

City of Albuquerque

Request for Proposals

ADDENDUM #1

Solicitation Number: RFP2007-008-JR

“Affordable Housing Needs Assessment”



Prep-Proposal Conference: 19 December 2006 10:00 a.m. [MST]

Proposal Due Date: 04 January 2007 - NLT 4:00 p.m. (MST)

The time and date proposals are due shall be strictly observed.

**City of Albuquerque
Department of Finance and Administrative Services
Purchasing Division
12/07/06**

The purpose of this first addendum is to publish the minutes of the pre-proposal conference to publish the answers to questions and discussions regarding this solicitation, and provide additional information to all interested proposers. **This addendum makes no changes to the original RFP, the due date remains 4:00MST Thursday January 4, 2007.**

Pre-Proposal Conference:

The Pre-Proposal Conference was held as scheduled. Vendors in attendance signed in and the meeting commenced. Following introductions, a general overview of the RFP by sections was given. Attendees were informed of due dates for written questions, and reminded of the due date, time and place for proposals.

Purchasing presented an overview of the procurement process. Attendees were reminded that lobbying of City officials or employees is prohibited and would result in the disqualification of a submitted proposal. Attendees were informed that Joe Rael, Senior Buyer will be the central point of contact for this procurement.

Marti Luick, Program Manager for Community Planning and Development, addressed the meeting and informed those present that the timeline for deliverables must be strictly adhered to by the successful vendor.

A request was made for access to the previous Community Assessment Plan. Marti Luick, Program Manager for Community Planning and Development stated that this would be made available to offerors. (This information is attached hereto.) Additional questions were recorded in writing for publishing as part of this addendum.

Having no further questions or requests, the meeting was adjourned.

Handout: Copies of the agenda and RFP were made available to all attendees.

PART ONE: COMMUNITY ASSESSMENT

1.0 History and General Overview of Albuquerque

1.0.1 Geographic Setting

Albuquerque is situated astride the Rio Grande in central New Mexico. The river has channeled a narrow riparian valley in the high desert that now forms Albuquerque's geographic center. From the river valley, high desert mesas rise from both sides of the river. On the east side, the mesa climaxes in the 10,000-foot Sandia Mountains. On the west side, the mesa is crested by an escarpment of volcanic basalt. The mesas are rutted with arroyos that carry melting snow and rain runoff from the crests to the river.

The river valley created and sustains the Rio Grande Bosque, the world's largest cottonwood forest. The mesas, by contrast, are generally characterized by arid desert grasslands, with pinon-juniper forest at higher elevations. Albuquerque's precipitation averages only about eight inches annually. Summers are typically hot and dry, though summer high temperatures are moderated by a pattern of afternoon thundershowers during July and August. Winters are generally dry and mild, but with a definite seasonal chill. Normally there are more than 100 nights of sub-freezing temperatures in Albuquerque, with low extremes plunging to 0° Fahrenheit.

1.0.2 Urban Development

Albuquerque was founded officially in 1706, but there was Spanish settlement within the area now encompassed by modern Albuquerque well before that time. Even before the Spaniards, however, there was distinctive urban settlement in the Albuquerque area. Pueblo Indian urban settlements have existed in the middle Rio Grande Valley for nearly a millennium, making the valley one of the oldest, continuously inhabited places in what is now the United States.

While Albuquerque is an old, even ancient, city by American standards, it is also a very new city. On the eve of World War II, what is now the Albuquerque MSA had a population of only about 60,000 people. In the past half-century, the area's population has increased more than ten fold to about 600,000. Through aggressive annexation, moreover, the City itself grew from an area of about 11 square miles in 1940 to a sprawling 126 square miles today while its population increased from fewer than 40,000 people to an estimated 448,607 people.

As a result of this recent and rapid development, Albuquerque became a prototype of sorts for the post-automobile city. From the 1960's through the 1980's typical "suburban" style development sprawled over the east mesa until it reached the foothills of the Sandia Mountains. Since the mid-1980's, this pattern of growth has shifted to the west mesa, with development reaching toward the escarpment and beyond.

Albuquerque's central city consists of its historic valley neighborhoods and its comparatively small central business district. These neighborhoods are rooted in the older Hispanic agricultural settlements that were annexed to the City during its expansion in the 40's and 50's. The neighborhoods retained the names of these

Spanish settlements--oftentimes reflecting the names of families that obtained the initial land grants for the areas: Los Duranes, Los Griegos, Martineztown, Barelvas.

This pattern of settlement is important to the modern city--there is a sense of cultural continuity in Albuquerque that is rare for American cities and influences the place in significant ways. Not the least of these is the distinctive regional vernacular architecture, rooted in the older valley adobes and continued in developer-created "revival" versions of the vernacular forms that have become the dominant motif in the city's built environment. (The most generally recognized form of this regional architecture is the flat-roofed adobe and the "pueblo-revival" style concocted by architect John Gaw Meem and others in the pre-World War II period. These are the architectural idioms associated with what is now commonly referred to as "Santa Fe style.")

Since World War II urban development has engulfed the high desert mesas that rise from the valley floor. This post-war growth has consisted of typically suburban subdivisions and commercial strip development generally indistinguishable from post-war development in other American cities.

Urban scholar, and former Albuquerque Mayor, David Rusk identified Albuquerque as a "city without suburbs." Indeed, this is largely the case. Through its aggressive annexation, Albuquerque has remained the dominant polity in its metropolitan region. The city is home to about 80% of the population of Bernalillo County, within which there are only three other incorporated areas. Albuquerque, in fact, contains about 66% of the population of the entire metropolitan area. Apart from Albuquerque, the largest incorporated city in the metro area has a population of 51,765 persons.

1.0.3 Demography

In 1990, Albuquerque's total population was 384,736. By 2000, the population had grown to 448,607, an increase of more than 16.6%. Of the total population, about 49.9% are Anglo (white, non-Hispanic); 39.9% Hispanic; 2.7% African American; 3.3% Native American; and 2.0% Asian.

According to 2000 Census data, the median family income in Albuquerque was \$46,979. More than 11,200 families had incomes below the poverty level, 10% of all families in the City. More than 15% of all families with children had incomes below poverty. Nearly 20% of families with children under 5 years old had incomes under the poverty level.

In terms of age, in 2000 6.9% of the population was under five years old, 20.0% was 5-18, 62.3% was 19-64, and 11.9% was 65 years old or older. Approximately 36% of all families with children were headed by a single parent, and the vast majority of those were single mothers. Families headed by a single mother made up 27% of all families with children.

1.0.4 Current Conditions

The City as a whole has an economic base that has been fueled for decades by federal government defense-related spending for military installations and nuclear

weapons research. In addition to Sandia National Laboratories, the metropolitan area boasts several major defense contractors and high-tech related industries. The presence of the University of New Mexico, Sandia National Laboratories, and the USAF Laboratory has contributed to creation of a strong professional/technical workforce.

Historically, Albuquerque's economy has been based on government employment and services with a small manufacturing sector. This changed somewhat in the 1990's. Manufacturing employment in Albuquerque has increased dramatically, particularly in the high tech sector. A major driving force of this change has been massive expansion of Intel Corporation's Albuquerque-area computer chip fabrication plant and related manufacturing spawned by Intel's investments in Albuquerque.

Economic and population growth in the Albuquerque area has been torpid over most of the past five years, though the City has not seen the serious downturns that have recently affected many urban areas. Economic studies of the Albuquerque economy, however, have been optimistic with projections of job growth above the national average over the next decade. The decision of Eclipse Aviation to locate its headquarters and manufacturing facilities in Albuquerque is one focus of considerable economic optimism. The corporation hopes to develop a new line of low-cost commuter jets. If successful, the company hopes to build as many as 1,000 such aircraft annually at its Albuquerque facility, with a base employment of approximately 2,000 workers. Additional employment is expected to be generated by suppliers to Eclipse and other activities generated by the jet manufacturer.

1.1 Community Planning Area Profiles

1.1.1 Community Planning Areas

The City of Albuquerque has recently moved toward a community-based system for the planning of urban services. This system is built around ten community planning areas (CPA's), nine that are primarily within the incorporated city and one that is almost entirely within the unincorporated portions of Bernalillo County. The areas were defined in consultation with residents and neighborhood organizations to reflect the socially constructed geography of Albuquerque.

Of the ten defined areas, five have major concentrations of lower income residents. In addition, in two planning areas there are significant pockets of lower income residents despite the general affluence of the planning area as a whole.

For the purposes of community development planning, the four CPA's within the City with high concentrations of lower income residents were defined as the primary target areas for investment. In addition, specified lower income neighborhoods within two other CPA's were made secondary target areas for investment. These CPA's and neighborhood areas were the foci of community-based planning activities related to preparation of Albuquerque's Consolidated Plan. The following provides a brief overview of the general characteristics of the target areas.

1.1.2 Central Albuquerque CPA/Enterprise Community

The Central Albuquerque Community Planning Area includes the city's Central Business District (CBD) and much of its historic core. Central Albuquerque neighborhoods such as San Jose, Barelmas, and Martineztown were initially settled as Spanish agricultural villages in the 18th and early 19th centuries. The CBD itself was developed in the late 19th and early 20th century as the center of Albuquerque moved east from the original Spanish plaza to be closer to the railroad tracks that arrived in Albuquerque in 1884 and provided the base for economic growth until World War II. Other Central Albuquerque neighborhoods such as the Downtown Neighborhood, Huning Highlands, South Broadway, Reynolds Addition, and Huning Castle were initially formed as middle-class, Anglo-American residential areas, introducing American architectural styles to the traditional Hispanic adobe of the surrounding neighborhoods. Central Albuquerque is the smallest of the Community Planning Areas, with a total 2000 population of only about 21,293 people.

Virtually all of the downtown neighborhoods suffered in the wake of post-World War II growth in Albuquerque. Retail activity in the CBD has virtually disappeared, losing to shopping malls and strip developments that followed the center of population to the east mesa. The closing of the Santa Fe Railroad maintenance yards, once the largest employer in Albuquerque, had a devastating economic impact on the adjoining Barelmas neighborhood whose residents had depended on AT&SF for employment and whose merchants had depended on trade generated by the yard's hundreds of workers.

Today, neighborhoods in the Central Albuquerque area are among the most economically distressed in the City, particularly those south and east of the CBD, including Huning Highland, South Broadway, San Jose, Barelmas and Martineztown. Overall, the poverty rate for Central Albuquerque in 2000 was 30.0%. Census Tract 15, which encompasses parts of the Huning Highland and South Broadway neighborhoods, has one of the highest poverty rates in the City at 40.3%. Martineztown (C.T. 20.0) with a poverty rate of 31.0% and South Broadway/San Jose (C.T. 13.0) with a rate of 32.7% are also extremely distressed. The poverty rate in Barelmas (Census Tract 14.0) was 30.0%. Approximately 55% of all families in Central Albuquerque had incomes that were under 50% of the Albuquerque median. Only 22% had incomes that exceeded 80% of the area median. In Barelmas, South Broadway, and San Jose, more than 12% of area residents received public assistance income; Central Albuquerque as a whole had the highest concentration of residents receiving public assistance income (7.0%) than all other Community Planning Areas.

Nearly 27% of all households in Central Albuquerque were below the poverty level. Just over 46% of all poor people in Central Albuquerque lived in a family household. Almost 30% of the households in Central Albuquerque were headed by single women. The poverty rate for these families was 20%.

The population of Central Albuquerque's neighborhoods is predominantly minority, particularly Hispanic. Approximately 69% of Central Albuquerque residents are Hispanic and an additional 4% are African American.

Central Albuquerque's lower-income neighborhoods tend to have a slightly higher concentration of young people and about the same percentage of seniors as

the City as a whole. On average, in 2000, 6.7% of the population in Central Albuquerque was under five years old, and 11.6% was over 65 years old. This compares to 7.0% and 11% respectively for these age groups in the City of Albuquerque. The percentage of the population in the prime working ages of 18-64 represented in Central Albuquerque was 64.7% compared to 63% in the City as a whole. In the South Broadway/San Jose neighborhoods (Census Tract 13.00), only 56.0% of the residents were in this prime working age and only 60.2% of residents in the Barelmas neighborhood (Census Tract 14.00) were 18-64 years of age.

Although many Central Albuquerque neighborhoods are experiencing severe and long-term distress, the area also has a number of strengths that can contribute to the revitalization of these neighborhoods. A majority of the families living in the area have deep roots in the community. There is a strong corps of neighborhood activists committed to revitalization of their communities. Many neighborhoods have a built environment that reflects Albuquerque's distinctive vernacular architectural traditions—from traditional adobes to Victorian homes of the railroad era to WPA pueblo revival public buildings.

The area has other important assets. Albuquerque's Central Business District is experiencing new growth as a government, business, and entertainment center with large potential benefits for surrounding neighborhoods. The State has completed construction of the international Hispanic Cultural Center in the heart of the Barelmas neighborhood. The federal and county governments have completed or are in the process of building new judicial structures with nearby parking garages at the north end of the Central Business District. New housing has been built downtown along with a new theatre and a City transportation center which are revitalizing the commercial area.

Central Albuquerque has easy access to all forms of transportation, including interstate highways, rail, and Albuquerque's international airport. There is ample vacant land available in the CBD and elsewhere in the planning area to permit expansion of office, retail, and other commercial activities. While primarily in the form of scattered sites rather than large vacant plots, there is also substantial land within the planning area appropriate for housing development.

1.1.3 North Valley CPA

The North Valley Community Planning area is also part of Albuquerque's historic core. It includes Albuquerque's Old Town, the site where the City was founded in 1706. Much of the North Valley has a quasi-rural ambience, with vernacular adobe architecture; large, irregular lots; and landscape features such as traditional acequias—irrigation ditches that crisscross the valley providing water for valley yards, gardens, and surviving small farms and also connect modern Albuquerque to its agricultural past. Nearer the CBD, the valley has a more typically urban character created by relatively dense 1920's subdivisions laid out in a conventional grid pattern. The total population of the North Valley Community Planning Area located in the incorporated areas of the city is approximately 52,000 people, with about 34,000 of them living within the incorporated City of Albuquerque.

Unlike much of Central Albuquerque, the North Valley has remained a stable, mixed-income neighborhood. Fewer of its neighborhoods show the extreme

concentrations of poverty found in Central Albuquerque or in certain neighborhoods in the Near Heights Community Planning Area. Some of its neighborhoods are among Albuquerque's most affluent. The overall poverty rate for the North Valley in 2000 was 17.7%. Poverty rates in North Valley neighborhoods ranged from a low of 5% in the area north of Candelaria and west of San Isidro to a high of 29% in the Old Town area. Forty four percent (44%) of North Valley households had incomes below 50% of the area median and 37% had incomes above 80% of the median. Approximately 5% of the area residents received public assistance income.

Approximately 16% of all households in the North Valley had incomes below the poverty level and over 52% of the poverty population lived in family households. About 16% of all the households in the North Valley were headed by a single woman and the poverty rate for such families was 20%.

Hispanics constitute a large majority (60%) of the population of the incorporated portions of the North Valley Planning Area. Anglos comprise about 34% of the population. African-Americans, Native Americans, and Asians combined make up only about 5% of the area's population. Approximately 6.2% of the population are children under five years old (compared to 7.0% for the City as a whole) and 12.7% are over 65 years old (compared to 11.7% citywide). About 62% of the North Valley population is in the prime working ages of 18-64, equal to the city average of 62%.

With its distinctive vernacular architecture, quasi-rural ambience, and strong Hispanic cultural traditions, the North Valley has emerged as a strong and stable area after a period of decline in the 1960's and 1970's. The housing stock has improved through extensive rehabilitation and new construction. Although housing prices in the Valley as a whole have remained about mid-range in the Albuquerque market, a major threat to the stable, mixed income character of the area is that children of long-term residents are finding housing costs increasingly unaffordable.

The North Valley has a strong commercial and employment base in the historic Old Town area, with its concentration of museums, shops, and other tourist attractions. The "Renaissance" area in the North Valley has become a major concentration of "big box" retail, serving a regional market. At the northern end of the planning area, the North I-25 area has emerged as one of the City's most dynamic employment centers with a growing concentration of new first-class office space and manufacturing establishments.

Older commercial arterials in the North Valley, however, are experiencing an accelerating decline. This is particularly true of North 4th Street, especially south of Griegos Road to the CBD, where older commercial structures have been removed to be replaced by used-car lots and other low-intensity land uses. The transition that the street is undergoing, however, creates long-term opportunities for redevelopment and revitalization.

1.1.4 Southwest Mesa CPA

The Southwest Mesa Community Planning Area is located on the west side of the Rio Grande. The Southwest Mesa is, for the most part, an older, lower-income, "suburban" area initially developed along West Central Boulevard during the 1940's. Initial development was followed by a series of modestly priced subdivisions through the 1960's and 1970's. West Central Avenue, a segment of historic Route 66, the

area's main commercial thoroughfare, sweeps down from the high west mesa and offers breathtaking views of the City and the Sandia Mountains beyond it to the east. The shift of tourist traffic to the Interstate, however, has left West Central with a string of deteriorating motels and blighted, strip shopping malls. The western reaches of the Planning Area are today the site of most of the new "affordable" housing construction that is taking place within the City of Albuquerque. The Southwest Mesa in 2000 had a population of 42,580 people—an increase of about 35% compared to 1990.

The overall poverty rate for the Southwest Mesa in 2000 was 17.0%. The heaviest concentration of poor residents was in Census Tract 47.14 at 33.9% followed by Census Tract 47.15 at 23.9% and Census Tract 24.02, the Alamosa and West Mesa neighborhood areas, with a poverty rate of 21.2%. Nearly 25% of all area households in 2000 had incomes under 50% of the City median and 48% of the households had incomes above 80% of the median. Just over 7% of all area households received income from public assistance.

More than 15% of all the households in the Southwest Mesa area had incomes below the poverty level, among the highest rate of household poverty in the City. More than 81% of poor people in the Southwest Mesa area lived in family households. This was the highest percentage of poor people in family households in the City. About 26% of all households in the planning area were headed by a single female. The poverty rate for these households was over 42%.

Nearly 78% of the residents of the Southwest Mesa CPA in 2000 were Hispanic; 14.4% were Anglo; 2.83% African American; and 2.77% Native American. Nearly 10% of the area's population was under five years old, well above the City average of 7.0%. An additional 24% was 5-17 years old. The Southwest Mesa has the highest percentage of persons under 18 years old of any Planning Area in the City. Only 6.1% was 65 years old or older, about half the percentage of the City as a whole. The population 18-64 years old made up 60.1% of the area population, below the City average in the prime working age group.

1.1.5 Near Heights CPA

The Near Heights Community Planning Area is located in Albuquerque's Southeast Heights. It is an extremely diverse area of the City. It contains the University of New Mexico; the fashionable Nob Hill shopping area and affluent Ridgecrest residential community; Albuquerque International Airport; and the New Mexico State Fairgrounds. It also contains several of Albuquerque's poorest neighborhoods. The total population of the Near Heights CPA in 2000 was 73,121 persons. Although there was virtually no growth over the decade, Near Heights remains the second largest CPA.

Most of the Near Heights was developed from the late 1940's through the early 1970's. In general, the housing stock of the Near Heights consists of single-family, detached homes that are in good repair and located in stable neighborhoods. The Near Heights, however, also has the highest number and percentage of rental units in Albuquerque, most of them in multi-family buildings. A large concentration of these units is in the area east of San Mateo Boulevard in the South San Pedro, Trumbull and La Mesa neighborhoods. Others are concentrated near the University,

renting primarily to students, and in neighborhoods south of the University near Albuquerque International Airport.

The overall poverty rate for the Near Heights in 2000 was more than 23.6%, an increase from the 1990 level of 20%. The heaviest concentrations of poor residents were in Census Tracts 6.03 and 9.01, the Trumbull and La Mesa neighborhoods, with poverty rates of 42.07% and 39.6% respectively. With 16,434 poor persons living in the planning area, the Near Heights had the largest poverty population in the City. It was, in fact, nearly twice as large as that of any other planning area. Nearly 37% of all area households in 2000 had incomes under 50% of the City median and 47% of the households had incomes above 80% of the median. About 5% of all area households received income from public assistance, and the area had the largest number of public assistance recipients in the City.

More than 20% of all the households in the Near Heights area had incomes below the poverty level and the number of poor households was twice that of any other planning area. The Near Heights had the third highest concentration of female-headed households with more than 25% of all households in the planning area headed by a single female. The poverty rate for these households was about 21% an increase over the 1990 rate of 17.0%.

The Near Heights is the most ethnically diverse area of Albuquerque. Nearly 50% of the residents of the Near Heights CPA in 2000 were Anglo; 36% were Hispanic; 4% were African American; nearly 5% were Native American; and over 3% were Asian. The area had the largest concentrations of African American, Native American, and Asians in the City – the concentration of Native Americans was especially high. About 7% of the area's population is under five years old, approximately the City average. In Trumbull, however, nearly 11%, and in La Mesa about 12% of the population consisted of young children under five years old.

The Near Heights, in fact, has the second highest *number* of young children of all planning areas. In 2000, there were 4,883 children under five in the planning area. An additional 14.1% of the population was 5-17 years old. About 13% was 65 years old or older, above the City average of 11.7%. The population 18-64 years old made up almost 67% of the area population, above the City average in the prime working age group.

The Near Heights has a number of strong assets. The University of New Mexico, University Hospital, Presbyterian Hospital, Albuquerque International Airport, Kirtland Airforce Base, and Sandia National Laboratories are all located within the Planning Area. This concentration of major activity centers creates both potential employment opportunities for residents and a base for retail trade and other commercial trade. Central Avenue—historic Route 66—is the main commercial arterial of the Near Heights. The Nob Hill district along Central near the University of New Mexico is a strong beneficiary of the general activity in the area. The recently revitalized district has become one of Albuquerque's most fashionable shopping, dining, and entertainment areas. Further east, older motels and increasingly blighted strip shopping areas dominate Central. These areas, however, do have great potential for commercial revitalization.

