Mayor shall appoint the members of the Committee with the advice and consent of the Council. The Council may, individually or as a whole, recommend Committee appointees to the Mayor. The members shall include six individuals who are residents of the Pocket of Poverty, at least one of whom shall be a resident of the Barelás neighborhood, two representatives of businesses located in the Pocket of Poverty, one representative of the private housing industry, one architect, and one representative of a private lending institution. Neighborhood associations within the Pocket of Poverty shall be asked to provide the Mayor with their recommendations on the appointments of the six members who are residents of the Pocket of Poverty. The Committee shall elect a Chairperson from one of the six Pocket of Poverty resident members. The Committee shall operate as set forth in §§ 2-6-1-1 et seq.

(B) Comprehensive Neighborhood Development Plan. The Mayor, after an opportunity for review and comment by the Committee, shall develop a Ten Year Comprehensive Neighborhood Development Plan for the use of anticipated fund income. The plan shall include an assessment of housing and economic development currently existing within the Pocket of Poverty, resources available to address the problems, a financial plan for use of fund income, long range goals and objectives, recommended strategies for implementation and standards for monitoring and evaluation of completed projects. The Committee shall hold at least one public hearing on the Mayor's draft plan in the Pocket of Poverty prior to making recommendations to the Mayor and the Council. The Mayor's final draft plan shall be conveyed to the Council by a bill and shall be adopted by the Council with or without amendments. The plan may be subsequently amended at any time by the Council after an opportunity for review and comment by the Committee. The plan shall be revised and readopted at least every five years thereafter.

(C) Two Year Program. Each odd numbered year beginning in 1989, the Mayor, after an opportunity for review and comment by the Committee,

shall develop a program for utilization of the Fund income anticipated during the upcoming two fiscal years. The program shall substantially conform to the adopted Ten Year Comprehensive Neighborhood Development Plan as adopted by the Council and any amendments thereto.
(D) Priorities and Uses of Funds.

(1) Fifty percent of the available fund income in any two year program shall be used for rehabilitation of existing private housing stock, maintenance and rehabilitation of public housing located within the Pocket of Poverty and for expansion of the housing stock to serve the needs of low and moderate income persons residing within the Pocket of Poverty; provided that funds from the repayment of the El Encanto, Inc. UDAG are utilized to the benefit of the residents of the Barelás Community Development Area.

(2) Fifty percent of the available fund income in any two year program shall be used for neighborhood economic development in the Pocket of Poverty; provided that funds from the repayment of the El Encanto, Inc. UDAG are utilized to the benefit of the residents of the Barelás Community Development Area.

(3) The Mayor, with the recommendations of the Committee, shall develop a priority ranking system so that proposed projects can be prioritized. The system of ranking shall be included in the Comprehensive Neighborhood Development Plan and in the Two Year Program. The ranking of each project within the Program shall be included along with recommendations of the Committee and the Mayor.

(4) Guidelines for Ranking of Projects. Priority shall be given to financially sound proposals and which rank the highest according to the following guidelines for desirable projects.

(a) Projects which promote pride of ownership by the participation of prospective tenants of future owners in design, financing, construction and management of the facilities.

(b) Projects which maximize the use of private funds in conjunction with public funds to promote a public-private partnership so as to leverage funds to best meet the needs of low and moderate income people in the Pocket of Poverty.

(c) Projects which preserve the architecture and culture of residents of existing neighborhoods.

(d) Projects which provide economic benefits in the Pocket of Poverty through employment and promotion of neighborhood businesses.

(e) Projects which reduce the need for ongoing human services by promoting self-sufficiency and independence.

(f) Projects which provide services and facilities which lie outside the normal basic service delivery of the city.

(E) Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

POCKET OF POVERTY. A geographic area within the city which meets federal standards for minimum physical and economic distress and has been approved as such by the United States Department of Housing and Urban Development (HUD). The map attached and made a part hereof indicates the Pocket of Poverty boundary at this time; it is subject to change in accordance

with HUD regulations and with approval of the Council.
 NEIGHBORHOOD ECONOMIC DEVELOPMENT. Those projects, programs and incentives which encourage businesses to locate or expand in the neighborhoods of the Pocket of Poverty, or which advance the ability of neighborhood entrepreneurs to improve existing businesses as well as initiate new businesses in the Pocket of Poverty and which promote permanent employment opportunities for low and moderate income residents of the Pocket of Poverty.
 ('74 Code, § 4-10-4) (Ord. 53-1987; Am. Ord. 43-1993; Am. Ord. 48-1993)

Current Membership	Representing	Name	Term
	1. Resident Representative	Ms. Gwen Colonel	04/15/2021
	2. Resident Representative	Mr. Robert R. Nelson	04/15/2020
	3. Resident Representative	Ms. Bernadette M. Miera	04/15/2021
	4. Resident Representative	Ms. Margaret Lopez	04/15/2020
	5. Resident Representative	Mr. Jesse A Lopez	04/15/2020
	6. Barelmas Representative	Ms. Alicia M Romero	04/15/2020
	7. Architect	Mr. Richard S. Nordhaus	04/15/2020
	8. Private Housing Representative	Ms. Kelle Senye	04/15/2017
	9. Private Lenders Representative	Mr. Pat Sanchez	04/15/2019, 04/15/2019
	10. Business Representative	Mr. Sean F Gilligan	04/15/2021
	11. Business Representative	Ms. Andrea Plaza	04/15/2021

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Appropriated funds never spent

CITY of ALBUQUERQUE TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-14-54 ENACTMENT NO. R-2014-021

SPONSORED BY: Isaac Benton

1 RESOLUTION

2 APPROPRIATING EL ENCANTO FUNDS WITHIN THE HOUSING AND
3 NEIGHBORHOOD ECONOMIC DEVELOPMENT FUND AND DESIGNATING
4 CERTAIN PROJECTS WITHIN THE BARELAS NEIGHBORHOOD.