One of the great strengths of the Near Heights is its growing ethnic diversity. Indeed the Trumbull and La Mesa neighborhoods, with their Asian, Mexican, and

Cuban immigrant populations are taking on the characteristics of an “international district” with an increasing number of Asian/Hispanic markets, restaurants, and other immigrant-based business.

1.1.6 East Gateway CPA

The East Gateway Community Planning Area extends east from the Near Heights CPA to the City limits. It is also a highly diverse area. General levels of distress in the East Gateway area do not match those of the primary target areas. The poverty rate for the planning area as a whole is 12.9%, below the rate of 13.5% for the City as a whole. Only about 24% of the families had incomes below 50% of the area median while 56% had incomes above 80%. The total population of the East Gateway was 52,338 in 2000.

Despite the general affluence of the East Gateway, however, there are some significant pockets of urban decline, particularly in and around the South Los Altos and Singing Arrow neighborhood areas. In contrast to the generally low poverty level found in the East Gateway, the poverty rate in the South Los Altos area (Census Tract 7.07) was 17% and immediately to the east, in census tract 7.08, the rate was over 18.0%. In the Singing Arrow area (C.T. 7.13) the rate was almost 23.8%. The neighborhood in Census Tract 7.12 also had a substantially higher poverty rate (17.3%) than the city as a whole. In many ways, these neighborhoods share more characteristics with the La Mesa and Trumbull areas to their immediate west than with more affluent East Gateway neighborhoods to their north and east.

A major factor that distinguishes the East Gateway’s poorer neighborhoods from Trumbull and La Mesa is the higher percentage of single-family dwelling units. In Trumbull, fewer than 19% of housing units are single-family detached units and in La Mesa it is only 36%. In the South Los Altos area, by contrast, 74% of the units are single family detached, in census tract 7.08 it was 53%, and in Singing Arrow the figure was 48%. What is also striking about these neighborhoods is the high concentration of mobile homes. In South Los Altos more than 50% of the single family dwellings are mobile homes; in census tract 7.08 44% are mobile homes; and in Singing Arrow nearly 85% of the single family dwellings are mobile homes—the highest concentration in the City.

In the East Gateway CPA as a whole, the population is predominantly Anglo (56.3%). In the lower income areas of the planning area, however, the population is more diverse. In South Los Altos, more than 61.9% of the population is minority. About 47.0% is Hispanic, 4.0% is African American, 5.4% is Native American, and 3.5% is Asian. To the east in census tract 7.08 approximately 50.5% of the population is minority. About 34.5% is Hispanic, 3.9% is African American, 3.5% is Native American, and 3.4% is Asian. In Singing Arrow more than 52% of the population is minority; the percentage of minority persons in census tract 7.12 was also 52%.

1.1.7 Mid-Heights CPA

Like East Gateway, the Mid-Heights Community Planning Area is a generally prosperous, stable residential area. The poverty rate for the Mid-Heights was only 10.8%, substantially below the City average of 13.5%. The Mid-Heights has the

largest concentration of commercial activity of any area of the City both in strip developments along commercial corridors and at two of the City's enclosed shopping malls. In addition to the shopping malls, the Uptown area of the Mid-Heights is also the site of major first class office, hotel, and other commercial development that create a major employment center. With a 2000 population of 84,574, the Mid-Heights is the largest of the community planning areas.

There are, however, some areas with high concentrations of low- and moderate-income persons within the boundaries of the Mid-Heights. The most notable such concentrations are along the far western edge of the district, particularly in and around the Alta Monte/Montgomery Heights neighborhoods (C.T. 34.0) and the Montgomery/I-25 area (C.T. 37.33). These areas are distinguished from most of the planning area by the high concentration of multi-family rental housing. In Alta Monte/Montgomery Heights, nearly 79% of the occupied housing units are rentals. In the Montgomery/I-25 area nearly 94% of the housing units are rentals—a rate that even exceeds the Trumbull neighborhood. This area had only 11 single family detached homes.

While the extent of multi-family rental housing in these neighborhoods is comparable to that of Trumbull and La Mesa, they are distinguished from them by the fact that the housing in the Mid-Heights neighborhoods tends to be newer, in larger complexes, and in better condition. In Alta Monte/Montgomery Heights, nearly 84% of the units were built after 1970. In the Montgomery/I-25 area 81% of the housing units were built after 1970. By contrast, 60% of the units in Trumbull and only 37% of housing units in La Mesa were constructed after 1970. About 40% of the units in the Montgomery/I-25 area are in complexes of 20 or more units as are 25% of those in Alta Monte/Montgomery Heights. Fewer than 20% of the units in Trumbull and only about 9% of the units in La Mesa are found in such large complexes.

In the Mid-Heights as a whole, nearly 60% of the population is Anglo. The lower-income areas of the planning area, however, are considerably more ethnically diverse. In Alta Monte only about 32.0% of the population is Anglo. Over 51.4% of the neighborhood's population is Hispanic, 5.0% African American and 8.3% Native American. In the Montgomery/I-25 area, similarly, 33.0% of the population is Anglo, 45.0% Hispanic, 5.3% African American, 10.7% Native American, and 3.0% Asian. In Census Tract 2.08, almost 53.0% of the population was Hispanic.

The proportion of young children in Alta Monte and the Montgomery/I-25 area is much higher than in the City as a whole and nearly comparable to the proportions found in neighborhoods such as Trumbull and La Mesa. In Alta Monte, more than 8.2% of the population was under five and in the Montgomery/I-25 area close to 10% of the residents were young children.

1.1.8 West Side CPA

This community planning area encompasses the entire portion of the city that lies west of the Rio Grande and north of Interstate 40 up to the Sandoval County boundary. This area has experienced a substantial amount of growth in terms of both new housing and commercial development. The Cottonwood Mall opened in

2000 and is the only large establishment of its kind on the west side of the city. Similarly, large commercial development has occurred along I-40 and new Coors Blvd. and adjacent to the Cottonwood Mall. And all through the area, new multi-family dwellings as well as upscale single-family homes have been built.

Data from the 2000 Census show that the population in the West Side Community Planning area was 62,955, the third largest area in absolute numbers in the city. Of the total population, 48.9% were White, 41.4% were Hispanic, 3.25 were African American, 2.53 were Native American, and 1.52% were Asian. By age, this planning area had the second largest concentrations of children under five years of age (9.3%), second only to the Southwest Mesa Planning Area.

This community planning area had one of the three lowest poverty rates at 6.2% among all planning areas in the city. However, two of the older neighborhood areas comprised of Census Tracts 47.29 and Census Tracts 47.30, which lie along I-40 and directly west of the Rio Grande had higher rates of poverty at 13.3% and 10.9%, respectively. Only 1.8% of individuals in the area received public assistance income.

1.1.9 Foothills CPA

The Foothills Community Planning Area abuts the Sandia Mountains and is generally characterized by moderate density residential areas west of Tramway Blvd. and low-density residential areas in the more rugged foothills to the east. There are some linear commercial centers along Juan Tabo and Montgomery Boulevards. and some commercial nodes along Tramway Blvd. According to 2000 U. S. Census, there were 42,366 people living in this planning area. Only 4.95% of this population were children under the age of five, the lowest concentration of children in this age group among all community planning areas in the city. Of the total population, almost two-thirds of the population, 73.6% were White and 18.1% were Hispanic.

This community planning area had one of the three lowest concentrations of people living in poverty at 6.2%. There was, however, one Census Tract, 1.13, bounded by Menaul on the south, Juan Tabo on the west, Candelaria on the north, and Tramway on the east that had a poverty rate of 11.6%.

The 2000 U. S. Census reported that the median household income for the city as a whole was \$38,272. Comparatively, the median household income for the Foothills Community Planning area was \$45,988. Only 1.23% of people in the area received public assistance income, the lowest percentage among all planning areas.

1.1.10 North Albuquerque CPA

This community planning area is located in the far northeastern part of the city and is bounded by I-25 on the west, Bear Canyon arroyo on the south, Cibola National Forest on the east and Sandia Pueblo on the north. North Albuquerque is designated as "Developing Urban" in the Albuquerque/Bernalillo County Comprehensive Plan. Forty percent of the land is vacant which presents opportunity for growth and development. North Albuquerque is the third fastest growing community in the city. The area is predominately residential, although commercial centers are being developed as a response to the needs of the growing population.

The eastern portion of the area (Census Tracts 37.29 and 37.31) lies in Bernalillo County and is rural in nature. In 2000, there were 35,563 people living in the incorporated areas of the city. Of the total population, 67.2% were White, 23.6% Hispanic, 1.7% African American, 2.1% Native American, and 3.4% Asian.

The North Albuquerque Planning Area had the lowest concentration of people living in poverty. Compared to the city as a whole (13.5%), only 5.29% of the population in this area lived below the poverty level. In absolute numbers 1,905 individuals in North Albuquerque lived in poverty. The median household income in this area was \$48,374 as compared to \$38,272 for the city. North Albuquerque had the second lowest percentage of individuals receiving public assistance, 1.53%.

Of all family households in the North Albuquerque Planning area, 80.4% were headed by married-couple and only 14.0% were headed by a single female. The concentration of married-couple headed families was the largest of all community planning areas and those headed by single females, the smallest.

1.2 Citizens Participation Process

The City of Albuquerque is committed to encouraging citizen participation in the determination of community needs and development of the Consolidated Plan. In the spring of 2002, the City formed the Albuquerque Citizens Team (ACT). The ACT consisted of representatives from each of the City's nine Council Districts. Existing District Coalitions were requested to appoint a representative to the ACT. In those areas where there was no District Coalition, the City Councilor was requested to appoint a member. Representatives from the Homeless Advocacy Coalition and the UNM School of Regional and Community Planning also served on the Committee.

In its capacity as an advisory body, the ACT held a series of meetings throughout the spring and summer of 2002. Two public hearings and six neighborhood focused meetings were held. The neighborhood meetings were held in areas of Albuquerque where the preponderance of residents are low income and most likely to qualify for the types of services and programs eligible for funding within the parameters of the *Plan*.

To encourage and recruit participation in both the public hearings and the community meetings the following methods of notification were used:

- Legal advertisement in the local newspapers
- Albuquerque Journal newspaper article detailing the dates, times and locations of the community meetings
- Posting on the City of Albuquerque's Web Site as both an article and on the Community Calendar
- Posting on the City of Albuquerque's Government 16 Cable TV Channel
- Mailings to recognized neighborhood associations
- Posting of flyers in public housing sites, community centers, day care centers and other community oriented facilities

Meetings were held as follows:

May 23, 200	Community Meeting	Barelas Community Center
June 5, 2002	Public Hearing	Palo Duro Senior Center
June 13, 2002	Community Meeting	Los Griegos Center for F&CS
June 20, 2002	Community Meeting	Alamosa Center for F&CS
June 27, 2002	Community Meeting	Loma Linda Community Center
July 18, 2002	Community Meeting	McKinley Community Center
July 25, 2002	Community Meeting	Singing Arrow Community Center
July 30, 2002	Public Hearing	Los Griegos Center for F&CS

Attendance varied from a low of four (4) to a high of twenty-six (26) registered persons, with over 100 citizens participating in the community meetings and public hearings. Attendees included representatives from nonprofit organizations, churches, neighborhood associations, area residents and City staff.

The first community meeting, held at the Barelas Community Center for the Central Albuquerque CPA, was designed to be conducted as a charette whereby citizens, through a facilitated process, prioritized community needs. Because of the small attendance and a general feeling by the ACT that it was not the most conducive format for public input, it was decided to change the community meeting process to a more formal request for specific projects or needs to be addressed at the subsequent community meetings. A second public hearing was held on July 30, 2002 to accommodate residents from those areas where community meetings were not held or where attendance at previous meetings was low.

In rank priority, from highest to lowest, following is a summary of the community needs expressed at both the community meetings and the public hearings:

Facility Acquisition and Improvements	22
Public Parks Acquisition and Improvements	21
Streetscape and Facade Programs	18
Housing Rehabilitation Programs (Rental and Home Ownership)	14
New Affordable Housing	12
General Street and Traffic Improvements	11
Crime Prevention through Environmental Design Projects	9
Economic Development	9
Social Services	8
Vacant Structures	5
Job Training	4
Swimming Pools	4
Public Safety	2

The ACT conducted a series of working meetings to develop recommendations for funding priorities. The Department of Family and Community Services presented their priorities for consideration. Eligibility of projects and project areas were discussed as well as constraints such as limited City General Funds to absorb

operating costs for new facilities and parks. The ACT recommended that, to the extent eligible, services be available on a city-wide basis. The ACT recommendations were incorporated into the Five Year Investment Summary for the *Plan*. Three members of the ACT disagreed with certain funding priorities. Their statement along with a statement from the remaining members of the ACT is included in this in Plan in the Public Comment appendix.

On August 27, 2002, the Five Year Action Summary for the *Plan* was placed in a legal advertisement in the Albuquerque Journal. Written public comment was solicited for 30 days, through September 27, 2002. Notices were sent to all registered neighborhood associations in the City, the Plan summary was placed on the City of Albuquerque's web site and at the Albuquerque Public Library. Written public comment received is included in this Plan in the Public Comment Appendix.

1.3 Housing and Community Development Needs

1.3.1 General Housing Needs

a. Housing Market Conditions

Throughout most of the 1990's the housing market in Albuquerque has been robust in response to pent-up demand and sustained economic and population growth in the Albuquerque MSA.

(i) Rental Housing Market: Between 1990 and 1994, vacancy rates in Albuquerque's rental market fell to 1.7% and rents increased at a rate of 10%-12% per year. Since 1995, a number of factors have intervened to cool the once hot rental market. Rising demand stimulated massive new construction of multi-family housing. Initially such construction was concentrated in the higher end housing market. Strong demand and the availability of Low Income Housing Tax Credits (LIHTC), however, later extended the rush to new construction to lower rent units. Between 1994 and 1996 several thousand new rental units came onto the market, bringing supply more nearly into line with demand. At the same time, the availability of low interest rate mortgages and other incentives for home purchases helped homeownership to become a measurable factor in the exit of families from rental housing. By the first quarter of 1997, vacancy rates in Albuquerque had increased to 9.4% and hit an all time high of 11.9% in the first quarter of 1999. Between 1995 and 2000, multi-family housing starts numbered only 5,000 units. By the third quarter of 2000, the rental market had recovered and vacancy rates have held from a high of 8.4% to a low of 6% in the first quarter of 2002.

(ii) Homeownership Market: The homeownership market in Albuquerque has been, if anything, more vigorous than the rental market. Between 1995 and 2000, Albuquerque single-family housing starts numbered over 18,000. Low interest rates coupled with a surge in entry-level housing demand were the leading causes for strong growth in this part of the home building sector. Most of the entry-level housing was constructed on the west side of the City. First time homebuyer programs were attractive particularly to multi-family housing residents whose

monthly rental payment was often the same or more than what they would pay for a monthly mortgage payment. The result was that a large number of these tenants relocated to newer neighborhoods that contained entry-level and affordable housing.

In the fourth quarter of 1996, the median sales price of an existing home in Albuquerque was \$126,000—4% greater than the median sales price nationally and well above that of most other Southwestern and Mountain region cities. Indeed, only Denver and Salt Lake City had higher median sales prices for existing homes among cities in the inter-mountain west. According to the National Association of Home Builder's Housing Opportunity Index (HOI), only 55% of the homes sold in the Albuquerque area were affordable to a family of four earning the median income.

By the fourth quarter of 2001, the HOI share of homes that were affordable to families who earn the median income was 72%. The median home price had risen to \$132,000, but the median income also had risen to \$49,000, an increase of \$7,000 since 1996. In 1996, relative to affordability, Albuquerque ranked 21 out of the 41 areas surveyed in the region. In 2001, it ranked third "most affordable" out of 50 areas surveyed. As of the fourth quarter of 2001, the national median sales price was \$158,000, the median income was \$52,500 and 64% of homes across the country were affordable to families who earn the median income.

Higher developed land costs continue to be a major factor in the comparatively high cost of new homes in Albuquerque. According to data from the Urban Land Institute, from 1990 to 1995 finished lot prices in Albuquerque increased three times faster than the U.S. average. By 1993, the price of a developed lot in Albuquerque was \$3.52 per square foot, compared to just \$2.12 per square foot nationally. According to two developers, one a high volume for-profit developer and the other a not-for-profit developer, the average cost of a 4000 to 4500 square foot lot in Albuquerque ranges from \$5.91 to \$6.22 in 2002. The National Association of Homebuilders is in the process of conducting their national survey and an average cost per square foot nationally was not available at this time.

1.3.2 Affordable Housing Needs

a. General Characteristics of Households

(i) Income and Demographic Characteristics of Households: According to the 2000 Census, the City of Albuquerque had 183,236 households. More than 95,000 of these households (52%) had incomes at or below 95% of the area median income. Figure 1.1 shows the distribution of Albuquerque households by income level and compares 1990 income data to the available 2000 data.

**Figure 1.1
Albuquerque
Households by Income Level, 1990 and 2000**

Income Level	Definition	Percentage of Households	
		1990	2000
Extremely Low Income	0-30% of area median income	11 %	10%
Low Income	31-50% of area median income	11%	14%
Moderate Income	51-80% of area median income	17%	15%
Middle Income	81-95% of area median income	8%	13%
	above 95% of area median income	53%	48%
Extremely Low Income – Moderate Income	0-80% of area median income	39%	38%

The table below indicates HUD’s lower income groupings for a household of four members based on the median income in 2002, matched with the incomes of persons working in representative occupations in the City of Albuquerque. The median income for a family of four in Albuquerque in 2002 is \$51,000.

**Figure 1.2
Income Definitions and Representative Occupations**

Income Level	Definition	Income Range for Family of Four	Representative Occupations
Extremely Low Income	0-30% of median income	\$0 - \$15,300* (up to \$7.35/hr)	Fast food cook Pre-School Teacher Cashier Janitor
Low Income	31-50% of median income	\$15,301 – \$25,500 (\$7.36 to \$12.26/hr)	Retail salesperson Bank teller Home Health Aide Roofer
Moderate Income	51-80% of median income	\$25,501 - \$40,800 (\$12.27 to \$19.62/hr)	Teacher Police officer Fire fighter Carpenter
Middle Income	81-95% of median income	\$40,801 - \$51,000 (\$19.63 to \$24.52)	Architect Safety engineer Veterinarian Registered Nurse

*HUD Median Income for Albuquerque MSA effective 2/06/02

Note: In the following housing section information was provided through the Department of Housing and Urban Development for the 1990 Census and is not yet available for the 2000 Census.

The 1990 U.S. Census indicated that most of Albuquerque's households—approximately 77,000--consisted of two to four related persons. Such households are "Small Families" in HUD's lexicon. An additional 10,000 households consisted of those formed by five or more related persons, or "Large Families" in HUD's language. About 34,000 households consisted of a single person living alone or of two or more unrelated persons who shared a dwelling unit. HUD terms such groups "Other Households". Finally, there were more than 30,000 "Elderly Households"—one or two person households headed by a person who was 62 years old or older.

Figure 1.3 shows the number and percentage of Albuquerque households who had housing costs in excess of 30% and 50% of their household income and/or were experiencing another housing problem such as overcrowding.

**Figure 1.3
Housing Needs and Cost Burden by Tenure, Income, And Family Type**

Household by type, income, & housing problems	Renters					Owners			
	Elderly 1 & 2 member households	Small related (2 to 4)	Large related (5 or more)	All other households	Total renters	Elderly	All other owners	Total owners	Total households
Extremely low income*									
- 0 – 30% MFI	2,492	4,229	1,148	4,976	12,845	2,128	2,382	4,510	17,355
- % w/any housing problems	65%	79%	94%	84%	79%	74%	79%	77%	79%
- % cost burden > 30%	64%	76%	82%	84%	77%	74%	76%	75%	77%
- % cost burden > 50%	45%	63%	67%	77%	65%	40%	62%	52%	62%
Low income*									
- 31 – 50% MFI	1,731	3,960	1,037	4,395	11,123	2,949	3,194	6,143	17,266
- % w/any housing problems	73%	81%	84%	91%	84%	44%	70%	58%	75%
- % cost burden > 30%	73%	77%	52%	91%	79%	44%	67%	56%	71%
- % cost burden > 50%	39%	24%	15%	35%	30%	17%	44%	31%	31%
Moderate-income*									
- 51 – 80% MFI	1,706	5,519	1,135	5,829	14,189	4,316	7,025	11,341	25,530
- % w/any housing problems	60%	50%	79%	41%	50%	22%	58%	44%	47%
- % cost burden > 30%	59%	41%	33%	38%	41%	22%	54%	42%	42%
- % cost burden > 50%	10%	3%	0%	2%	3%	5%	17%	12%	7%
Middle-income*									
- 81 – 95% MFI	552	2,615	360	2,229	5,756	1,813	4,915	6,728	12,484
- % w/any housing problems	31%	23%	36%	12%	20%	13%	48%	38%	30%
- % cost burden > 30%	31%	6%	8%	10%	15%	13%	42%	34%	26%
- % cost burden > 50%	4%	1%	0%	1%	1%	2%	4%	4%	3%
Total Households**	8,303	25,232	4,794	26,087	64,416	22,075	67,290	89,365	153,781
- % w/any housing problems	52%	42%	69%	43%	46%	21%	25%	24%	33%

* based upon HUD adjusted income limits, if applicable **for all income groups, including those above 95% of MFI

b. Affordable Housing Needs of Renter Households

In 1990, there were 64,416 renter households in Albuquerque, about 42% of all households. Renters tended to be disproportionately concentrated in low income groups. More than 68% of all renters had incomes under 95% of the median family income and 59% had incomes at or below 80% MFI and thus were potentially eligible for housing assistance under HUD programs. The following provides a summary of the affordable housing needs of renters:

(i) Extremely low income renters: As Figure 1.3 shows, housing problems are significantly concentrated among extremely low income renter households (0-30% MFI). The 12,845 extremely low income renter households comprise about 20% of all renter households. Among the 2,492 elderly households in this income group, 65% face some housing problem. More than 64% pay more than 30% of their income for housing and 45% spend more than half their income for housing.

Small related households face even more severe problems. There were 4,229 households in this income group. Nearly 80% of these households have some housing problem. More than three-quarters (76%) of these families carry a housing cost burden. For 63% of them more than 50% of their income is paid out for gross rentals. Large related household renters in this income group face the most widespread problems of any group—94% are experiencing some form of a housing problem. More than 82% are cost burdened (with 67% paying more than 50% of their income for housing). An additional 12% escape a crushing cost burden only by living in overcrowded and/or substandard housing. This is by far the highest rate of overcrowding of any demographic group.

There were nearly 5,000 extremely low income renters living alone or in non-family households. This group had the highest rate of an extreme cost burden—more than 77% of such persons paid more than 50% of their income for housing. Not surprisingly, this is the segment of the population in Albuquerque at the highest risk for homelessness.

(ii) Low income Renters: There were 11,123 low income renter households (31%-50% MFI) in 1990 that comprised about 17 % of all renter households. Members of this group are actually more likely to experience housing problems than are extremely low income renters, though these problems are generally less severe. Among the approximately 1,700 low income elderly renters, 73% spend over 30% of their income for housing—compared to 64% for those who are extremely low income. Only 39%, however, have a cost burden in excess of 50% of household income in contrast to 45% of the extremely low income group.

There were nearly 4,000 small related renter households that were low income. A larger percentage of this group, similarly, was spending more than 30% of income in housing costs (77%) than the extremely low income group but a lower percentage with costs above 50% of income (24%).

Among the 1,037 large related, low income households, the percentage of those cost burdened drops substantially compared to the extremely low income group. About 52% of low income renters, compared to 82% of extremely low income renters, were cost burdened. A much higher percentage of low income renters,

however, were living in substandard or overcrowded housing—32% of these low income families were living in substandard units but were not cost burdened.

The 4,395 low income renters who lived alone or in non-family households were more likely to be paying more than 30% of their income for housing costs than any other segment of the population. Among this group, 91% paid more than 30% of their income for rent.

(iii) Moderate income Renters: Conditions for renters with incomes between 51% and 80% of MFI are substantially less severe than for low income renters in terms of cost burdens and other housing problems. The 14,189 households in this income category made up 22% of all renter households. Despite fewer housing difficulties, a majority of moderate income renters experience one or more housing problems. Nearly 60% of 1,706 moderate income elderly households pay more than 30% of their income in rent. About 9% of the 5,500 moderate income small related renter families live in substandard units and an additional 41% pay over 30% of their income towards rent. Nearly 46% of 1,135 moderate income, large related families rent overcrowded/substandard units and an additional 33% are cost burdened.

(iv) Middle income Renters: Among renters with incomes at 81-95% of MFI, there is a further easing of housing problems compared to other lower income groups. Households in this group made up about 9% of all renter households. Elderly and large family households are those most likely to experience housing problems in this group. Nearly a third (31%) of middle income elderly households are cost burdened and nearly one quarter of large family households are in overcrowded or substandard units.

c. Affordable Housing Needs of Home Owners

In 1990, there were 89,365 households in Albuquerque that owned their homes—about 58% of all households. In contrast to renters, among whom 68% were below the median family income, only 33% of home owners had incomes below the median and only 25% had incomes below the HUD threshold of 80% MFI or lower. A substantial proportion of these lower income owners were elderly.

(i) Extremely low income Home Owners: In 1990 there were only 4,510 extremely low income households that owned their homes who made up only about 5% of all home owners. Nearly half of these households, moreover, were elderly. Among elderly, extremely low income owners, 74% paid more than 30% of their income for housing costs and 40% spent more than half of their income for housing. Conditions were even more extreme among extremely low-income non-elderly home owners. For this group, 76% paid more than 30% of their income for their housing and 62% paid more than 50% of income for housing costs.

(ii) Low income Home Owners: The 6,143 low income home owners comprised an additional 7% of all households that owned their homes. Nearly 52%

of this group was elderly. Among all low income owners, 56% paid more than 30% of their income for housing costs—44% of elderly owners and 67% of non-elderly. Among non-elderly owners, 44% paid more than half of their income for housing costs.

(iii) *Moderate Income Home Owners:* There were 11,341 home owners with incomes from 51%-80% of MFI in Albuquerque in 1990. They made up about 13% of all owners. As among other lower income groups, a disproportionate share (38%) were elderly, though not to the extent of the low and extremely low income segments. A comparatively modest 22% of elderly moderate income households are cost burdened, with only 5% paying more than half of their income for housing. Among non-elderly home owners, however, 54% pay more than 30% of their income for housing, with 17% paying more than 50% of income for shelter costs.

(iv) *Middle Income Home Owners:* There were 6,728 home owners with incomes from 80%-95% MFI. They made up just under 8% of all owners. Only about 13% of elderly owners in this group were burdened by the cost of their housing. Younger owners, however, were significantly more likely to be struggling with their housing costs—42% paid more than 30% of their income for housing.

1.3.3 Housing Conditions

In conjunction with the preparation of the Consolidated Plan, the City conducted a windshield survey of housing conditions in one neighborhood in five Community Planning Areas (CPA) to assess housing conditions. The neighborhoods were selected as they were seen as areas of greatest need within their CPA and could serve as an indicator of need for other neighborhoods within the CPA. The Housing Conditions Survey was undertaken on a smaller, neighborhood basis to test and develop a methodology for undertaking such surveys in other neighborhoods.

Homes were evaluated as Standard (in need of no apparent repairs), Lightly Deteriorated (in need of minor repair such as exterior painting or re-stuccoing minor wall cracks), Light to Moderately Deteriorated (in need of roof repairs, repair of cracks in walls or foundation, etc.), Moderately Deteriorated (in need of replacement of roofs, windows, and/or exterior wall surface); and Extremely Deteriorated (in need of significant repairs/replacement of all parts of the structure, fire damaged, major code violations).

Figure 1.4 below indicates the findings of the housing conditions survey by neighborhoods and Community Planning Area for single family homes.

**Figure 1.4
Housing Conditions by Community Planning Area**

CPA Neighborhood	Standard	Light	Light to Moderate	Moderate	Extreme
Central Albuquerque San Jose	162 (20%)	373 (45%)	245 (30%)	47 (6%)	0
East Gateway Singing Arrow	573 (97%)	13 (3%)	0	0	0
Mid-Heights Bel Air	999 (82%)	174 (14%)	47 (4%)	5 (.4%)	0
North Valley Near N. Valley	986 (54%)	638 (35%)	179 (10%)	22 (1%)	0
West Side West Mesa	1,242 (70%)	426 (24%)	70 (4%)	15 (.8%)	12 (.7%)

As these data show, the highest concentration of deteriorated single family homes was in the San Jose neighborhood which is located in the Central Albuquerque Planning Area. More than 80% of the units showed some sign of deterioration with 45% showing only light signs of deterioration and 36% indicating more extensive need of repairs.

The neighborhood with second greatest concentration of units showing signs of some deterioration was Near North Valley. This neighborhood is located within the North Valley Community Planning Area. Forty-six percent of the homes surveyed were found to be in need of some type of repairs. Thirty-five percent of the homes showed signs of light deterioration and 11% showed a need for more extensive repairs.

The West Mesa neighborhood in the Southwest Mesa Community Planning Area ranked third with 29% of the units showing signs of deterioration. Twenty-four percent of the units surveyed showed signs of light deterioration. In the Mid-Heights CPA, the Bel-Air neighborhood was surveyed. Eighteen percent of the units were found to have some signs of deterioration with only 4% having extensive need of repairs. Singing Arrow neighborhood in the East Gateway CPA had only 3% of the units showing some signs of deterioration.

1.3.4 Public and Assisted Housing

a. Public Housing

The City of Albuquerque Department of Family and Community Services functions as the public housing agency for the City of Albuquerque. As of March 31, 2002 the City owned and managed a total of 953 units in 26 multi-family developments and 8 scattered-site, single family homes. There are a total of 371 elderly units and 582 family units. Approximately 34% of public housing residents receive some type of public assistance while the remaining 66% are part of the population considered the “working poor”. The average annual income for public housing families is \$8,511.

Public housing developments are generally small (under 50 units) and are widely distributed geographically throughout the City. Only the West Side Community Planning Area does not have a public housing development and much of this area has been developed only in the last decade.

All of Albuquerque’s public housing units were built between 1972 and 1986 and are in generally good condition. Albuquerque’s public housing complies with Section 504 requirements for accessibility for the physically disabled, with 5% of all units meeting the standards for accessibility under the Americans with Disability Act (ADA).

During the last five years, the City lost 50 units of public housing to homeownership in the San Jose neighborhood of the Central Albuquerque Planning Area. These units were converted to homeownership under the City’s HUD approved 5h Conversion Program. The City is considering converting additional units to homeownership over the next five years; however, no plans have been developed for conversion at this time.

b. Section 8 Rental Assistance

The City of Albuquerque administered 3,737 Section 8 vouchers and certificates as of March 31, 2002. The Section 8 program allows consumers to take a voucher into the marketplace and rent a unit that has been inspected by the City of Albuquerque and meets Housing Quality Standards (HQS). Of the total families assisted, 609 were elderly and in 1,313 families at least one member had a disability. Twenty-one of the vouchers and certificates issued are project-based and the balance are tenant-based. The average annual income for Section 8 families is \$8,525.

The City of Albuquerque develops one waiting list for Public Housing and Section 8 Rental Assistance. This provides consumers with a choice to select the type of housing that best meets their family’s needs. As of March 31, 2002, there were 1,467 families on the waiting list. Nineteen percent (279) of those families were extremely low-income (30% of median income), eight percent (122) were families with disabilities, and two percent (33) were elderly families. The City of Albuquerque uses federal and local preferences when considering families on the waiting list. A copy of those preferences can be found in the Application Packet for Assisted Housing.

The City of Albuquerque received a total of 1,162 new Section 8 vouchers over the past five years. Most of these vouchers were awarded as a result of submitting

grant applications in response to Notices of Funds Available issued by the Department of Housing and Urban Development (HUD).

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The City of Albuquerque and Bernalillo County lost 934 affordable units over the past five years because the owners of the some developments prepaid their HUD-assisted mortgages. In some cases, the owners did not renew their contract with HUD for Section 8 project-based assistance. Approximately 50% of the families living in those units qualified for a portable Section 8 voucher. To compensate for the loss of those units, HUD provided Section 8 vouchers to the City and the County to be issued to the eligible families who lived in these units.

Over the next five years, there is a possibility that 630 HUD-Assisted units may be lost. One hundred and eighty three of those units receive Section 8 project-based assistance. It is expected that HUD will provide portable Section 8 vouchers to the City and the County in the amount of project based vouchers lost as well as additional vouchers for those families who meet the Section 8 eligibility requirements.

c. Other Assisted Units

The City of Albuquerque maintains an inventory of 500 municipally-owned, privately managed, housing units in mixed income developments. Approximately 40% of the units are made available to families with incomes at or below 65% MFI at rents that do not exceed 30% of household income. The balance of the units are rented at market rate. An additional 175 rental units were developed with HOME, CDBG, and/or other City resources. The majority of the rents on these units continue to be restricted to retain affordability.

In addition to the public housing and Section 8 rental assistance programs operated by the City, the County of Bernalillo administers 1,693 additional Section 8 vouchers and manages 54 units of Senior Housing and 21 units of housing for the mobility impaired population. Section 8 voucher holders may use their voucher to purchase a home through the Bernalillo County Housing Authority. The City and County have an agreement that allows for households holding County vouchers to rent units in the City and vice versa. Although the City does not have a Section 8 Homeownership program at the present, Bernalillo County Section 8 voucher holders can buy a home outside of the Bernalillo County limits. The County reports 1,599 persons on the Section 8 waiting list. An additional 123 persons are on the waiting list for Senior Housing and 29 applicants are waiting for mobility impaired units.

The New Mexico State HUD office reports that there are currently 38 developments in the Albuquerque metropolitan area that receive direct assistance through various HUD programs. Of the 3,474 units in these developments, 2,452 units receive some type of subsidy through HUD. The majority of these units, 2,291 (66%), are for families. Forty percent or 1,393 of these units are subsidized. Thirty-one percent or 1,065 are elderly units and 937 are subsidized. Seventy-six of

these units are restricted for members of the developmentally disabled population and 46 units are for individuals with special needs. None of these units are expected to be lost over the next five years.

Between January 1, 1997 and March 31, 2002 ten multi-family developments were built in the Albuquerque metropolitan using the federal Low Income Housing Tax Credit (LIHTC) program which is managed statewide by the New Mexico Mortgage Finance Authority (NMMFA). A total of 1,785 units were put on line with 1,541 set aside for households whose incomes were 60% or below the area median income.

Five of the developments, totaling 989 units were built in the northwest quadrant; 876 of the units are affordable. Two developments were built in the southwest quadrant with a total of 376 units, 281 of which are affordable. Two developments with 324 affordable units were built in the northeast quadrant, and one development with 96 units including 60 affordable units was built in the southeast quadrant.

In addition to these new LIHTC developments, two developments were rehabilitated and received tax credits. Those two developments added 180 affordable units in the southeast quadrant. One development in the southwest quadrant received permanent financing through the New Mexico Mortgage Finance Authority's Risk Sharing Program and all 92 units are affordable.

As of March 31, 2002, two additional LIHTC developments were under construction in the southwest quadrant. These developments are projected to provide an additional 412 affordable units.

All of the Low Income Housing Tax Credit Units are required by law to remain affordable for 15 years from the date they are put in service. Therefore, none of these units will be lost over the next five years.

1.3.5 Homeless Needs and Facilities

a. Homeless Population

(i) Estimated Number of Homeless:

The 2000 Census enumeration of the homeless population counted only 565 homeless persons in Albuquerque. This count is widely regarded as unreliable by most informed observers, particularly the count of those "visible in street locations." The Albuquerque's Homeless Advocacy Coalition (HAC) estimated in the 2002 Continuum of Care application the number of homeless persons was closer to 2,500 person per night.

The data gathered through the HAC estimated that only about 19% of homeless persons can be sheltered on any given night. This would mean that of the estimated 2,500 homeless people on any given night, over 2000 persons would be without shelter.

If the definition of "homeless" is broadened somewhat to include those persons in the most marginal housing situations such as motels, the number of homeless persons could exceed 3,000 persons. Our data indicate that this population tends to frequently utilize many of the services primarily designed to serve the "street and shelter" population (particularly congregate meal services, day shelters, health care,

and employment services) and, thus, impacts on the overall demand for such services. A survey in the mid-90's of clients at the largest local day shelter program, for example, indicated that nearly 26% of those using the shelter had a permanent place to live in Albuquerque or elsewhere at the time of the survey. A survey of participants in local congregate meal programs, in addition, showed that 27% did not identify themselves as homeless at the time of the survey. It is, moreover, likely that a substantial proportion of this marginally housed population has experienced one or more episodes of homelessness and remains at substantial risk of additional such episodes.

(ii) Volatility of the Homeless Population: Beyond establishing a "point in time" estimate of the size of the local homeless population, service planning also requires some indication of the incidence of the homelessness in the City over the course of 12 months. Data from the largest local day shelter, which maintains a fairly accurate count of its *unduplicated* client population (through registration in its clothing exchange service), indicates that it serves approximately 3,500 different persons over the course of a year while its daily census is under 300 persons. This suggests rather extreme volatility in Albuquerque's homeless population.

Although some of this volatility is clearly the result of the episodic nature of homelessness, with some persons entering and leaving the homeless population locally, the transient character of a significant segment of the homeless population in Albuquerque is also a potent contributor. Albuquerque is located at the juncture of two interstates which are major routes between California and eastern and Midwestern states, with 300-400 miles separating it from other major urban centers. The City, thus, becomes a stopping point for poor people moving to or from the west and southwest, with several thousand homeless persons moving into and through the City during the course of a year, remaining for periods ranging from a single night to months and years. This is confirmed to some degree by the fact that a large majority of Albuquerque's homeless population reported that they are from outside the City or even the State of New Mexico. Data from a study of day shelter clients conducted by the shelter in 1990, in addition, indicate that nearly 50% have been in Albuquerque for one year or less. There is no indication this pattern has changed over the past 12 years.

We do suspect that the high volatility and transience of at least a segment of the homeless population contributes to some unusual features of the problem of homelessness in Albuquerque, such as the unexpectedly high concentration of white, non-Hispanic persons in the homeless population, given the fact that poverty in Albuquerque is heavily concentrated among minorities. It also has implications for the kind of service mix required to meet the needs of a constantly and rapidly changing homeless population.

(ii) Characteristics of the Homeless Population

Data Sources and Methodology

Estimates of the distribution of the local homeless population in terms of ethnicity, age, gender, family status, and other variables have been based on careful

monitoring of client counts from a strategically selected cluster of provider agencies, including emergency shelters, day shelters, congregate meal sites, health clinics, transitional housing programs, homeless day care facilities, and employment programs. Although these data do not reflect an unduplicated count, we believe that the providers included in this cluster include a sufficient range of service locations and service types to construct a reasonably accurate portrait of the homeless population as a whole--whether in shelters, on the street, or in other temporary accommodations.

Ethnicity

Provider report data have consistently indicated that the largest component of Albuquerque's homeless population consists of white, non-Hispanic persons. Our most recent (2002) data show that 38% of the population was Anglo (white, non-Hispanic); 36% Hispanic; 12% African-American; and 14% Native American. The ethnicity of the remainder was undetermined. This data indicates a slight increase in the number of homeless persons who are of Hispanic origin. African American homeless persons increased by 7% since 1996. Anglo homeless persons decreased from 44% to 38%, while the Native American population increased slightly (from 12% to 14%).

Given the fact that for most cities, the ethnic profile of the homeless population tends to mirror that of the poor population, these data are somewhat unexpected. The proportions of Anglos in the homeless population, for example, are substantially higher than would be predicted while Hispanics appear substantially under-represented. Hispanic proportions in the homeless population, in fact, are lower than their percentage in Albuquerque's total population. Native Americans, on the other hand, are found in the homeless population in disproportionate numbers.

A variety of factors have been identified to explain these unexpected patterns. A number of observers have suggested that, despite poverty, Hispanic families in Albuquerque have successfully retained traditional bonds of mutual obligation and continue to extend social and economic support to even the most troubled family members. The Anglo population, on the other hand, tends to have a much larger segment which consists of recent migrants to Albuquerque whose family support systems, consequently, are weak or non-existent. As a result, low-income Anglos, in fact may make up a much higher proportion of Albuquerque residents who are at risk of becoming homeless than overall poverty figures might suggest.

There is some confirmation of this hypothesis in 1990 Census data. (The 2000 Census does not provide a breakout of ethnicity or age related to ethnicity data.) Although Hispanics comprised well over half of all persons in poverty in Albuquerque, they made up only 27% of poor persons under 65 years old who lived alone or in non-family households. Anglos, on the other hand, made up less than 36% of the total population in poverty, but more than 63% of all poor persons under 65 who lived alone. Seen within this context, the ethnic profile of Albuquerque's general homeless population is less surprising since it would appear that very low income persons living alone or in non-family households constitute the population at greatest risk of homelessness.

The lack of local social support systems may also explain the higher than expected percentage of Anglos and lower than expected percentage of Hispanics in family targeted programs. Anglos comprise only about 29% of family members in poverty in Albuquerque but 40% of persons served through family-targeted homeless programs. Hispanics, on the other hand, comprise 60% of the family members in poverty, but only 39% of participants in family targeted homeless programs. Greater accessibility of local Hispanic families to extended family support appears the most likely explanation for this pattern.

The disproportionately high representation of Native Americans among Albuquerque's general homeless, and in all subsets of that population, indicates that special risk factors affect Native Americans in Albuquerque. There is little empirical information on the characteristics of the Native American population in terms of tribal affiliation, relationships (if any) with New Mexico's pueblos and Indian reservations, length of residence in Albuquerque, or other variables which might assist in identifying the risk factors contributing to the high incidence of homelessness. High rates of alcoholism among Native Americans in Albuquerque appear to be one likely risk factor of major importance, but how this interacts with other variables is currently unclear.

Gender

Data on the homeless population has consistently indicated that this population consists overwhelmingly of males. Our most recent provider information (June 2002) suggests that this continues to be the case, with 84% of the general homeless population reflected in this data consisting of men and 16% women. This general pattern of a predominately male population also holds for programs targeting the homeless mentally ill, where 63% were male and 37% female. Not surprisingly, however, for family-targeted services the pattern is reversed, with 74% of those served females and 26% male (mostly male children of female heads of household).

Age

Our most recent information suggests that about 81% of the homeless population falls within ages 18-54. About 8% is under 17 (living in homeless families) and 11% over 55.

In addition, we estimate that there are upwards of 100 homeless adolescents in the City on any given night. This estimate, however, is not offered with a high degree of confidence since it has proven difficult to obtain any reliable data which separates the youth population into those who are on the streets as a result of episodic, short-term runaway behavior from those who have separated permanently from family or foster care situations and are without living accommodations. To the extent that such a population of homeless, unattached youth does exist, it is clear that their social patterns are significantly different from homeless adults. Unattached youth do not utilize shelters and social services available for other homeless persons, appearing with an extremely low level of frequency in provider reports.