5 WHEREAS, the City was awarded an Urban Development Action Grant by
6 the U. S. Department of Housing and Urban Development in 1987; and

7 WHEREAS, the funds provided repayable loans to the Albuquerque Plaza
8 Partners and El Encanto, Inc.; and

9 WHEREAS, the City Council established the Housing and Neighborhood
10 Economic Development Fund to receive the loan repayments through
11 approval of C/S O-155, Enactment No. 55-1987; and

12 WHEREAS, this Ordinance also defined the use of the loan repayments to
13 be dedicated to housing activities (50%) and economic development activities
14 (50%) within the defined Pocket of Poverty; and

15 WHEREAS, the proceeds from the El Encanto, Inc., loan were further
16 limited to the Barelmas neighborhood; and

17 WHEREAS, the Ordinance established the Housing and Neighborhood
18 Economic Development Committee (Committee) to review and comment on a
19 mandated Ten Year Comprehensive Development Plan (Plan) for the use of the
20 anticipated income; and

21 WHEREAS, the Plan may be subsequently amended by the City Council
22 after an opportunity for review and comment by the Committee; and

23 WHEREAS, the Plan shall be revised and updated at least every two years
24 thereafter; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 **WHEREAS, the most recent Plan was prepared in 1993 and the last two**
2 **year update was adopted by the City Council in R-02-126 in November 2002;**
3 **and**

4 **WHEREAS, after several years without a functioning Committee, new**
5 **members have been appointed since 2013 but have not yet met; and**

6 **WHEREAS, it will take a significant amount of time for the new Committee**
7 **to develop a Ten Year Comprehensive Development Plan; and**

8 **WHEREAS, through approval of R-13-177, Enactment No. R-2013-058, the**
9 **Council extended the 2002 – 2012 Ten Year Housing and Economic**
10 **Development Plan’s time of performance until such time as the Housing and**
11 **Neighborhood Economic Development Committee is reconstituted and the**
12 **new Ten Year Comprehensive Development Plan is approved by the Council;**
13 **and**

14 **WHEREAS, the City owns property at 507 Fourth St. SW in the Barel**
15 **neighborhood and is seeking proposals for redevelopment of this property**
16 **through a Request for Proposals issued by the Metropolitan Redevelopment**
17 **Agency; and**

18 **WHEREAS, this project in the Barel**
19 **neighborhood would benefit from the**
20 **infusion of El Encanto funds to incentivize redevelopment; and**

21 **WHEREAS, there is an unappropriated fund balance in investment interest**
22 **of \$237,500 from El Encanto loan payback to be used for economic**
23 **development activities; and**

24 **WHEREAS, the staff of Department of Family and Community Services has**
25 **historically reviewed most funding proposals from the Barel**
26 **Community and not presented them to the Committee.**

27 **BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
28 **ALBUQUERQUE:**

29 **Section 1. That funds in the amount of two hundred thirty seven thousand**
30 **five hundred dollars (\$237,500) from the El Encanto I and II loan payback are**
31 **hereby appropriated to the Department of Family and Community Services**
32 **(Fund 277).**

33 **Section 2. That the Mayor is authorized to issue an addendum to the**
34 **Request for Proposals for redevelopment of the City-owned property at 507**

1 **Fourth St. SW to offer these funds to prospective proposers solely for the**
2 **purpose of incentivizing commercial uses and mixed-used development as**
3 **part of the redevelopment project.**

4 **Section 3. That the Mayor is authorized to enter into a contract or**
5 **contracts for up to \$237,500 for economic development in the Barelas**
6 **neighborhood.**

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x:\city council\share\cl-staff_legislative staff\legislation\21 council\r-54.doc

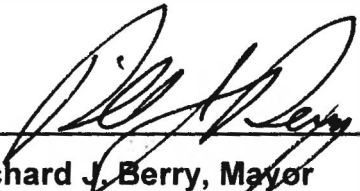
1 PASSED AND ADOPTED THIS 21st DAY OF April, 2014
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 **Excused: Winter**

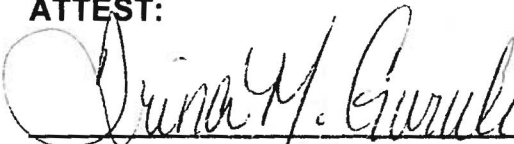
5
6
7 
8 **Ken Sanchez, President**
9 **City Council**

10
11
12 APPROVED THIS 2nd DAY OF May, 2014
13

14
15 **Bill No. R-14-54**

16
17 
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19 **Richard J. Berry, Mayor**
20 **City of Albuquerque**

21
22
23 **ATTEST:**

24 
25
26 **Trina M. Gurule, Acting City Clerk**

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