Family Status

On any given night we estimated that there are approximately 220 families with dependent children homeless in Albuquerque, with the average size of such families being 4 persons. Thus, there are about 880 persons in family households who are homeless on any given night. Based on provider data, 68% of these households are headed by single females. Approximately 22% of the children in homeless families are under 5 years old.

Excluding families made homeless as a consequence of domestic violence that are overwhelmingly local, reports from providers suggests that a substantial proportion of homeless families in Albuquerque are transients or recent arrivals. Domestic disputes--arguments or problems with spouses, housemates, or family members--appear to be another common factor contributing to family homelessness as is eviction (formal or informal) for nonpayment of rent.

Disability Status

Substance Abuse: Reports from homeless providers suggest that a large proportion of the homeless population consists of persons with moderate to severe dysfunctions related to substance abuse, chronic mental illness, or both--with problems of chronic alcoholism particularly widespread. Among homeless single men, the largest segment of the City's homeless population, provider estimates suggest that as high as 70% of the population has serious substance abuse problems. Data from treatment programs serving homeless substance abusers indicate that 41% present for alcohol problems; 25% for heroin addiction; 25% for addiction to cocaine or crack cocaine; with smaller numbers reporting problems associated with marijuana, inhalants, or other drugs.

Mental Illness: In terms of mental health problems, providers estimate that from 20%-30% of the single adult homeless population suffers from chronic or severe psychiatric disabilities. Our most recent provider data suggests that a majority (52%) of the psychiatrically disabled homeless are Anglo; 29% are Hispanic; 14% African-American; and 5% Native American. Based on previous data, approximately 63% are male and 37% female. The largest concentration (71%) are aged 31-50 years old, with 40% 31-40 years old. A majority (53%) of the population suffers from schizophrenia; 18% from affective (mood) disorders; 14% from organic mental disorders; 13% from manic depressive illness; and 2% from other disorders. A substantial majority (79%) have a history of prior hospitalization.

Other Disabilities: There is no available data, or even impressionistic estimates, regarding the number of developmentally disabled persons within Albuquerque's homeless population. Moderate developmental disabilities are difficult for service workers, lacking diagnostic tools or training, to identify in the course of typical contacts with homeless clients, particularly with homeless persons characterized by other disabilities such as mental illness and/or substance abuse. It would appear, however, that severe developmental disabilities are rare, at least among homeless adults. Similarly, individuals with identifiable physical disabilities which provide a

substantial impediment to independent living also appear to be rare among Albuquerque's homeless.

b. Facilities and Services for the Homeless Population

(i) Homeless Families

Emergency Shelter: Current emergency shelter facilities for homeless families with children in Albuquerque include two general shelter facilities with bed space for approximately 209 persons nightly (adults and children) and a shelter for victims of domestic violence which has bed space for approximately 100 persons (adults and children). In addition, Albuquerque Health Care for the Homeless provides motel vouchers to assist homeless persons equating to approximately 918 person nights of shelter. The 2002 Continuum of Care estimates that current facilities meet approximately 29% of current need for emergency shelter for families. The current bed space available for victims of domestic violence appears reasonably adequate to meet demand for such shelter. The primary area of need, therefore, is for additional emergency shelter capacity to meet the needs of other homeless families.

It should be kept in mind, however, that the actual need for bed space in such facilities is probably greater than that which is estimated here, since shelters which serve families with children also generally serve single women. One of the two family shelters and the Women's Community Association (a.k.a. Shelter for Victims of Domestic Violence), in addition, serve only female family heads and their children but not families with adult male members.

Transitional Supportive Housing: In addition to emergency shelter bed space, there are also approximately 245 units of service enriched, transitional housing available for homeless families with children in Albuquerque. The 2002 Continuum of Care application reflected that there were 265 transitional housing units for single people, with a need for an additional 235 units. Though transitional housing units for families had increased to 142 units there continued to be an unmet need for an additional 158 units.

Supportive Services: Homeless families, in the street-shelter population and in transitional housing, require an extensive range of supportive services. These include primary health and dental care, early childhood education and parent skills training, mental health counseling, income support, legal aid, employment and training, substance abuse treatment, child care assistance, and transportation. Organized outreach services to homeless families is conducted by Albuquerque Health Care for the Homeless and Catholic Social Services. Access to primary health and dental care services appears reasonably adequate given the strength of Albuquerque Health Care for the Homeless. While some of the other services are available to homeless families through specifically targeted programs, including a child care program for homeless families and legal assistance, these are not adequate to meet the level of need for the services. Additional services are available through mainstream social service agencies, but access may be difficult, making a strong case management component of any family oriented homeless program a critical element.

(ii) Single Adult Individuals

Emergency Shelter: Single adult individuals, particularly single males, constitute the largest component of Albuquerque's homeless population. To meet the need of this population, however, there are only a total of about 145 shelter beds on a year around basis. In prior years, using dormitories located at the New Mexico State Fairgrounds, the City supplied an additional 200 beds on a seasonal basis from November 15 - March 15 -- the most severe winter months. Discussions are ongoing about establishing a new Winter Shelter at Albuquerque's West Side Jail or another location. Though shelter in the winter is most critical, it should be noted, that the demand for shelter space is a year-round and has been an item of concern during the deliberations in the development of this Consolidated Plan.

Previous survey data also suggests that approximately 30% on any given night are able to find shelter in inexpensive motels or with friends or relatives. If, based on an estimated total of 2,500 homeless persons, 84% are men (2,100) this means that approximately 1,500 homeless men are without shelter. This means a gap of approximately 1,155 beds for single adult males during the winter and more than 1,355 beds during other months.

Our data suggest, in addition, that there may be upwards of 350 single adult women homeless in Albuquerque on any given night. Estimating the shelter needs of this population is more difficult since shelters serving families also typically serve single women without children. As a consequence, the bed mix between solitary women, women with children, and intact families may -- and generally does -- vary from night to night in these facilities.

A special problem is the shortage of 24-hour shelter for ill or injured homeless persons in need of non-acute care. The City funds a small motel voucher program for such persons, but this form of shelter is not always the most appropriate and does not fully meet the need for accommodations in this population.

Transitional Supportive Housing: Apart from targeted supportive housing opportunities for the homeless chronically mentally ill and substance abusers, 72 units have been made available for single adults by St. Martin's Hospitality Center and the Barrett Foundation There continues to be a need to develop some very low cost housing options, combined with at least limited forms of supportive services, for solitary adult homeless persons who do not suffer from severe dysfunctions.

Supportive Services: There are only limited outreach and assessment services for non-disabled single homeless individuals. Primary supportive services needs of the adult homeless population who do not suffer from chronic mental illness or severe substance abuse problems include education and employment training; job search assistance; primary health and dental care; mental health counseling and information, referral, and advocacy services. Limited legal services are available through Health care for the Homeless. Access to primary health and dental care is comparatively good through the Albuquerque Health Care for the Homeless program. There are, however, relatively few other services available on a targeted basis for this population. While there are such services available through mainstream programs, maximum utilization of mainstream services is inhibited by the lack of secure, affordable housing and the absence of case management services.

Permanent Housing: Until recently, the rental market in Albuquerque had a comparatively large supply of affordable one bedroom apartment units because of apparent overbuilding of such units in the 1970's and early 1980's. Under these conditions, an employed single individual could generally secure an affordable apartment with relative ease. Current market conditions, however, have reversed that situation with lowered vacancies to 6% in the first quarter of 2002.

In the face of these changes, the City has given greater attention to the needs of single, unattached individuals in the housing market. In prior years, with the RTC and a nonprofit housing organization, for example, HOME funds were utilized for the acquisition and rehabilitation of a rental project with 40 one-bedroom units. These units were specifically targeted to lower-income single individuals, including a set-aside of 10 units with rents pegged to 30% of a typical SSI income. Though there has been a significant increase in the number of affordable rental housing units through the federal tax credit program, the rents are still beyond the means of the homeless and near homeless. As noted in the section on rental housing, nearly 5,000 extremely low income renters paid more than 50% of their income for housing. With one catastrophic event, this population is vulnerable to becoming homeless.

(iii) Severely Disabled Mentally Ill

Emergency Shelter: There is no indication of the extent to which severely disabled mentally ill homeless persons utilize generally available shelters for the adult homeless, although anecdotal evidence suggests that the frequency of use may be lower than for the homeless population generally. The City, through an outreach program for the homeless mentally ill, does support a "safe havens" program through which chronically mentally ill homeless persons may be placed in leased rooms for an extended period, during which efforts are undertaken to arrange permanent housing. This program provided shelter to 264 persons from July 2001 through June of 2002. There is no fixed limit on the number of nights that persons may be sheltered. The program has proven to be a cost-effective approach to providing clinically appropriate emergency shelter to the homeless SDMI population.

Transitional Supportive Housing: There are currently 35 units of supportive transitional housing specifically targeted for homeless mentally ill persons available in Albuquerque. Expansion of housing opportunities for the SDMI, particularly the homeless population, remains a pressing community need. There is a particularly pressing need for facilities that can provide supportive housing to homeless mentally ill persons who are also diagnosed with substance abuse disorder. The only organization who offers this service is Transitional Living Services that has 7 units available for dually diagnosed clients.

Supportive Services: St. Martin's Behavioral Health Services, a program operated under the auspices of the largest local day shelter, and Albuquerque Health Care for the Homeless both provide outreach and case management services to the homeless mentally ill. These outreach efforts attempt to identify persons with mental illness among the homeless population, to assist them in meeting their immediate needs, and to aid in addressing their longer term problems; including obtaining permanent housing and treatment. Such case management

services are clearly critical supportive services needed by the homeless SDMI population in conjunction with the full range of other supportive services required by the general homeless adult population.

Permanent Supportive Housing: There are currently approximately 239 units of permanent supportive housing for the mentally ill population generally. In addition, approximately 82 severely mentally ill persons may be housed in independent living arrangements with case management support through the Shelter Plus Care Program. This is far short of the need for permanent supportive housing units required to meet the needs of the local population of severely mentally ill persons.

(iv) Homeless Substance Abusers

Emergency Shelter: In addition to the need for general emergency shelter beds, some special concerns have been identified in relation to the emergency shelter needs of homeless adults who are substance abusers, particularly alcohol abusers. A major problem exists because of the lack of emergency shelter services for homeless persons who are intoxicated at the time they present for shelter. Such persons are typically not served in local shelters and there is no public detoxification facility other than the jail. This situation creates particular risks during periods of severe weather.

Transitional Supportive Housing: At the present time, Albuquerque Health Care for the Homeless is the primary provider of supportive housing for substance abusers with one 10-bed therapeutic group home and a 24-unit apartment complex providing drug/alcohol free transitional housing. In addition, through the Shelter Plus Care program, sponsoring agencies, Health Care for the Homeless and St. Martin's Hospitality Center, make available 60 leased units providing permanent housing. A major gap, at the present time, is for a transitional recovery facility for homeless substance abusing women with children. This population cannot be accommodated in any existing facilities. Transitional Living Services provides 8 units for persons who are mentally ill and have a substance abuse disorder.

Supportive Services: Both St. Martin's Hospitality Center and Albuquerque Health Care for the Homeless provide outreach services designed to identify homeless substance abusers, provide for assessment, and referral to services and such housing opportunities as may be available. Treatment services for substance abuse in Albuquerque are limited. The Center for Alcoholism, Substance Abuse, and Addictions; the City's largest treatment center, and the State administered Turquoise Lodge provide a range of inpatient and outpatient services for the general population, but demand for services far exceeds the supply and it is difficult for homeless persons to access these mainstream services. In addition to the residential facilities noted above, both Albuquerque Health Care for the Homeless and St. Martin's Hospitality Center provide outreach and outpatient treatment.

Permanent Housing: Homeless substance abusers, in most cases single individuals, face the same conditions relative to permanent housing as other, non-disabled homeless persons.

(v) *Runaway and Abandoned Youth*

Emergency Shelter: Albuquerque currently has 72 beds available for runaway and abandoned youth. Traditionally, homeless youth do not access services at the same level as adults, because they are often unfamiliar with the system, and they are not legally emancipated, so they may be scared to access those services without the consent of an adult for fear of being put in a home. Although additional beds may be needed, the current availability appears to be reasonably adequate in relationship to demand. The more pressing concerns are assuring adequate operating support to maintain this level of service in the face of restricted resources, and offering innovative resources which youth may access whose needs are not met by the traditional system.

Supportive Housing: Under the New Mexico Children's Code, the long-term housing and service needs of runaway and abandoned youth are the responsibility of the State of New Mexico. For some youths, these needs are being met through family reconciliation. It would appear, however, that there is a shortage of adolescent foster care, group home beds, and independent living facilities for those runaway youth who cannot be reconciled with their family.

Supportive Services: In general, provision of supportive services to runaway and abandoned youth is not under the jurisdiction of local government. There is a need for a range of supportive services for such youths, including case management, counseling, development of independent living skills, education and a range of other needs.

(vi) *Inventory of Facilities and Services for Homeless Persons*

Emergency Shelters: There are eight major overnight shelters serving the homeless population of Bernalillo County on a year around basis. Two of these shelters serve single adult males exclusively, one serves single adults of either sex, one is primarily focused on services to women and children (no males), one to families, one to victims of domestic violence, and two serve homeless/runaway youth. In addition, during the winter months, the City of Albuquerque leases dormitory space at the West Side Facility or other shelter yet to be determined, to provide overnight shelter for single individuals. The shelter is staffed by the Albuquerque Rescue Mission, under contract to the City. This operates from November 15 through March 15 annually. The following is a listing of the overnight shelter programs, their capacity, primary clientele, and length of stay requirements:

Abq. Rescue Mission (GF)
(ESG/GF)

Capacity: 34 Beds
Clientele: Single Males
Length of Stay: Overnight

Women's Community Association (GF)

Capacity: 100+ Beds
Clientele: Victims of Domestic Violence
Length of Stay: 30 Days

Barrett House

Capacity: 25
Clientele: Victims of Abuse
Length of Stay: 30 Days

Good Shepherd Center (GF)

Capacity: 64 Beds
Clientele: Single Males
Length of Stay: Overnight

Joy Junction

Capacity: 150 Beds
Clientele: General Homeless
Length of Stay: 30 Days

New Day

Capacity: 36 Beds
Clientele: Runaway Youth
Length of Stay: 30 Days

Salvation Army

Capacity: 47 Beds
 Clientele: Single Adults
 Length of Stay: Overnight

City of Alb/Winter Shelter (GF)

Capacity: 200 Beds
 Clientele: Single Adult Males
 Length of Stay: Overnight

Youth Development, Inc.

Capacity: 36 Beds
 Clientele: Runaway Youth
 Length of Stay: 30 Days

Transitional Housing: There are ten major providers of transitional housing in the Albuquerque area. Of the 294 available units, 184 are for families, 31 are for the mentally ill, 36 are for substance abusers, 7 are for dually diagnosed adults, and 32 are for single adults.

The following provides a listing of transitional housing providers, their capacity, primary clientele, and length of stay. The asterisk (*) indicates that the agency participates in a collaborative effort between the agencies known as the ACCESS program. This program is a network of service providers working together to provide more comprehensive housing/social services to clients. The goal of the ACCESS program is to facilitate entry into programs, maximize the type of services provided to the client and minimize duplication of services. The ACCESS program is funded through a HUD grant.

Catholic Social Services (SHP)

Capacity: 35 Units
 Clientele: Single mothers/children
 Length of Stay: 24 Months

HELP, Inc. (SHP/GF)

Capacity: 15 Units
 Clientele: Families
 Length of Stay: 24 Months

Joy Junction

Capacity: 4 Units
 Clientele: Families
 Length of Stay: 24 Months

Casa Milagro (SHP/GF)

Capacity: 7 Units
 Clientele: SDMI Women
 Length of Stay: 24 Months

St. Martin's (S+C)

Capacity: 11 Units
 Clientele: SDMI Single Adults
 Length of Stay: 24 Months

WCA (SHP)

Capacity: 31 units
 Clientele: Domestic Abuse
 Length of Stay: 24 months

Women's Housing Coalition

Capacity: 61 Units
 Clientele: Families
 Length of Stay: 24 Months

Casa Los Arboles (S+C)

Capacity: 12 Beds
 Clientele: Substance Abusers
 Length of Stay: 12 Months

Villa de Paz (S+C & GF)

Capacity: 28 Units
 Clientele: Substance Abusers
 Length of Stay: 24 months

Peanut Butter & Jelly

Capacity: 11 Units
 Clientele: Families
 Length of Stay: 24 Months

Abq. Mental Health Coalition

Capacity: 13 Units
 Clientele: Mentally Ill
 Length of Stay: 24 Months

Barrett House (SHP)

Capacity: 16 units
 Clientele: Single Women/Families
 Length of Stay: 24 months

St Martin's Center (SHP)

Capacity: 32 Units
 Clientele: Single Adults
 Length of Stay: 24 months

Transitional Living Services (SHP)

Capacity: 7 units
 Clientele: Dually Diagnosed Adults
 Length of Stay: 24 months

RS&VP

Capacity: 76 beds
 Clientele: Homeless Veterans
 Length of Stay: 24 months

Permanent Housing for Persons with Disabilities: There are currently three agencies that provide permanent housing specifically for homeless persons with disabilities. One project is supported through the McKinney Section 8 Mod/Rehab program for SRO's and two through the Shelter Plus Care Program.

Transitional Living Services (SHP)

Capacity: 11 SRO Units
 Clientele: Mentally Ill
 Length of Stay: Permanent

St. Martin's Center (S+C)

Capacity: 41 S+C Leased Units
 Clientele: Mentally Ill/SA
 Length of Stay: 5 Years

Health Care for Homeless (S+C)

Capacity: 27 S+C Leased Units
 Clientele: Mental Ill/SA
 Length of Stay: Permanent

Transitional Living Services - (SHP)

Capacity: 14 Units Concha
Clientele: SDMI
Length of Stay: Permanent

St. Martin's /San Pablo (SHP)

Capacity: 5 Units
Clientele: SDMI Women
Length of Stay: Permanent

Transitional Living Service (S+C)

Capacity: 28 S+C Leased Units
Clientele: SDMI
Length of Stay: Permanent

Safe Havens: Through funding from the City of Albuquerque and private sources, three local agencies provide emergency shelter for targeted highly vulnerable populations. Targeted populations include the mentally-ill, ill or injured persons in medical need of 24 hour shelter, and homeless families that cannot be accommodated in regular emergency shelters. Through a voucher system, rooms are leased in motels and/or rooming houses to provide private, secure shelter for the populations. The following provides a listing of these programs:

Health Care for the Homeless (ESG)

Capacity: Based on Need
Clientele: Ill/Injured
Length of Stay: Based on Need

St. Martins Hospitality Center (ESG/GF)

Capacity: Based on Need
Clientele: Mentally Ill
Length of Stay: Based on Need

Bridges for Women (GF)

Capacity: 8 Units/16 clients
Clientele: Women Out of Institutions
Length of Stay: Based on Need

Health Care for the Homeless (ESG)

Capacity: Based on Need
Clientele: Families/Medical Need
Length of Stay: Based on Need

Day/Drop-in Shelter Services: There are two day shelter programs serving the general homeless population. Services include day shelter, meals, showers, laundry, short and long term storage, counseling, telephone access and a mail center.

Noon Day Ministry

Capacity: NA
Clientele: General Homeless
Days/Hours: M-F, 9 a.m. - 2 p.m
Services: Shelter, Meals, Showers
Laundry, Storage, Clothing, Counseling

St. Martin's Hospitality Center (ESG/GF)

Capacity: NA
Clientele: General Homeless
Days/Hours 7 Days; 12 hours
Services: Drop-In Shelter, Meals, Showers,
Laundry, Storage, Clothing, Counseling,
Job Assistance, Telephones, Mailing Address

Meal Sites: There are several congregate meal programs serving the general homeless population. This count includes only those programs that are open to the general population and not shelters which serve meals exclusively to their residents.

Albuquerque Rescue Mission

Capacity: NA
Clientele: General Homeless
Services: Evening Meal/Breakfast

Good Shepherd Center (GF)

Capacity: NA
Clientele: General Homeless
Services: Evening Meal/Breakfast

Noon Day Ministry

Capacity: NA
Clientele: General Homeless
Services: Noon Meal

Project Share (ESG/GF)

Capacity: NA
Clientele: General Homeless
Services: Evening Meal

St. Martin's Hospitality Center (GF)

Capacity: NA
Clientele: General Homeless
Services: Light Breakfast

Salvation Army

Capacity: NA
Clientele: General Homeless
Services: Evening Meal/Breakfast

Social Services: The following provides a listing of social services programs through which services are specifically targeted exclusively or primarily to the homeless population. It does not include “mainstream” services that are generally available to the public, including the homeless population:

Health Care for the Homeless(ESG/GF) St. Martin’s/Job Service (GF) Cuidando Los Ninos (SHP*/ESG)

Clientele: General Homeless
 Services: Health Care, Dental Care, Substance Abuse Treatment, Mental Health Services, Social Work Services, Street Outreach, HIV Testing and Education

Clientele: General Homeless
 Services: Employment Asst.

Clientele: Families + Children
 Services: Child Day

St. Martin’s Hospitality Center (ESG) St. Martin’s Center (ESG/GF) Transitional Living Services (GF)

Clientele: Mentally Ill,
 Services: Outreach, Housing, Case Management

Clientele: Substance Abusers
 Services: Alcohol Treatment, Case Management, Housing

Clientele: SDMI
 Services: Case Management, Housing

Catholic Social Services (SHP/EC/EZ)

Clientele: General Homeless
 Services: Outreach, Case Management, Housing, Employment Assistance

Legal Aid Society of Albuquerque

Clientele: General Homeless
 Services: Legal Aid

1.3.6 Special Housing Needs and Facilities

a. Elderly

According to the 2000 Census, there are 42,100 persons 62 and over who live in the City of Albuquerque. This is the age group that qualifies for “elderly” housing as defined by HUD. In their 2000 Plan, the New Mexico State Agency on Aging identifies the fastest rate of growth among the 85+ age group. One percent of the population, or 5,096 persons, are in that age group. Increasing age increases the probability of frailty and the frail elderly have different needs from younger, active elderly. Some of these needs include supportive housing or in care services in one’s own home to help with mobility, to maintain good nutrition, and to maintain the home.

According to the 1990 Census, of the more than 30,000 elderly households in Albuquerque, 20,000 had incomes that were at or below 80% MFI. About 41% of the homes owned by persons 60 and older were more than 40 years old and, thus, at considerably higher risk of need for repair or rehabilitation than most of Albuquerque’s housing stock. There is a continuing and growing need for home repair programs, home chore programs, and disability retrofitting of homes owned by the elderly.

There is, in addition, a clear need for an expansion of affordable rental housing for elderly persons. As the data on housing affordability reported above indicates, there are more than 5,900 elderly renter household in Albuquerque with incomes at or below 80% MFI. Of these, nearly 3,900 households—65%--were paying in excess of 30% of their income in rent.

The principal sources of rental assistance for the elderly are Section 8 vouchers, public housing, and HUD 202 developments. As of March 31, 2002, 609 Section 8 vouchers were held by elderly families. In addition, there are a total of 1,317 assisted units set aside for elderly families.

The City of Albuquerque's Department of Senior Affairs produced a report in 1999 entitled "Baby Boomers Aging...Now What?" The report states that 76 million people born between 1946 and 1964 make up one-third of the population. Bernalillo County is home to 179,000 baby boomers. For the next 18 years, one person in this age group will turn 50 years old every 7.5 seconds. By the year of 2030, the 65+ population will double.

b. Persons with Disabilities

According to the National Council on Disability, in the City of Albuquerque there are 9,180 persons between the ages of 16 and 64 who are not institutionalized and have a disability that limits their mobility or their ability to care for themselves. There are 7,502 persons over the age of 65 with these limitations. Advocates and professionals estimate that 1.9% of the population, or more than 10,000 persons in the City of Albuquerque, are Developmentally Disabled. According to Regional Care Coordination, Behavioral Health Resources, there are approximately 22,500 persons with Severe Mental Illness living in the Albuquerque metropolitan area. The New Mexico HIV/AIDS Epidemiology Program's Reporting System has identified 389 persons with HIV and 547 persons with AIDS in the City of Albuquerque. There are several housing barriers that exist for persons with disabilities. One is the issue of affordability. Many persons with disabilities are dependent upon Supplemental Security Income (SSI) that typically provides around \$500 per month. According to the Apartment Association of New Mexico, as of June 2002 the average rent for a one-bedroom apartment in Albuquerque was between \$496 and \$521 per month. HUD defines "housing cost burden" as paying more than 30% of one's annual income for rent plus utilities. Using that definition, a person whose principal income is SSI could only pay \$150 per month for housing costs. There is a massive shortage of standard, accessible housing units available at rents that are affordable to individuals in this income range. The principal sources of assistance are Section 8 vouchers, public housing, and HUD 202/811 and Low Income Housing Tax Credit developments. As of March 31, 2002, 1,313 Section 8 vouchers were held by families who had a disabled member. In addition, there are a total of 274 assisted units set aside for persons with disabilities. As a result of the affordable rental housing gap for persons with disabilities, this population is at high risk of experiencing eviction for not being able to keep up with their rent payments. These evictions contribute to the high percentages of this population becoming homeless. Mental health providers estimate that 20% to 30% (from 160-240 persons per night) of the single adult homeless population have chronic or severe psychiatric disabilities.

The barrier of lack of accessible housing also exists for persons with disabilities who can afford market rents or who own or want to buy an existing home. Most older units were not constructed to meet the needs of persons with mobility impairments and are in need of retrofit to accommodate persons with these

disabilities. This affects a wide range of the population, including elderly homeowners who have mobility impairments associated with aging.

The cost of retrofitting can range from \$5,000 to \$15,000 or more depending on the needs of the person residing in or purchasing the home. Sometimes, retrofitting costs make the home too expensive and prevent the potential homebuyer from being able to qualify for the financing. According to one service provider who receives State funds to provide retrofitting services, they are able to do approximately 10 retrofits per year and, based on their funding, there is approximately a 3-year waiting list. There are 131 people on the waiting list who reside in the Albuquerque metropolitan area.

There is a continuing concern about the disconnect between the design of housing and people's ability to live in their homes over their life spans. Although this issue has principally been the focus of the disability community, there are an increasing number of advocates among the "baby boomer" generation to incorporate "Universal Design" concepts into a percentage of new homes being built in the marketplace. Homes built using Universal Design concepts incorporate attractive features that allow people with mobility impairments to visit or live in the home. The City's Affordable Housing Committee has made a commitment to increase the community's awareness of the benefits of Universal Design concepts in designing and building homes.

c. Barriers to Affordable Housing

In May of 1997, the City of Albuquerque officially released a report on affordable housing that identified several potential regulatory barriers to production of more affordable housing. The report identified minimum lot size requirements and the development review process as two major regulatory barriers to housing affordability. It called for the City to reduce minimum lot sizes in single family residential zones from 5,000 to 4,000 square feet and to streamline the development review process to reduce the time from submission to approval. As a result of this study, the Family Housing Development (FHD) Program was created. The FHD program provides rebates to developers who sell their homes to families whose incomes are 80% of the median income and who pass the value of the rebate on to the homeowner. Since 1999, 190 families have purchased homes using the FHD Program.

In addition to these regulatory barriers, the report also called attention to the pending loss of an estimated 4,500 currently affordable housing units in 1999 when auxiliary dwelling units in R-1 zones were slated to become illegal. These units were permitted as non-conforming uses for 40 years when the City's zoning code was initially adopted in 1959. The City has extended the period for these units to remain in their non-conforming status until a method can be determined for reviewing their status.

d. Fair Housing

In October of 1996, the City completed its Analysis of Impediments to Fair Housing. The study was prepared by the Legal Aid Society of Albuquerque. One major finding of this study was that the City's "Scattered Site" ordinance relative to

the location of public housing had created a barrier to fair housing. Based on this finding, in February of 1997, the City Council revoked the policy. Future public housing development will be subject only to general restrictions governing all multi-family housing development.

Audit testing was performed to test for discrimination based on race, family status, disabilities, and national origin. This testing did not reveal any systematic patterns of discrimination in housing. In about 35% of the incidents, however, there was a report of some discrepancy in the quality, content, or quantity of information or services provided by rental agents, rental managers, or landlords.

There was some evidence to suggest that in new construction of multi-family apartment units developers failed to fully comply with accessibility requirements mandated by the Fair Housing Act in the external access to common use areas and facilities and parking.

The City will release an RFP to conduct an update to the Analysis of Impediments in the fall of 2002.

e. Lead Based Paint

The 1990 Census indicated that there were over 116,000 housing units in the City of Albuquerque built before 1980 and, therefore, assumed to be at risk for lead based paint hazards. Of these units, 36% are rental and 23% owner occupied.

Despite the high number of units at risk, there is little data to indicate that LBP is present in large quantities in Albuquerque dwelling units. Lead Based Paint abatement projects are managed through the Home Rehabilitation Program. Since the inception of the new Lead Based Paint hazard Reduction program, of the 84 houses rehabilitated, 54 (64%) contained lead based paint. Abatement and related activities, i.e., inspection, testing and clearance, have added an additional \$98,500 in costs to the program. There is \$52,000 in pending abatement costs. When calculated on a per house basis, this equates to an average of \$1,827 per house. It should be noted that while in most instances lead levels in homes are minimal there is the occasional property with high levels of lead where abatement can cost in excess of \$30,000. However, it should also be noted that while specific local data are not available, statewide data indicate that incidents of elevated levels of lead in New Mexico children is substantially below the national average.

1.3.7 Housing Needs by Community Planning Area

a. Central Albuquerque CPA

The Central Albuquerque Planning Area is characterized by its older housing stock. The Housing Conditions Survey completed in the San Jose neighborhood showed that 20% of the units were in Standard Condition, 45% of the units needed Light rehab, while another 36% needed more extensive rehab. Central Albuquerque had the third highest percentage of code enforcement violations and tied with the Southwest Mesa CPA for second in the number of substandard buildings for the time period reviewed, according to the City's Housing Code Enforcement Division.

Sixty-six percent of the persons in Central Albuquerque are low and moderate income persons. This is the highest percentage of all the CPA's. Seventy-six percent of the housing units were built before 1970 and 29% of the homeowners in the 2000 Census are above the age of 65 as opposed to 39% in 1990. Over the past 5 years, the area has ranked third in the number of units served through the City's Home Rehab program. A snapshot the Housing Rehab Inquiry List as of April 9, 2002 shows that there are currently 42 families from Central Albuquerque, or 24% of the total Inquiry List, who have inquired about or applied for the Home Rehabilitation Program. These are indicators of a continuing need for housing rehabilitation funds for Central Albuquerque neighborhoods.

Although one of the 10 Low Income Housing Tax Credit developments constructed in the City of Albuquerque over the past five years was located in this CPA, there has been little investment in new construction of housing units in the Central Albuquerque area, particularly in neighborhoods located south of the Central Business District. In several neighborhoods, the number of housing units has declined since 1970 as a result of conversion or demolition. As a consequence, however, there are vacant parcels of land scattered throughout the area that are zoned for single family residential use and offer a good opportunity for infill housing development.

Nearly 41% of the households in the Central Albuquerque CPA experience housing cost burden. Housing cost burden exists when a household pays 30% or more of their annual income for rent and utilities, or in the case of a homeowner, when the total of their principal, interest, taxes and insurance (PITI) exceeds 30%. Central Albuquerque has the highest percentage of households that are cost burdened of all of the Community Planning Areas. Half of the eight census tracts register percentages above 40% with census tract 15 at 48%. More than 3,150 households are affected.

Central Albuquerque has the highest concentration of homeless persons and homeless service facilities in the City. It is the site of the two largest shelters for single men, the Salvation Army shelter for homeless women, the shelter for victims of domestic violence, the Health Care for the Homeless Clinic, and several meal sites.

Area residents who attended the community meetings and Public Hearings held for the Consolidated Plan discussed the need for quality mixed income rental and owner occupied housing. The residents expressed concern about the number of vacant houses contributing to the blighting effect in the neighborhood.

b. North Valley CPA

The North Valley Community Planning Area consists of mostly single family homes, which are generally in good condition. The housing conditions survey in the Near North Valley neighborhood did note some indications of deterioration that will very likely translate into a continuing use of the Housing Rehabilitation program. There continue to be a high number of active code enforcement cases in North Valley neighborhoods. North Valley ranked second of the 10 CPA's in the number of code violations and fourth in the number of substandard buildings for the time period reviewed. The City's Housing Rehabilitation program has been well used in North

Valley and has been a major tool in stabilizing once declining neighborhoods. Over the past five years, it has tied with the Southwest Mesa as having more units completed than any other CPA. There are currently 48 families in North Valley who have applied for or inquired about the City's Home Rehab program. North Valley has the highest number of requests for the program and accounts for 30% of all the families on the Inquiry List. Additional families in the Sawmill and Wells Park neighborhoods have sought services through the CDBG-funded, neighborhood focused rehabilitation program administered by the private, nonprofit Neighborhood Housing Services. This indicates a continuing need for funds for home rehabilitation.

Fifty-two percent of the persons in North Valley are low and moderate income. Between the 1990 and 2000 Census, the homeowners who are age 65 and above grew from 25% of the homeowners to 27% of the homeowners. The North Valley CPA ranks second of all the CPA's for units built before 1970. It ties with Mid Heights at 61%.

Multi-family rental housing is a small part of the North Valley's housing stock, though the area has several public housing developments. Two of the 10 Low Income Housing Tax Credit developments constructed in the City of Albuquerque over the past five years were located in this CPA on the outermost edges of the area.

More than 32% of the households in the North Valley CPA experience housing cost burden. This affects 5,700 households. In nine of the 14 census tracts, more than 30% of the households have housing cost burdens. One census tract shows 43% of the households experiencing this problem. North Valley ranks fourth among CPA's in the percentage of households with housing cost burden.

Area residents who attended the community meetings and Public Hearings held for the Consolidated Plan discussed the need for housing rehabilitation and overall general improvements to the housing stock, both rental and owner occupied.

c. Southwest Mesa CPA

The housing stock in much of the Southwest Mesa Planning area was built in the 1950's through the 1970's and is beginning to show its age. Thirty-seven percent of the units were built before 1970. Southwest Mesa was fifth of the 10 CPA's for code enforcement cases but tied with Central Albuquerque for second in the number of substandard buildings for the period reviewed. There has been a good amount of housing rehabilitation production in the area. In fact, the Southwest Mesa CPA tied with North Valley for first place in the number of Home Rehab loans closed over the past five years. There are 30 households who have inquired or applied for the program. Home rehabilitation investment is of increasing importance to neighborhood stability in that it retains value in older homes.

Forty-eight percent of the persons in the Southwest Mesa CPA are low and moderate income. There was only a slight increase (1%) of homeowners age 65 or above between 1990 and 2000. This CPA continues to have a large number of new, affordable housing developments that draw young families and first-time homebuyers.

There has been a significant amount of investment in multi-family rental housing in the Southwest Mesa. Two of the 10 Low Income Housing Tax Credit developments constructed in the City of Albuquerque over the past five years were located in this CPA. The viability of these developments is often dependent upon capable management. Several public housing developments are located in this CPA and serve lower income families. Households using the Section 8 Program are scattered throughout the area.

The West Central corridor is characterized by old motels in varying degrees of deterioration and a variety of often marginal commercial structures. Central Avenue, with easy access to downtown Albuquerque, Old Town, and BioPark, could form a high density transit corridor and could serve a variety of income levels. Such development conforms with the recommendations of the Transportation Evaluation Study.

The Southwest Mesa CPA ranks third among the CPA's for the percentage of households who experience housing cost burden. More than 4300 households or 35% of households share this problem. Two of the eight census tracts have percentages above 40% while another three census tracts register percentages in the 35% and above range.

The Southwest Mesa Planning Area has more vacant land zoned for single family residential than any other Planning Area eligible for CDBG funds. The cost of land in this CPA is more affordable than in most other areas in the City. The housing challenge in this Planning Area is to develop mixed income developments which include homes that will meet the needs of families who earn more than 95% of the area median income so they can remain or move into the neighborhood.

Area residents who attended the community meetings and Public Hearings held for the Consolidated Plan discussed the need for housing rehabilitation and new housing, but expressed concern about constructing additional affordable housing in an area they felt was over saturated with affordable housing.

d. Near Heights CPA

This large, densely populated CPA has housing which ranges from some of the most spacious older single family subdivisions to the most dense housing in the Albuquerque urban area. It also has housing that ranges from high cost to some of the most affordable housing in the City. In many Near Heights neighborhoods, these housing types are mixed in close proximity forming ethnically and economically diverse neighborhoods. Lot sizes are fairly uniform in a rectangular grid with relatively short blocks.

The Near Heights Planning Area has the highest concentration of renter occupied households of the six eligible Community Planning Areas with 56% of the households being renters according to the 2000 Census. Nearly half of the census tract block groups consist of 51% or more of the units occupied by renter families. Fifty-three percent of the persons in this CPA are low and moderate income and 72% of the housing units were built before 1970. One of the 10 Low Income Housing Tax Credit developments constructed in the City of Albuquerque over the past five years was located in this CPA.

Despite the high percentage of renters in this CPA, the Near Heights ranked fourth in the number of Home Rehab loans closed between 1997 and 2001. The Home Rehab Program serves only homeowners. According to the 2000 Census, 30% of the homeowners are ages 65+. There are currently 17 applicants from this CPA on the Home Rehab Inquiry List.

The Near Heights area also has a high percentage of active code enforcement cases. This CPA ranked first in the number of code violation cases and in the number of substandard buildings for the period reviewed. The heavy concentration of housing code violations in this area suggest the strong need for rental rehabilitation assistance in the neighborhood.

In the older Near Heights neighborhoods with high concentrations of multi-family housing, there is a pressing need for infill development for homeownership to bring a better mix between multi-family and single family development. However, there is very little vacant land available. Historically, the City has had a policy of acquiring properties for the purpose of preservation and has not considered a policy of acquisition for demolition. Over the past five years, the City has rethought that policy in view of some of the issues regarding extremely deteriorated property conditions in the La Mesa, Trumbull, and other portions of the Near Heights planning area with high concentrations of deteriorating multi-family units. The City has purchased two extremely deteriorated and dangerous multi-family properties for demolition in Trumbull Village, and 20 single family homes now grace the neighborhood.

The Near Heights CPA is one of the larger CPA's with 32,383 households. Of those households, 11,562, or 35.7% experience housing cost burden. Of the 17 census tracts, in five of them 40-48% of the households experience a housing cost burden while another five census tracts show that 31-39% of the households share this problem. Three of the census tracts in this CPA, 6.03, 6.04, and 9.01, are a HUD designated Neighborhood Revitalization Strategy Area (NRSA). The percentage of cost burden in the NRSA is 43.3% and affects 2,505 households.

There are several public housing developments available to serve families with very low incomes. Households using the Section 8 Program are scattered throughout the Near Heights neighborhoods with concentrations in the quadrant between Louisiana to Wyoming from Lomas to Southern. Another area with a smaller concentration of Section 8 families is between Kathryn and Gibson, from Wellesley to Carlisle.

Area residents who attended the community meetings and Public Hearings held for the Consolidated Plan expressed concern over the condition and density of housing, particularly the rental housing stock. Vacant buildings was also a concern.

e. East Gateway CPA

The neighborhoods in the East Gateway Planning Area that are eligible for CDBG funds include South Los Altos and Singing Arrow. As noted above, these are primarily single family residential neighborhoods with comparatively high concentrations of mobile homes. One of the issues facing this area is that a number of these mobile home parks are currently legal non-conforming uses that became illegal in 1999 under the current zoning law. The City has extended the period for

these units to remain in their non-conforming status until a method can be determined for reviewing their status.

Although these neighborhoods are mostly single family, there are two block groups within census tracts 7.13 and 7.14 where 98% of the units are renter-occupied. Section 8 families are scattered throughout the area with a small concentration in this census tract.

A housing conditions survey was conducted in the Singing Arrow neighborhood. Most of the units surveyed were found to be in standard condition with 3% needing light rehab. East Gateway ranks sixth and seventh, respectively, out of the 10 CPA's for substandard buildings and code enforcement reviewed for the period.

More than 6,100 households, or 31.7% of the households in the East Gateway CPA experience housing cost burden. While only 41% of the households in the CPA are renters, 53% of the cost burdened group are renter households. In the two eligible neighborhoods, South Los Altos and Singing Arrow, which are located in census tracts 7.07, 7.08, 7.13 and 7.14, the percentage jumps to 39.7%. Of the cost burdened households, 68% are renter households.

Thirty-five percent of the persons in East Gateway are low and moderate income. Twenty-nine percent of the units in this CPA were built before 1970. According to the 2000 Census, 28% of the homeowners are over age 65, an increase of 8% since 1990. Although the volume of Home Rehab Program activity has not been high, there are six families currently on the Inquiry List.

Area residents who attended the community meetings and Public Hearings held for the Consolidated Plan expressed concern over the condition and density of housing, particularly the rental housing stock. Issues related to assisting apartment complexes qualify for the City's Crime Free Multi-Family Housing program were addressed. Vacant buildings were also a concern.

f. Mid-Heights CPA

Most of the housing in the Mid-Heights CPA is in good condition. In comparison to the other CPA's eligible for CDBG funds, Mid-Heights had a medium percentage of active code enforcement cases and a low percentage of substandard buildings for the period reviewed. The housing conditions survey did not identify areas of major deterioration in the Bel Air neighborhood which was surveyed in this Planning Area. The Mid-Heights CPA ranks fourth in the number of Home Rehab cases completed over the past five years. There are currently 16 families on the Inquiry list for future Home Rehab loans. Only 33% of the persons in this CPA are low and moderate income. However, this CPA ranks first in the percentage of homeowners over age 65. Between 1990 and 2000, there was an increase of more than 1,800 owner occupied households in this age group. This CPA has the largest population; however, the percentage of the population that is 65 and above is two percentage points above any of the other CPA's. The Mid-Heights also ties with North Valley for units built before 1970. In each CPA, 61% of the units were built before that date.

In the western and northern portions of the Mid-Heights CPA there are four block groups in two census tracts, 34 and 37.33, where 94% to 100% of the housing stock consists of renter-occupied units. Neighborhoods such as Alta Monte and

Montgomery/I-25 which are nearly entirely multi-family rental units bear watching as they are more susceptible to deterioration because of the density and the mobility of residents. Additionally, these block groups serve lower income families who may not have the resources to stay should the rents be raised. At this point, these developments are owned privately and there is little that can be done by the City in the way of immediate investment. There are several Public Housing developments serving lower income families in the area. Section 8 households are scattered throughout the area with the largest concentrations in the Alta Monte and Montgomery/I-25 neighborhoods.

In the Mid-Heights CPA, 10,425 households experience housing cost burden. Since this is one of the larger CPA's, that amounts to 29.3% of the total number of households. Of the 25 census tracts, there is only one where the percentage of cost burden is as high as 40%. Forty-five percent of the households in this CPA are renters while 55% are homeowners. Of the cost burdened population, 38% of the households are homeowners while 62% are renters.

While housing, as a concern, was not specifically addressed during the community meetings or Public Hearings, area residents stated that as a result of the density of rental housing in the area, garbage collection was an issue.

g. Foothills CPA

Fifteen percent of the persons residing in the Foothills CPA are low and moderate income persons. Sixty-two percent of the households are homeowners.

Of the households in this CPA, 27% were found to be cost burdened. Although the percentage of renter households is 38%, it was found that 54% of the housing cost burdened group were renter households. There are some households using the Section 8 program scattered throughout the southern part of this CPA.

In this principally residential CPA, 11% of the units were built before 1970. The percent of homeownership by householders age 65 and over increased by 7% between 1990 and 2000. The Foothills CPA ranked nine out of the 10 CPA's for code enforcement violations and substandard buildings. Over the past five years, two Home Rehab Loans were closed by families residing in this CPA and 2 additional families are on the waiting list.

h. North Albuquerque CPA

Nineteen percent of the persons residing in the North Albuquerque CPA are low and moderate income persons. Between 1990 and 2000, there was a 6% increase in the number of homeowners who were 65 years of age or older. Only 5% of the homes in this CPA were built before 1970.

Most of the developed areas of the North Albuquerque CPA consist of residential developments with 76% of the households owning their homes. North Albuquerque ranked sixth of the 10 CPA's for the number of code enforcement cases and substandard buildings for the period reviewed. Between 1997 and 2002, there was only one household who participated in the Home Rehab Program. There are 3 families who are on the Inquiry List for the Home Rehab Program.

Twenty-five percent of the households in this CPA experience housing cost burden. Of the cost burdened households, 36% are renters and 64% are

homeowners. There are a small number of households using the Section 8 program scattered throughout this CPA.

i. West Side CPA

The West Side CPA is one of the areas of the City where there has been an abundance of vacant land available for development and where there has been a great deal of home building over the past five years. Only 9% of the housing units were built before 1970. The number of households has more than doubled between 1990 and 2000 and the population in this CPA trails only the Mid-Heights CPA.

In addition to the increase in single family housing developments, there has been investment in multi-family rental housing in the West Side CPA. Four of the ten Low Income Housing Developments constructed in Albuquerque over the past five years were located in this CPA.

Twenty-one percent of the persons residing in the West Side CPA are low and moderate income households. There are some households using the Section 8 program scattered in the southeastern part of this CPA. Nearly 30% of the households experience housing cost burden. Although only 28% of the households in this CPA are renters, 37% of the housing cost burdened group were renter households.

The West Side CPA ranked eighth among the 10 CPA's in both code enforcement violations and substandard buildings. Two Home Rehab loans were closed over the past five years and four families are on the waiting list. Although the number of homeowners age 65 and over increased from 8% to 10% between 1990 and 2000, persons in that age group continue to be only 3% of the population in 2000.

j. City-Wide

The preservation of the City's housing stock has been the cornerstone of the City's Community Development Block Grant Program. This policy has been carried out through the continuous funding of the Housing Rehabilitation and Emergency Home Repair Programs. From 1997 through 2001 there was more than \$12,000,000 spent on Home Rehab Loans. There are currently 172 families in the City who have inquired about or applied for housing rehabilitation loans through the City.

Given the high housing costs in the Albuquerque market, there is also a strong need to expand the ability of the City to deliver more affordable housing throughout the City. As the City develops new opportunities for affordable rental housing and homeownership, it must continue to find ways to carry out its goal of inclusionary neighborhoods that are not separated by sharp divides of income stratification. Investment strategies must be devised so that mixed income developments continue to become realities. Continuous attention must be given to creating investment strategies which will insure the inclusion of affordable housing in all developed and developing areas.

1.4 Non-Housing Community Development Needs

1.4.1 Public Facilities and Improvements

Historically the City of Albuquerque has not utilized Community Development Block Grant funds for major public works projects such as roads, streets, sewers, and parks. These projects, instead, are financed through the City's Capital Implementation Program (CIP) financed through General Obligation bonds. In general, the basic infrastructure of Albuquerque's older, lower income neighborhoods is comparatively good.

This has permitted the City to focus CDBG public facilities funding on smaller scale investments such as community centers, health clinics, and street beautification designed to improve the quality of life or stimulate revitalization in older, low-income neighborhoods.

In community meetings leading to the development of this plan, the need for public facilities and improvements was frequently mentioned: new facilities or improvements to existing community centers; parks or other facilities that provide recreational opportunities; street improvements including lighting and cul-de-sacs, especially as they pertain to the Crime Prevention Through Environmental Design (CPTED) Program; streetscape and facade improvements, especially those that relate to economic development as well as general neighborhood appearance improvements; and emergency shelters for both homeless persons and victims of domestic violence.

Within the CDBG program Public Facilities and Improvements are restricted to census tracts where at least 51% of the area residents have incomes at or below 80% of median income for the Albuquerque Metropolitan Statistical area, for specific program purposes, at least 51% of the persons served by the facility must be below the 80% threshold. As such, funding assistance is generally ineligible within three of the Community Planning Areas: West Side, North Albuquerque and East Gateway. However, based upon comments presented at the community meetings and public hearings, it was determined that certain programs were of such a nature as to be needed on a city-wide basis. Within the parameters of the CDBG regulations two such programs were deemed important and are discussed below.

1.4.2 Public Facilities Needs by Community Planning Area

CDBG funding for public facilities and improvements has been a mechanism used to improve the number and quality of buildings constructed or renovated to house programs and services that benefit low and moderate income persons. These types of facilities generally include community centers, child care centers, health care clinics, parks, street improvements to reduce crime and enhance the feeling of safety, streetscapes, facades, and projects to enhance redevelopment efforts. In many instances, funding for public facilities has been enhanced with funds from the City's Capital Implementation Program, particularly the General Obligation Bond program, as well as funds from the State of New Mexico.

a. Central Albuquerque CPA

Residents of Barelás, South San José, East San José, and South Broadway are served by community centers that provide meal sites for senior citizens, recreational and educational opportunities and space for community meetings.

This area is also served by four child development centers: one is located at school near the downtown area and one at the Rio Grande Zoo in the Barelás neighborhood. Operation of an additional center has recently come under the sponsorship of the City. This center offers an accredited pre-school program at the Jack Candelaria Community Center.

The residents of Central Albuquerque are also served by the John Marshall Multi-Service Center, which is housed in an old school in the South Broadway area and offers a range of health services, social services, and community functions. The Center is currently undergoing renovation. Located on the John Marshall Campus is the Cuidando los Niños Day Care Center. This center provides day care and case management services to homeless children and their families. Housed in three modular buildings constructed in the early 1970's the buildings are in need of substantial renovation or demolition and new construction.

At the community meeting and public hearings, residents from Central Albuquerque requested street and neighborhood improvements. Specifically mentioned was the completion of the renovation of the Barelás Community Center (which is scheduled for completion in 2003 with General Obligation Bonds) and the need for a community center to serve the Santa Barbara/Martineztown neighborhood.

b. North Valley CPA

The North valley CPA is served by the Los Griegos Center for Family and Community Services. The area also includes community centers in Los Duranes, Wells Park, and in the Near North Valley. A senior center is located at 4th and Aztec. Two child care centers are located in the North Valley, one at MacArthur School and the second, Valle del Norte Child Development Center, at 18th and Candelaria.

Public comment strongly supported North 4th Street redevelopment including streetscape improvements. This commercial corridor was originally part of the Camino Real and has deteriorated over the last twenty years. The street has lost much of its general commercial function and land use is increasingly given over to used car lots, storage lots, and other low intensity activities. Vacant property, such as the former K-Mart, is causing a blighting effect in the neighborhood. The City recently completed a redevelopment study for this area. Recommendations include business redevelopment, zoning changes to allow for more infill development, facade, streetscape and landscaping improvements, and housing development.

The 12th Street and Candelaria Road, NW area was designated a Metropolitan Redevelopment Area (MRA), the Los Candelaria Village Center MRA. The MRA Plan details the need for pedestrian improvements, median improvements. New housing, facade and streetscape development and zoning changes to increase both traditional housing and mixed use housing such as live-work space.

At the community meeting and public hearings, residents of the area expressed the need for park improvements and expansion, street improvements and facade

programs along with other redevelopment efforts, particularly at 12th and Candelaria and along North 4th Street.

c. Southwest Mesa CPA

The neighborhoods of the Southwest Mesa Planning area are currently served by the Alamosa, Westgate, West Mesa, and Pat Hurley Community Centers. The Alamosa Center for Family and Community Services provides space for health and social services, library facilities, community meeting rooms, and a community recreation center and a child development center. Child development centers are also located at Alamosa and Carlos Rey Elementary School and at the City's Los Volcanes Senior Center to serve the Southwest Mesa. The latter offers an interesting intergenerational program.

The City's Planning Department is coordinating an effort to construct streetscape improvements along West Central. While some funds have been identified in prior year General Obligation Bond funds, additional resources are needed. The City's Department of Family and Community Services completed a facade program in 2001. Businesses located between the Rio Grande River and Coors Boulevard were eligible to have the exterior portion of their building facing Central Avenue renovated. The City will shortly be constructing a gateway at the east entrance to West Central to promote community identity.

At the community meeting and public hearings, residents of the area expressed the need for more recreation facilities including a skate park and swimming pools. Concern was expressed over the blighting effect that the K-Mart at Atrisco and Central will cause when it is vacated. Continued effort should be made to streetscape Central Avenue.

d. Near Heights CPA

The Near Heights is generally well served by community centers. The Caesar Chavez Community Center was constructed 1998. The Mesa Verde Community Center, that serves the La Mesa neighborhood, has been recently expanded and houses a Head Start Center and is slated for additional improvements. There are community centers in the Kirtland area and the Loma Linda area. There are presently four City child development centers serving the Near Heights area: The Lowell Elementary School Child Development Center, the former Trumbull Community Center, the Emerson Elementary School Child Development Center and the Tres Manos Child Development Center which is located at TVI.

The East Central Multi-Service Center serves residents of the La Mesa and Trumbull neighborhoods. The Center was recently expanded using CDBG funds. One major remaining need at the center is for a dental clinic serving lower income persons. The Near Heights area is the only primary target area in which there is not a publicly assisted dental clinic.

The Heights Community Center was the first community center operated by the City. Built in the 1940's the building is in serious disrepair and in critical need of renovation.

The Trumbull and La Mesa neighborhoods were among the first areas in which the City's CPTED program was implemented. As part of the CPTED program, traffic

patterns in Trumbull have been altered by traffic diverters. The diverters initially installed in La Mesa were temporary and residents want them to be replaced with more attractive, landscaped, permanent diverters. They also wanted to see general beautification in the neighborhoods with more landscaping, public art, lighting, and signage.

The Near Heights has the largest Native American population of any planning area in the City. In 1998 the City provided \$300,000 in CDBG funds to the Albuquerque Indian Center to purchase the facility they were renting. During the community meetings and public hearing the need to renovate this building was expressed, not only for the Indian Center but also for its sister organization, the Albuquerque Indian Community Development Corporation.

A need has also been expressed to increase the availability of services to victims of domestic violence to area residents, particularly Native American women.

e. East Gateway CPA

Two neighborhoods in the East Gateway Planning Area, Singing Arrow and South Los Altos, are CDBG eligible. Singing Arrow has a small community center that neighborhood residents want to see improved and expanded using CDBG and CIP funds.

The Manzano Mesa Intergenerational Community Center, constructed in part with CDBG funds and opened in the summer of 2002, is a regional facility with multiple uses including a senior center and community recreation center.

The City currently operates a child development center serving South Los Altos and Singing Arrow at Hawthorne Elementary School. A Head Start Center to serve South Los Altos is located at the General Bradley public housing development.

At the community meeting and public hearing area residents stated needs for park expansion and improvements, street improvements and additional street lighting.

f. Mid-Heights CPA

The Mid-Heights has not traditionally been considered a targeted area for redevelopment efforts. However, it was built up thirty to forty years ago and now is experiencing a decline in some neighborhoods. Thus, while the ability to use CDBG funds in the area is limited, there are some priorities that can be addressed.

The City has a community center and child development center at McKinley Middle School financed through CDBG and CIP funding. The area served by the center includes the Alta Monte neighborhood and the Montgomery/I-25 areas.

Area residents in the Alta Monte neighborhood have expressed concern about the lack of street lighting along its residential streets. The City is currently working with the Public Works Department to install new lighting along their streets.

g. West Side CPA

The West Side Community Planning area is ineligible for funds from the CDBG program for public facilities and improvements. There are no qualifying census tracts within the CPA. However, the City, through the G.O. Bond program, will be

constructing a community center in the Taylor Ranch area. Construction will begin in early 2003.

h. North Albuquerque CPA

With the exception of one census tract in the North Albuquerque CPA, this area is ineligible for public facilities and improvement funds. The City does intend, however, through its General Obligation Bond program, to begin development of a community center and park expansion at North Domingo Baca.

i. Foothills CPA

The Foothills CPA does not contain any eligible census tracts for public facilities and improvements. The City is currently, through the General Obligation Bond program, renovating medians along the Montgomery and Menaul corridors and implementing a Village Center project at Juan Tabo and Montgomery.

1.4.3 Economic Development

a. Central Albuquerque CPA

Much of the Central Albuquerque planning area, particularly south and east of downtown Albuquerque, is suffering from serious, decades-long economic decline. Commercial corridors like South 4th Street and South Broadway Boulevard have lost much of their original economic vitality.

Not only is there widespread decline in neighborhood commercial operations, there is also a high level of unemployment in these areas. Despite serious problems, however, the area does have a number of assets that could assist in economic development and expanded employment. Central Albuquerque includes the growing downtown business district, two of the city's major hospitals, and important visitor centers at the Rio Grande Zoo/Biological Park, the Hispanic Cultural Center and the Hispano Chamber of Commerce. It is in close proximity to the University of New Mexico, with the growing high tech community developing around the University's South Campus research/industrial park. It has good access to two interstate highways and is close to the Albuquerque International Airport.

The community planning workshops and the focus groups, held in prior years as part of an overall planning process, in line with other groups recognizing needs, identified the following economic development needs/goals for Central Albuquerque:

- A major grocery store;
- Job development centers;
- Economic development agencies to provide assistance to residents;
- Grants or loans for businesses aimed at generating jobs and for commercial revitalization on corridors like South 4th Street and South Broadway;
- Youth employment opportunities.

The need for continued development of the downtown business district is also a major focus of concern for Central Albuquerque. In many respects, the fate of the neighborhoods around downtown is closely linked to the downtown itself. Consequently, there is a continuing need for the CBD to grow as a employment and commercial center.

b. North Valley CPA

The North Valley is a diverse planning area in terms of ethnicity, income, and development. According to the census data, the unemployment rate of the North Valley was just slightly higher than the citywide average.

Since 1990, the northern section of the North Valley Community Planning Area has actually been one of the most dynamic economic and employment centers in the Albuquerque metropolitan area. The North I-25 area has seen rapid growth of new manufacturing facilities, including a major new General Mills plant, and much of the region's new first class office space. The Renaissance area, also along I-25, has become a center for "big box" retail and increasingly other commercial development.

Although the northern portions of the planning area have boomed during the 1990's, older commercial areas of the North Valley have faltered. This is particularly true of North 4th Street from I-40 to Griegos Road where most older businesses closed, giving way to low intensity uses like used car lots. Several large older commercial operations have closed on North 4th, including a large K-Mart store, that threaten further deterioration.

The interface of industrial uses and housing throughout the North Valley is also both a concern and opportunity. The City has acquired 27 acres of older industrial land in the Sawmill neighborhood of the North Valley and is currently working with the Sawmill Community Development Corporation to redevelop the area with a mix of housing, commercial, and services.

c. Southwest Mesa CPA

The Southwest Mesa has comparatively high rates of poverty and unemployment. The economic development problems of the Southwest Mesa are similar to those in the North Valley and Central Albuquerque. West Central Avenue, its major commercial thoroughfare, is in decline from the Rio Grande to Coors Rd. Although businesses exist on this part of Central, there is high turnover of large chains. As these businesses leave the corner shopping centers in which they are located, the overall economic prosperity of the area declines.

In addition to problems on the major commercial corridor, the Southwest Mesa is generally lacking in major employment centers. Atrisco Business Park located at Unser and I-40, mostly west of Coors, was previously home to several manufacturers, who have since gone out of business. The industrial park's buildings and infrastructure, however, remains intact.

The City is planning streetscape improvements along Central from 8th Street to Coors Boulevard. Design funding is available for the entire project, but it might be

years before there are adequate resources to complete the construction west of the Rio Grande.

d. Near Heights CPA

The Near Heights is home to major employment centers like the University of New Mexico and Albuquerque Technical Vocational Institute; the city's three largest medical centers; the Albuquerque sports complex; Albuquerque's international airport; Kirtland Air Force Base; Sandia National Laboratories; and the fashionable Nob Hill shopping area. At the same time, however, the Near Heights contains some of Albuquerque's most poverty stricken neighborhoods.

Much of the Near Heights is riddled with aging strip malls. Economic development needs center heavily around commercial revitalization along Central Avenue from San Pedro to Wyoming and along Louisiana in the Trumbull and La Mesa Neighborhoods. Most of the commercially zoned strips along arterials in the Near Heights have some level of revitalization need. By conducting both physical rehabilitation and economic development programs for these aging commercial strips, the City could help improve the aesthetics of the Near Heights, create jobs for community residents, and support the redevelopment of adjacent neighborhoods.

Success of the revitalization of Central Avenue in the Nob Hill area has stimulated similar attempts further to the east. Residents in the area are currently working with the Albuquerque Civic Light Opera to restore the Highland Theatre, a former movie theatre. The theatre may create a draw to the area similar to that of Nob Hill's just west of that location. A streetscape project for Central in the area will also improve the physical appearance of the area and encourage businesses to move east from Nob Hill.

The area east of San Pedro, however, is more problematic. In general the area is poorer than neighborhoods to the west. The blank walls surrounding the New Mexico Fairgrounds, underutilized 49 weeks per year, create a sense of blight along several blocks. Crime issues have a higher profile, with prostitution, drug trafficking, and other problems heavily clustered in the area.

The City, consequently, has designated the area surrounding the State Fairgrounds as a metropolitan redevelopment area. In community meetings for the Metropolitan Redevelopment Plan, residents identified the following economic development issues:

- Streetscape;
- Job creation;
- Encourage business to stay in area and locate in area;
- Rehabilitation of commercial buildings.

A metropolitan redevelopment plan is being developed and when it is adopted by the City Council, the area will be eligible for a variety of MR benefits.

e. East Gateway CPA

The East Gateway area in general is economically stable. There were higher than average levels of labor force participation and lower than average rates of

unemployment, according to data in the 1990 Census. Commercial activity is concentrated in newer “power centers” on Eubank Boulevard on either side of I-40. In addition, Central Avenue has a substantial concentration of older strip development. The CDBG eligible neighborhoods of the East Gateway planning area, where Central is the major commercial corridor, share many of the problems characteristic of neighborhoods further west on Central Avenue, in kind if not in degree.

f. Mid-Heights CPA

The Mid-Heights is the most populous planning area, with almost twenty percent (20%) of the city’s population. In general the area has a high level of labor force participation and low rates of unemployment. The Mid-Heights contains a substantial percentage of the City’s commercial activity in strip developments and in the Uptown area with two of the metropolitan region’s major shopping malls, Coronado and Winrock.

Much of the commercial activity in the Mid-Heights is located along commercial strips, with identified centers located at major intersections. The business and public facilities along the strips meet most needs of adjacent neighborhoods, though they are automobile oriented and not pedestrian friendly. Although these commercial strips currently appear to be generally viable, they are aging and increasingly facing competition from newer shopping areas. In the long-term, obsolete commercial strips could become a major problem along many arterials in the Mid-Heights.

Current economic conditions, however—even in the lower income areas of the Mid-Heights—are generally healthy, particularly in comparison to older low income neighborhoods.

g. West Side

The West Side is the fastest growing planning area within the City. New commercial development is rapidly occurring along Coors Boulevard, both east of the I-40 Coors Boulevard exchange as well as north of Paseo del Norte. The area contains a large shopping mall, Cottonwood, as well as a new shopping area, West Bluffs. John Brooks, a local grocery store, has located a store in the Ladera Center in space that was formerly leased by the now bankrupt Furr’s corporation.

Economic growth on the West Side is flourishing, however, it is also having a serious impact of traffic congestion and the ability of many area residents to travel through the area. Additionally, with much of the newest businesses being established along Coors Boulevard, the area is generally not pedestrian friendly.

h. Foothills

The Foothills area is predominantly residential. There are, however, a number of small shopping areas located at major intersections that provide for basic shopping and service needs such as groceries, dry cleaning, restaurants, etc. Winrock and Coronado malls are the closest major shopping malls available to the Foothills residents. With a significant portion of vacant land dedicated as “open space” commercial development of a large scale is problematic.

The unemployment rate in the Foothills is low, at 3.7% as compared to the citywide average of 5.7%. The economic condition of the Foothills area appears healthy and there are no indicators that this condition is likely to decline.

i. North Albuquerque

The North Albuquerque Community Planning Area is a fairly affluent area with low unemployment. North Albuquerque had the lowest poverty rate on any CPA in the City at 4.5%. The unemployment rate was 4.3%, the lowest in the City.

Commercial development has flourished immediately to the west of the North Albuquerque area along the Jefferson Corridor which is having some impact on services and stores to support these businesses on the east side of I-25. Along Paseo del Norte there has been some growth in commercial activity. Area residents are served by a number of smaller strip malls that support a number of commercial needs. The area is economically stable.

1.4.4 Public Services

a. Central Albuquerque CPA

With a poverty rate of 30.6%, Central Albuquerque has the highest poverty rate in the city. There were 534 Central Albuquerque children under five years old in poverty in 1999, almost half of all such children (41%). Nearly 38% of all children in the planning area live in poverty, the highest rate in the city. Programs and activities that can mitigate damaging elements of the environment and engage children and young adults in healthier alternatives, such as quality pre-school, affordable child care and after-school activities are, thus, a high priority for the area.

A total of 2,275 children 12-17 lived in Central Albuquerque. Of these, 527 or 35.2% lived in households with incomes below the poverty level. This high concentration of poor teenagers indicates a need for youth oriented risk reduction activities such as drop out prevention programs.

Approximately 38% of families with children in Central Albuquerque are headed by a single woman and thus, not surprisingly, the area has the largest proportion of public assistance recipients at 7.3% of all households. The unemployment rate was 9% at the time of the census. Nearly 40% of the people over age 25 in the area did not have a high school diploma. Most remarkably, however, almost half of the population over 16 years old (46.7%) was not in the labor force. This compares to a rate of only about 34% citywide. The ready availability of job training services including outreach, case management, basic job skills training and GED classes is another important priority for the area.

Central Albuquerque also has the largest proportion of poor residents over age 65. About 12.2% of the area's population was over 65 years old and 19.4% of them had incomes below the poverty level. Overall, the poverty rate for seniors in Albuquerque was just 8.5%. There is clearly a continuing need for services to the low income elderly population.

Nearly 22% of births in Central Albuquerque were to teenage mothers, well above local and state rates of births to teens. This area also has the highest percentage of women giving birth who received no or low levels of prenatal care at

18.6 %. The percentage of low birth weight babies in the area also exceeded the state average. These numbers suggest the need for teenage pregnancy prevention activities at area mid and high schools as well as a focused outreach program for improved pregnancy outcomes.

The extent of disabilities among the resident population in Central Albuquerque was higher than the citywide average. More than 26% of the population 16-64 years old reported one or more disabling condition. This compares to only 22.7% citywide. Disabled residents of Central Albuquerque were also less likely to be employed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in Central Albuquerque was 48.3% compared to 40.5% citywide. As an indicator of mental health needs, 731 persons reported mental disabilities, 14% of all the disabilities tallied.

Available data on substance abuse indicate that about 19% of respondents to a City survey indicated that they were infrequent or regular users of illicit drugs, the highest levels of reported drug use in the City. Central Albuquerque residents access publicly supported substance abuse treatment at a high level, most frequently for alcohol abuse (41%), heroin addiction (11%), and crack cocaine use (11%).

b. North Valley CPA

The poverty rate for the North Valley in 1999 was 17.2%. Among children under 5 years old, 874 lived in poor families (27.9%). For all children, the poverty rate in the North Valley was 23.8%. These numbers indicate a need for child development activities, affordable child care and after school and summer activities.

A total of 906 children 12-17 lived in the North Valley. Of these, 906 or 21% lived in households with incomes below the poverty level. This high concentration of poor teenagers indicates a need for youth oriented risk reduction activities such as drop out prevention programs.

More than 34% of the families with children in the North Valley are headed by a single female. Thus it is not surprising that 5% of all families depended in whole or in part on income from public assistance—well above the citywide rate of 3.7%. The North Valley had an unemployment rate of 6.3% in 1999—somewhat above the citywide rate of 5.7%. More than 22% of North Valley residents over 25 years old are not high school graduates. With more than 7,700 non-graduates in the North Valley, it has the highest number of non-graduates in the City. The area needs access to job training services including outreach, case management, basic job skills training and GED classes.

The North Valley also had the second largest concentration of low income seniors of any Albuquerque planning area. A total of 826 poor seniors lived in the North Valley and the elderly in the Valley had a poverty rate of 14.4%, the second highest poverty rate for persons 65 years old and older. The total elderly population of the North Valley was 6,560 persons, 12.6% of the total population.

The North Valley shows positive data in regards to prenatal care and teenage pregnancy. Just under 11% of the women from this area who birth in 1995 received no or low levels of prenatal care, a figure under the local and statewide averages.

Similarly, only about 7.2% of births to Valley mothers were to teenagers, substantially below the national and state averages. Like much of Albuquerque, however, the Valley showed comparatively high rates of low birth weight babies born to area mothers.

The extent of disabilities among the resident population in the North Valley was lower than the citywide average. About than 21% of the population 16-64 years old reported one or more disabling condition. This compares to 22.7% citywide. Disabled residents of the North Valley, however, were less likely to be employed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in the North Valley was 45.3% compared to 40.5% citywide. As an indicator of mental health needs, a total of 1,605 persons reported mental disabilities, nearly 13% of the disabilities tallied.

Available data on substance abuse indicate that about 10% of respondents to a City survey indicated that they were infrequent or regular users of illicit drugs, among the lower community planning areas in this regard. North Valley residents access publicly supported substance abuse treatment at a moderate level, most frequently for alcohol abuse (44%), heroin addiction (16%), and cocaine use (11%).

c. Southwest Mesa CPA

The Southwest Mesa at the city's western gateway has a young population with the city's highest percentage of children under 5 years of age at 9.8% and the city's highest percentage of children 5-17 at 23.6%. The area has a relatively high percentage of persons under 5 years old in poverty at 21.1%. In absolute numbers, the Southwest Mesa has the second largest concentration of poor young children in the City (975), after the Near Heights. The young population, coupled with the high number of children in poverty indicate the need for a variety of programs to support young children and families including family health services, quality child development services, affordable child care, before and after school activities and parent support and education.

A total of 4,945 children 12-17 lived in the Southwest Mesa CPA, one of the three highest concentrations of teenagers in the City. Teens formed a higher proportion of the population in the Southwest Mesa (10.5%) than in any other area. Of these, 1,050 or 21.2% lived in households with incomes below the poverty level. This high concentration of poor teenagers indicates a need for youth oriented risk reduction activities such as drop out prevention programs.

Unemployment in 2000 was 7.3%, the second highest rate in the city, and 6.8% of the households are on public assistance, well above the city average. More than 28.5 % of persons over 25 years of age have not completed high school, the second highest rate in the city. These numbers indicate a need for job training services including outreach, case management, basic job skills training and GED classes.

The number of people over age 65 was the smallest in the city at 2,829 or just 6% of the population—less than half the citywide average. Although the number was small, the poverty rate for seniors was 13.2%, considerably above the citywide average. In total, 376 poor seniors lived in the planning area.

More than 12.5% of the women from the Southwest Mesa giving birth in 1995 received no or low levels of prenatal care, among the highest rates in the City. Births

to teenage mothers was 23.7%, well above national and state averages. Low birth weight babies, on the other hand, comprised only about 6.8% of all babies born to mothers from the Southwest Mesa, the lowest rate in the City.

The extent of disabilities among the resident population in the Southwest Mesa was higher than the citywide average. About 27% of the population 16-64 years old reported one or more disabling condition. This compares to 22.7% citywide. Disabled residents of the Southwest Mesa, moreover, were less likely to be employed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in the Southwest Mesa was 42.1% compared to 40.5% citywide. A total of 1,504 persons reported mental disabilities, about 11% of all disabilities tallied.

Available data on substance abuse indicate that about 3.8% of respondents to a City survey indicated that they were infrequent or regular users of illicit drugs, among the lowest community planning area in this regard. Southwest Mesa residents, however, access publicly supported substance abuse treatment at a moderate level, most frequently for alcohol abuse (30%) and heroin addiction (11%). The number of persons seeking treatment for heroin addiction was the third highest in the City, indicating a particular problem in this regard.

d. Near Heights CPA

The eligible low income areas of the Near Heights are some of the most severely economically depressed in the city. Because of the concentration of multi-family housing, the concentrations of poverty and the sheer numbers of people involved, this area ranks high in the numbers of people impacted by negative factors of poverty, crime and poor health.

The Near Heights is the most racially diverse area of the city and home to a high percentage of recent migrants to Albuquerque, including large numbers of American Indians, Asian refugees, Cuban and other Latino refugees, and Mexican immigrants. The ethnic diversity poses a number of challenges for service delivery.

The poverty rate for the Near Heights was 23.6% in 2000, the second highest in the city. In absolute terms, however, the 16,434 poor residents of the Near Heights was nearly double the number in any other area. Approximately 45% of that poverty population, moreover, is concentrated in the La Mesa, Trumbull, and South San Pedro neighborhoods. Among children under 5 years old, the poverty rate was 37.1%. For all children, the poverty rate in the area even higher at 40.6%. The number of children poverty in the highest in the city. These numbers indicate a need for child development activities, affordable child care and after school and summer activities. The area also has the largest number of citizens on public assistance, with more than 1,700 households receiving public assistance income in 1999, about 5.2% of all households.

A total of 4,407 children 12-17 lived in the Near Heights. Of these, 1,200 or 27.2% lived in households with incomes below the poverty level. In absolute numbers, this was the highest concentration of poor teens in the city. This high concentration of poor teenagers indicates a need for youth oriented risk reduction activities such as drop out prevention programs.

In 1999, the unemployment rate in the Near Heights was 7.3%, substantially above the city average. With 2,784 unemployed men and women, the Near Heights had the heaviest concentration of unemployed persons in the city. More than 8,385 residents over age 25 in 2000 did not have a high school diploma, the highest number in the City. Nearly 18% of the Near Heights population, in fact, has not completed grade 12. These data show that the ready availability of job training services including outreach, case management, basic job skills training and GED classes is an important priority for the area.

The Near Heights also had the second largest population of persons over 65 and the highest concentration of seniors with incomes below the poverty level. A total of 8,331 seniors lived in the area, 933 of them below the poverty level--a poverty rate of 12.6% for persons over 65. This concentration suggests a continuing need for health, nutrition, and other services for the low income elderly population of the area.

The rate of disabilities among the resident population in the Near Heights was lower than the citywide average. About 20% of the population 16-64 years old reported one or more disabling condition. This compares to 22.7% citywide. Disabled residents of the Near Heights, however, were less likely to be employed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in the Near Heights was 44.6% compared to 40.5% citywide. A total of 2,702 persons reported mental disabilities, about 10% of all disabilities tallied. Although the rates of disability and mental disabilities are modest, the 10,000 disabled persons living in the Near Heights is the largest concentration in the city. The 2,700 reported mental disabilities are the largest concentration of its kind. Nearly half of the disabled, including half of those reporting mental disabilities (44%), in the entire community planning area, moreover, were concentrated in La Mesa, Trumbull, and South San Pedro.

The area had the largest number of births to women receiving no or low levels of prenatal care (319) and the rate of 14.4% of all births was the second highest in the city. The area had the highest number of births to teen mothers (389) and a rate of birth to teens that exceeded state and local averages. Targeted outreach programs to attract women to the services leading to reduced teen pregnancies and improved pregnancy outcomes are clearly needed.

Available data on substance abuse indicate that about 22% of respondents to a City survey indicated that they were infrequent or regular users of illicit drugs, by far the highest rate for community planning area in this regard. Near Heights residents, moreover, access publicly supported substance abuse treatment at the highest level of any area in the city, most frequently for alcohol abuse (44%), crack (10%), cocaine (7%) and heroin addiction (8%). Indeed, residents of the Near Heights comprised the largest number of patients seeking care for abuse of every drug for which data was kept.

e. East Gateway CPA

The East Gateway is a very mixed district that includes both affluent area and pockets of high poverty and urban decline. In 1999, 12.6% of the area's residents lived in poverty. There were 742 children under 5 years old in poverty, about 21% of all very young children. Overall, the poverty rate among children in the area was

24%. The area's profile in this regard is increasingly similar to generally poorer areas of the city. The number and percentage of children in poverty in the area suggest a substantial and growing need for child development services, before and after school care, recreation and other services targeted to children.

A total of 4,559 children 12-17 lived in East Gateway, the third largest teen population of any planning area. Of these, 963 or 21.1% lived in households with incomes below the poverty level. Like other areas with high concentrations of poor teenagers indicates a need for youth oriented risk reduction activities such as drop out prevention programs.

In 1999, 5% of the households in the East Gateway area received public assistance. With 1,094 households receiving public assistance, this was the second highest concentration of welfare recipients in Albuquerque. The unemployment rate was about 5.9%, with a total of 1,580 persons unemployed in April of 1999. There were 3,830 residents over 25 who had not obtained a high school diploma. These numbers suggest a need for job training and job placement services including outreach, case management and GED classes.

East Gate's population over 65 years old was nearly 7,000 persons, and they made up 13.2% of all persons in the area—the second highest number and percentage of elderly by planning area. In 1999, a total of 565 poor seniors lived in East Gateway, a poverty rate of about 8%, well below the rate for the City as a whole. Still, the relatively large numbers of low income elderly persons in the area suggests the need for appropriate social and nutritional services for this population.

Pregnancy outcome data suggest that East Gateway falls about mid-range in comparison to other CPA's. In the case of 9.1% of births, mothers from East Gateway did not receive recommended levels of prenatal care. About 13.5% of births were to teenage mothers, below the state average. The percentage of low birth weight babies in East Gateway, however, was the highest in the city at 15.1%.

The rate of disabilities among the resident population in the East Gateway was lower than the citywide average. About than 20% of the population 16-64 years old reported one or more disabling condition. This compares to 22.7% citywide. Disabled residents of the East Gateway, in addition, were likely to be employed at about the same rate as disabled persons in Albuquerque generally. The unemployment rate among the disabled in the East Gateway was 41.4% compared to 40.5% citywide. A total of 743 persons reported mental disabilities, about 4% of all disabilities tallied.

Just over 11.5% of respondents reported infrequent or regular use of illicit substances. This rate is in the mid range for the city. Residents of the area utilized publicly supported substance abuse treatment at a moderate rate, most frequently for alcohol treatment (46%) or crack cocaine (13%). The number of residents seeking treatment for use of crack was the second highest in the City, suggesting that this drug may be a particular problem in the East Gateway.

f. Mid-Heights CPA

The Mid-Heights is the most populous of the city's planning areas. Although rates and percentages for some problem areas are low in comparison to the rest of the city, the numbers of people affected demand consideration for services.

In 1999, 8,882 area residents lived in poverty, a poverty rate of 10.6%. Although the poverty rate was relatively low, the Mid-Heights had the fourth highest number of lower income people of any planning area. More than a third of all the poor residents in the area, moreover, were clustered in the northwest corner of the district in multi-family housing units along Montgomery Boulevard and in the area between I-25 and San Mateo north of Candelaria. An additional cluster of lower income persons was in the multi-family housing concentrated near the Winrock shopping mall. Together, these areas accounted for nearly 60% of the low income population of the planning area.

There were 717 children under five years old under the poverty level, a poverty rate for young children of 15.7%. Overall, the poverty rate for children was 14.6%. These numbers indicate the need for a comprehensive array of services and activities for children and families including quality child development services, affordable child care, before and after school programs, summer recreation and parent training and support. The need is particularly high in those parts of the planning area where the low income population is concentrated. A majority of the area's poor children under 5 years old (50.6%), for example, are concentrated in the Carlisle/Montgomery area.

The Mid-Heights was home to more than 6,200 children 12-17 years old, the largest teenage population of any planning area. Of these, 864 fell below the poverty level, with a poverty rate for teens of 13.8%. In respect to both the number of poor teens and rate of poverty, the Mid-Heights ranked in the mid range of planning areas.

Although only about 2.7% of area households were on public assistance in 1999, with 1,030 recipient families the Mid-Heights ranked fourth highest of all planning areas in the number of families on welfare. In addition, 2,135 people were unemployed, and unemployment rate of only 4.8%. About 9.7% people over age 25, 5,575 persons, did not have a high school diploma in 1999. Although the rates of non-graduates were low, the absolute numbers indicate a need for job training services including outreach, case management, basic job skills training and GED classes in the higher poverty areas of the Mid-Heights.

The Mid-Heights had the largest concentration of persons over 65 years old of any Albuquerque planning area. There were more than 14,000 seniors in the area, the largest number of in any planning area, and the made up 16.8% of all persons in the area—the highest percentage of elderly by planning area. In 1999, a total of 698 poor seniors lived in the Mid-Heights, a poverty rate of only about 5%, well below the rate for the City as a whole. Still, the relatively large numbers of low income elderly persons in the area suggests the need for appropriate social and nutritional services for this population.

Pregnancy outcome data suggest that the Mid-Heights is among the lower risk areas of the City. About 7.6% of mothers from East Gateway did not receive recommended levels of prenatal care. Approximately 12.2% of births were to teenage mothers, below both the state and national average.

The rate of disabilities among the resident population in the Mid-Heights was lower than the citywide average. Just over 9,500 persons 16-64 years old reported one or more disabling condition—about 17.7% of that population. This compares to

a rate of 22.7% citywide. Disabled residents of the Mid-Heights, in addition, were much more likely to be employed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in the Mid-Heights was 37.2% compared to 40.5% citywide. A total of 2,375 persons 16-64 reported mental disabilities, about 8% of all disabilities tallied.

Just about 9% of respondents reported infrequent or regular use of illicit substances. This rate is in the lower range for the city. Residents of the area utilized publicly supported substance abuse treatment at a moderate to high rate, most frequently for alcohol treatment (51%), cocaine (6%), and amphetamine use (5%). The number of residents seeking treatment for use of amphetamines was the second highest in the City, suggesting that this drug may be a particular problem in some Mid-Heights neighborhoods.

g. Foothills

The Foothills is among the most affluent areas of Albuquerque. In 1999, there were only 2,324 persons below the poverty level in the planning area, a poverty rate of only 5.2%—less than half the rate of poverty for the City as a whole which was 13.5%. For children under 5 years old, the poverty rate in the Foothills CPA was 11% compared to nearly 21% for the City as a whole. The overall poverty rate for children in the area was even lower at 7.5%, again far lower than the city as a whole. This suggests a comparatively low level of need for income-tested services for children such as compensatory early childhood education or subsidized child care.

Foothills was home to more than 3,900 children 12-17 years old, the among the lowest teenage population of any planning area. Of these, 204 fell below the poverty level, with a poverty rate for teens of only 5.4%, among the lowest rates for teens of any planning area.

Families headed by a single female made up only about 12.5% of all families in the area, compared to 20.4% of families citywide. As a consequence, there was an extremely low incidence of families in the Foothills area receiving public assistance. Citywide, about 4% of all families in 1999 received some or all of their income from welfare payments. In Foothills, it was barely 1% of area families. Unemployment rates in the Foothills are low compared to the City as a whole. The census data indicate that the area unemployment rate was only 3.7% two full percentage points lower than the citywide rate of 5.7%. Among persons over 25 years old in the area, only 1,172 (3.9%) had failed to complete high school. Citywide, more than 14% of the population over 25 has not completed high school. This suggests a comparatively low need for job preparation and employment training activities among the area's adult population.

The Foothills had a population of just over 5,800 seniors who made up 13.1% of all persons in the area—close to the citywide average of 12.6%. In 1999, a total of only 221 poor seniors lived in the Foothills, a poverty rate of only about 3.8%, well below the rate for the City as a whole. Thus, there is a relatively low level of need for health, social service, and nutrition programs targeting the elderly poor.

Pregnancy outcome data suggest that the Foothills is among the lower risk areas of the City. About 5.5% of mothers from Foothills did not receive recommended

levels of prenatal care, the lowest in the City. Only 6.7% of births were to teenage mothers, also the lowest rate in the City.

The rate of disabilities among the resident population in the Foothills was far lower than the citywide average. Just over 3,200 persons 16-64 years old reported one or more disabling condition—only 10.2% of that population. This is less than half of the citywide rate of 22.7% citywide. Disabled residents of the Foothills, in addition, were much more likely to be employed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in the Foothills was 36.8% compared to 40.5% citywide. A total of 742 persons 16-64 reported mental disabilities, about 8% of all disabilities tallied.

Survey data on illicit drug use indicates that Foothills area respondents had the lowest rates of illicit drug use (7%) and the highest rates of those who reported never using illicit drugs. Few Foothills residents utilize publicly assisted drug treatment and, among those who do, alcohol was the problem drug in a majority of cases. It is difficult to gauge the extent of need for publicly assisted treatment services because of the high percentage of households in the area with private insurance coverage.

h. West Side

The West Side Community Planning Area, like Foothills, is an affluent area with an overall poverty rate of only 6.1%. The rate among children under five years old is only 8.9%—substantially under the citywide average. The overall poverty rate for children in the area was even lower at 7.1%, again far lower than the city as a whole. This suggests a comparatively low level of need for income-tested services for children such as compensatory early childhood education or subsidized child care.

The West Side was home to more than 4,981 children 12-17 years old. Of these, 285 fell below the poverty level, with a poverty rate for teens of only 5.7%, among the lowest rates for teens of any planning area.

Families with children headed by a single woman comprised only 18.2% of all families and rates of welfare participation are likewise low, with only about 1.7% of all households receiving public assistance income. The need for services directed to poor young children and welfare recipients appears comparatively low in the West Side area. Unemployment rates in the area were only 4.7%, well below the citywide average. Among adults over 25 years old, only 2,434 had less than a high school diploma (6.6%), less than half the citywide rate. As in Foothills, the need for services to address these education issues is less intense than elsewhere in the City.

The West Side had a population of just over 3,400 seniors who made up 6% of all persons in the area—less than half the citywide average of 12.6%. In 1999, a total of only 269 poor seniors lived in the West Side, a poverty rate of only about 7.7%, well below the rate for the City as a whole. Thus, there is a relatively low level of need for health, social service, and nutrition programs targeting the elderly poor.

Perinatal data indicate that the West Side has low rates of birth to teen mothers, low rates of failure to obtain prenatal care, and low rates of low birth weight babies. These birth outcome data are among the best for any area of the City.

The rate of disabilities among the resident population lower than the citywide average. Just over 4,700 persons 16-64 years old reported one or more disabling condition—12% of that population. This well under the citywide rate of 22.7% citywide. Disabled residents of the West Side, however, were somewhat more likely to be unemployed than disabled persons in Albuquerque generally. The unemployment rate among the disabled in the West Side was 45.7% compared to 40.5% citywide. A total of 1,360 persons 16-64 reported mental disabilities, about 10.2% of all disabilities tallied. In respect to unemployment among disabled persons and the frequency of reported mental disabilities, the West Side ranks among the higher risk planning areas.

Probably reflective of the age of the population, substance abuse data suggest that persons on the West Side have a relatively high proportion of persons with prior experimental use of illicit drugs but who are no longer users. Relatively few persons from the West Side use publicly supported substance abuse treatment services, but those who have done so are somewhat more like to have problems with multiple drugs. It is difficult to gauge the extent of need for publicly assisted treatment services because of the high percentage of households in the area with private insurance coverage.

i. North Albuquerque

North Albuquerque has the lowest poverty rate of any community planning area at 4.5%. At only 6.9%, moreover, it had the lowest rate of poverty among young children. The overall poverty rate for children in the area was even lower at 4.7%, again far lower than the city as a whole. This suggests a comparatively low level of need for income-tested services for children such as compensatory early childhood education or subsidized child care.

North Albuquerque was home to more than 4,155 children 12-17 years old, the among the lowest teenage population of any planning area. Of these, 190 fell below the poverty level, with a poverty rate for teens of only 4.5%, the lowest poverty rate for teens of any planning area.

North Albuquerque had the lowest proportion of families headed by a single woman (11.8%) and only 1% of area families received public assistance income. Unemployment was only 4.3%. Only 4.7% of adults over 25 years old have not completed high school. Both these data sets services such as job training and adult education programs in North Albuquerque are less severe than in other parts of the City.

North Albuquerque had a population of just over 4,500 seniors who made up 11% of all persons in the area, close to the citywide average of 12.6%. In 1999, a total of only 247 poor seniors lived in North Albuquerque, a poverty rate of only about 5.4%, well below the rate for the City as a whole. Thus, there is a relatively low level of need for health, social service, and nutrition programs targeting the elderly poor.

Birth outcomes in North Albuquerque are generally good. The percentage of births to teen mothers was among the lowest in the City as was the percentage of mothers who failed to receive adequate prenatal care.

The rate of disabilities among the resident population lower than the citywide average. Just over 3,160 persons 16-64 years old reported one or more disabling condition—12% of that population. This well under the citywide rate of 22.7% citywide. Disabled residents of North Albuquerque were about as likely to be unemployed as disabled persons in Albuquerque generally. The unemployment rate among the disabled in the Mid-Heights was 39.7% compared to 40.5% citywide. A total of 756 persons 16-64 reported mental disabilities, about 8% of all disabilities tallied. In respect to unemployment among disabled persons and the frequency of reported mental disabilities, the West Side ranks among the higher risk planning areas

A majority of the residents in North Albuquerque reported that they had never used illicit drugs, and the percentage reporting frequent or regular use was the smallest in the City. More than one quarter of the respondents, however, reported frequent alcohol use—the highest percentage of any planning area. Not surprisingly, a large majority of North Albuquerque residents obtaining publicly supported substance abuse treatment presented for treatment of problems associated with alcohol. It is difficult to gauge the extent of need for publicly assisted treatment services because of the high percentage of households in the area with private insurance coverage.

PART TWO: COMMUNITY DEVELOPMENT STRATEGY

2.0 FUNDAMENTALS UNDERLYING STRATEGIES & PRIORITIES

- It is the obligation of the city and its contractors to ensure that all programs and services benefiting individuals are equally available to all qualifying residents on a city-wide basis.
- Neighborhood associations and district coalitions are a viable means of ensuring that all qualifying neighborhoods are educated about available programs and services.
- As the city ages, neighborhoods outside of the central city core area are encountering needs similar to those addressed in prior years to the central city core area.

2.1 HOUSING PRIORITIES

The housing development strategy will have a city-wide focus and will be designed to:

- Retain and increase the existing stock of affordable housing in qualifying neighborhoods throughout the city;
- Rehabilitate owner-occupied housing and encourage new in-fill construction of mixed-income units of owner-occupied housing in qualifying neighborhoods throughout the city;
- Focus on maintaining the value of existing owner-occupied units to attract or retain moderate income homeowners, and facilitating the revitalization of major thoroughfares as combined living-shopping-working environments and mass transit corridors in qualifying neighborhoods throughout the city;
- Improve the quality of existing rental housing and preserve such housing as affordable rental units in qualifying neighborhoods;
- Achieve greater neighborhood stability and a mixed income environment by increasing the number of owner-occupied multi-family units and preserve and increase the existing stock of owner-occupied multi-family units in qualifying neighborhoods throughout the city; and

- Retain flexibility to respond to changes in qualifying census tracts and project status throughout the term of the plan.

2.1.1 General Housing Priorities

- To provide home ownership opportunities that enable lower-income families to purchase new and pre-owned homes at an affordable price through down payment assistance programs and to explore additional alternatives to achieve this goal;
- To provide emergency housing repairs for low income homeowners who face immediate threats to life or health because of the condition of the property;
- To develop additional mixed-income multi-family rental housing in conjunction with neighborhood revitalization activities;
- To preserve and improve the quality of existing affordable rental housing in conjunction with general neighborhood improvements through a rental rehabilitation program in qualifying neighborhoods;
- To rehabilitate housing to preserve existing affordable homes;
- To provide additional counseling services to enhance the potential for successful home ownership by lower-income families; and
- To support activities that assist in assuring fair housing opportunities.

2.1.2 Homeless Housing Priorities

- To identify a location and the resources to develop a permanent shelter;
- To expand and upgrade the quality of overnight and day shelters for homeless men, women and children, and youth;
- To continue and expand the voucher program for the mentally ill, families and ill or injured homeless persons;
- To maintain or increase, if possible, existing levels of transitional and supportive housing for the homeless, including units available under HUD's Shelter Plus Care and Supportive Housing Programs. This includes existing units for persons with serious mental illnesses; persons with substance abuse disorders; and homeless families throughout the city; and
- To maintain existing levels of supportive services for homeless persons throughout the city including case management, child care, job placement, health care, mental health care, and substance abuse treatment services.

2.1.3 Special Needs Housing Priorities

- To develop additional affordable rental housing for the elderly, either directly by the City or through support of community groups applying for assistance through the HUD 202 program and other programs that target housing for senior citizens; and
- To develop appropriate housing options for persons with physical and or mental disabilities. Projects may be developed either directly by the City or through support of community groups applying for funding through the HUD 811 and other programs.

2.1.4 Fair Housing Priorities

- To maintain existing programs designed to further fair housing in Albuquerque, including support of a landlord/tenant program and of fair housing activities in the City's Human Rights Office.

2.2 NON-HOUSING COMMUNITY DEVELOPMENT PRIORITIES

2.2.1 PUBLIC FACILITIES AND IMPROVEMENTS

The public facilities and improvements strategy will focus on qualifying census tracts throughout the city and will be designed to:

- Reduce the impact of crime and fear of crime in qualifying neighborhoods throughout the city and acknowledge resident's need for a sense of personal safety;
- Provide facilities for youth recreation and child development services;
- Stimulate economic development along major corridors and improve the physical appearance of neighborhood thoroughfares and streets in blighted areas;
- Continue to strengthen the service infrastructure, particularly for health services, to support other community development goals; and
- Provide community facilities that offer recreational and social opportunities for children, families and senior citizens.

Public Facilities and Improvements Priorities

- Re-establish or create a new program similar to the Crime Prevention Through Environmental Design program to ensure safe, secure neighborhoods. Funding

will be provided for, as examples, street lighting, traffic calming devices, cul-de-sacs, alley closures and support for re-zoning to strengthen home ownership opportunities;

- Demolish and or close up civil and criminal nuisance properties through support of the Criminal Nuisance Abatement Task Force and similar efforts and encourage community policing policies to strengthen neighborhood capacity for preventing crime and violence;
- To improve the range and quality of health, education, and social services at the neighborhood level throughout the city, including development of early, high-quality preschool education, affordable child care opportunities, and youth activities;
- To strengthen access to preventive health services and wellness education, primary health and dental care services, mental health services, and substance abuse treatment;
- To provide, if possible and as needed, increased facilities for victims of domestic violence;
- To renovate and or expand infrastructure dedicated to providing supportive services for urban Indian populations;
- To enhance economic vitality in lower-income neighborhoods through activities that will enable residents to gain the skills they need to connect with existing employment opportunities; and
- To revive declining neighborhood commercial centers in ways that create business opportunities and enrich neighborhood community life.

2.3 ECONOMIC DEVELOPMENT

The economic development strategy will have a city-wide focus and will be designed to:

- Revitalize major commercial corridors in qualifying neighborhoods throughout the city;
- Encourage economic development initiated by community based organizations;
- Provide support for improvements that will facilitate economic development; and
- Support streetscape improvements in qualifying neighborhoods throughout the city.

2.4 PUBLIC SERVICES

With respect to Community Development Block Grant funds in the first two years of this plan (2003 and 2004), the public services strategy will compliment public services provided through other City programs with other funding sources and will focus on and be designed to:

- Provide early intervention to at-risk families;
- Offer high-quality preschool education, affordable child care, and pediatric health care;
- Make prenatal care more readily available;
- Provide basic dental care;
- Improve services for victims of domestic violence;
- Supply senior nutrition and social services;
- Provide primary physical and mental health care, including substance abuse treatment services; and
- Support emergency services for victims of sexual assault and operating costs of crisis shelters for child abuse victims.

With respect to Community Development Block Grant funds in the last three years of this plan (2005 through 2007), funds available for public services should be allocated only for short-term, targeted projects that contribute directly to revitalization efforts in eligible neighborhoods. These special projects should not be funded for more than two years and could include, but are not limited to: special clean-up projects; street cleaning, gang reduction programs; special code enforcement, etc.

With respect to Emergency Shelter Grant funds, the public services strategy will have a city-wide focus and will be designed to:

- Provide emergency shelter for homeless persons.

Part Three: Community Development Resources and Coordination

3.0 HUD Entitlement Resources

3.0.1 Community Development Block Grant

The City anticipates that it will receive new grant funds through the Community Development Block Grant Program in the amount of approximately \$5,428,000 annually during the five years covered by this Plan. In addition, the City estimates that approximately \$2,350,000 in CDBG program income will also be available for activities outlined in the Plan. Finally, we have estimated that \$350,000 in reprogrammed funds from previous years' activities will be available during Year One of the plan only. The Plan, therefore, allocates a total of \$29,840,000 in CDBG grant funds to eligible activities over the five years of the plan. Adjustments to the Plan will be made annually in the event the grant amount or program income earned varies from the estimate. In the event there are reprogrammed funds in Plan Years Two through Five, these funds will be included in annual adjustments.

3.0.2 HOME Investment Trust Fund

The City anticipates that it will receive federal grant funding in the amount of \$2,393,999 annually through the HOME program. This funding will be matched by \$600,000 in City funding, for annual anticipated HOME funding of \$2,939,000. Program income is estimated at \$536,000 for Year One as a result of primarily repayment of housing construction loans and a small amount from repayment of housing rehabilitation loans. Years Two through Five has a significantly reduced amount of estimated program income allocated due to the unknown factors of which projects in Program Year One will result in construction loans and subsequent repayments. The Plan, accordingly, allocates a total of \$15,721,000 for activities under the HOME program over a period of five years. Annual amendments will incorporate any changes in estimated program income.

3.0.3 Emergency Shelter Grant Program

The City anticipates receiving \$187,000 in federal Emergency Shelter Grant funds annually. This will be matched by \$208,859 in City funding for a total annual allocation of \$395,859. Over five years, the Plan anticipates that \$1,979,295 in ESG funds will be available for program activities.

3.1 Other Federal Resources

3.1.1 Other HUD Resources

The City anticipates significant resources will be made available for activities covered under the Plan from other HUD grant programs. Through the Continuum of Care program, the City has applied for \$2,313,333 to provide Shelter Plus care and Supportive Housing program for homeless persons. If this request is funded at the

level of request, this would mean that \$11,566,665 is available during the life of the Five Year Plan. Additionally, through the Continuum of Care application, nonprofit homeless providers have requested direct allocations in the annual amount of \$2,571,992.

3.1.2 Other Federal Resources

a. Early Head Start Program

The City of Albuquerque serves as a grantee for the Early Head Start Program that provides early childhood education for children 0-3 years old. The City's program is structured to provide services in three target planning areas: North Valley, Central Albuquerque, and Near Heights. We anticipate federal funding of approximately \$1.25 million annually.

b. Child Nutrition Program

The City of Albuquerque administers the Summer Food program that provides free lunches to children at sites in lower income areas of the City. We anticipate federal funding for this program of approximately \$1 million annually.

c. Older Americans Act/Area Agency on Aging

The City of Albuquerque serves as the Area Agency on Aging under the Older Americans Act. The City is also a major provider of services to seniors under this program. We anticipate that approximately \$1,199,214 in federal funds and \$2.8 million in State of New Mexico funds will be available for services under this program annually. Over the five years of the plan we anticipate funding of \$20 million for services to lower income seniors.

3.2 City of Albuquerque Funds

3.2.1 Capital Implementations Program

Approximately \$13 million in Capital Implementation Program funds have been committed to projects related to this plan, including projects approved in the 1999 and 2001 General Obligation bond elections. The Department of Family and Community Services anticipates requesting and additional \$7 million in the 2003 bond elections to support activities identified in this plan..

3.2.2 City of Albuquerque Direct Service Programs

a. Child Development Program

The City will allocate approximately \$4,092,930 million annually in support of a City administered program of high quality preschool education for lower income children offered in conjunction with full-day, year-around child care. Child development centers will be located in lower income areas of the City. Total

investment in child care/child development is expected to be \$20,464,650 million over the life of the plan.

b. Latchkey/Playgrounds Program

The City will allocate \$2,335,258 million annually in support of a City administered program that provides before and after school care for children at public school sites. The program is targeted to lower income working parents. Total investment over five years will be approximately \$11.6 million.

c. Community Centers

The City will allocate \$4,610,125 million annually in support of community recreational centers. These centers provide a range of youth-oriented activities, primarily in lower income areas of the City. Total investment over five years will be \$23 million.

d. Centers for Family and Community Services

The City will allocate \$1,320,210 annually for centers providing a range of health and social services at multi-purpose centers strategically located in lower income communities. Investment for the five years of the plan will be approximately \$6.6 million.

e. High School Job Mentorship

The City will allocate approximately \$716,026 to provide job mentorship services for at-risk services at 7 comprehensive high schools in the City and at three alternative high schools. About \$3.6 million is anticipated for these services over the five years of the plan.

3.2.3 City Contractual Services

a. School Based Programs

The City will provide funding for school based programs offering supplemental educational services, recreation activities, and social services through two grant programs. The Middle School Cluster Initiative will provide funding of \$1.5 million to elementary and middle schools for a range of services designed in conjunction with Neighborhood Collaboratives representative of the neighborhoods served by the schools. The High School Student Retention Block Grant will provide \$700,000 to Albuquerque's 11 comprehensive high schools for services to reduce student drop out rates, enhance academic performance, and facilitate school to work transition. Funding through both grant programs is based on a formula that weights the distribution of funds to schools with high numbers of low and moderate income children.

b. Social Services Contracts

The City will provide approximately \$8.7 million in funding for contracts with public and private non-profit agencies offering a wide range of health and social services. Services are targeted to the low and moderate income population.

c. Substance Abuse Treatment Contracts

The City will provide approximately \$1.5 million in funding for a voucher-based program of substance abuse treatment services and support of other treatment activities.

3.2.4 City Redevelopment Funds

a. Community and Economic Development Fund

The City anticipates making available approximately \$6.6 million in funds originating from the repayment of a UDAG loan made to the Beta West Corporation for development of a hotel and office building in downtown Albuquerque.

b. Collateralized Mortgage Obligation Bond Trust Fund

The City anticipates making available approximately \$708,000 in funds from its CMO Trust Fund for the purpose of developing affordable housing.

c. Metropolitan Redevelopment Funds

The City anticipates making available approximately \$660,000 in Metropolitan Redevelopment TIF funding for redevelopment projects within CDBG target areas. In addition, \$50,000 of MR funds have been committed for the preparation of a redevelopment plan in the Near Heights area surrounding the New Mexico State Fairgrounds.

Part Four: Five Year Investment Strategy

4.0 Housing Investments

4.0.1 General Strategy

The overall strategy calls for an investment of more than \$44 million dollars in federal and other available funding in housing related activities, including more than \$32 million in HUD entitlement funds.

The largest single area of investment will be in the rehabilitation of owner occupied housing units. The plan anticipates total expenditures of almost \$17 million in CDBG and HOME funds on housing rehabilitation, more than 50% of all expenditures from HUD entitlement resources. Current rehabilitation costs are estimated at approximately \$39,000 per unit with an average of \$7,000 in administrative costs, ie., qualifying households, loan processing, inspections and general administration. At that per unit level we anticipate that more than 350 units will be rehabilitated over the five years of the plan. In addition to complete rehabilitations, the plan anticipates expenditures of \$3,250,000 on emergency home repairs. At an estimated average of \$0,000 per unit, the plan anticipates that 3,250 homes will be assisted through emergency repairs.

The plan calls for an investment of just over \$5 million of HUD entitlement funds in activities designed to increase or improve the quality affordable housing stock through acquisition/rehabilitation or new construction. We expect to invest at least \$6,600,000 of HUD funding over the period of the plan. Given a subsidy level estimated at \$22,000 per affordable unit, we expect that this investment will produce a total of 240 units of affordable housing.

We anticipate an investment of about \$1,200,000 of HUD entitlement funds on the acquisition/rehabilitation or construction of new multi-family rental housing during the five years of the plan. A program will be developed to acquire directly or assist persons in acquiring and rehabilitating small rental housing units (2 – 4 plexes) for the purpose of increasing home ownership and upgrading the housing stock. At approximately \$20,000 per unit we expect production of about 60 new affordable units.

An additional area of major investment will be in assistance to first time home buyers with down payments and closing costs. The plan calls for a five year investment of \$600,000 from CDBG and \$400,000 from HOME funds in such assistance. At an average of \$15,000 per buyer, we expect to serve 67 first time homebuyers. We also anticipate expending \$50,000 in HOME funds for persons with disabilities who are first time homebuyers and who need minor modifications made to their new home which will make it handicapped accessible.

The City will continue to support the development of HUD 811 and HUD 202 projects through assistance with land acquisition, payment of fees such as utility expansion charges and construction costs.

A final area of major investment is in capacity building for nonprofit housing development organizations. The plan calls for an annual investment of approximately \$720,000 to support the operating costs of community-based housing

development organizations. Of this amount, approximately \$500,000 will be from the CDBG program, including support of the Greater Albuquerque Housing Partnership, a citywide CHDO that meets the requirements of the HOME program (\$150,000); support for housing development in the South Broadway area (\$150,000); support for community-based housing and economic redevelopment in the Sawmill area of the North Valley Planning area (\$150,000); and support for a housing program in the University Neighborhoods to address problems primarily related to housing density issues and substandard rental housing. Activities supported from other sources include support of a homeownership program for the disabled (\$47,000); support of a local “youth build” project (\$28,200); and support of an affordable rental housing development organization (\$296,000).

4.0.2 Housing Investment by Community Planning Area

a. Central Albuquerque CPA

Central Albuquerque will continue to be a target area for housing investment over the five years of the plan.

Under the plan, investment in rehabilitation of the existing owner occupied housing will continue. This housing is a significant part of the City’s stock of affordable owner-occupied units and its stock of historic vernacular architecture that is an important part of the community’s cultural heritage and Southwest identity. Over the five years of the plan, we anticipate that a minimum of 42 homes will be rehabilitated in Central Albuquerque. Based upon the current waiting list (21% of the 188 pending households) for housing rehabilitations, estimate the investment in the planning area will total approximately \$1,974,000.

In addition to rehabilitation, however, there will also be major investment in the construction of new, mixed income, owner-occupied units. New construction of owner occupied units will be concentrated in three neighborhoods: Barelmas, South Broadway, and San Jose. Overall in Central Albuquerque we plan on developing a minimum of approximately 75 new units. The desired effect of this investment will be to reverse declining levels of population and homeownership in these neighborhoods. Total investment is estimated at approximately \$1,600,000. Funding will come from both HUD entitlements and through the Housing and Community Development Fund (UDAG repayment).

The final prong of the housing development plan for Central Albuquerque is the development of high density, multi-family housing near the downtown core, particularly along the Coal Avenue corridor.

b. North Valley CPA

The principle focus of housing activities in the North Valley will be on construction of new, affordable, owner-occupied units, supplemented by continuing efforts at rehabilitation of existing housing. The goal of these activities will be to help maintain the Valley as a stable, mixed-income neighborhood with continuing home ownership opportunities for low and moderate residents.

In terms of housing rehabilitation, the plan anticipates that a minimum of 48 owner-occupied houses in the North Valley will be rehabilitated. Total investment in owner-occupied housing rehabilitation is estimated at about \$2,256,000.

Efforts will be made to expand quality affordable housing, both rental and home ownership along the North 4th Street corridor. The availability of several large parcels of land are conducive to mixed income projects, special needs housing and home ownership opportunities. Because

The third area of investment is the Sawmill neighborhood redevelopment project. This project will ultimately redevelop approximately 27 acres of former industrial land in the Sawmill neighborhood. Phase Two of the project will involve development of approximately 60 new single family homes (detached and townhouses) and 32 units of multi-family rental housing (20 of which are targeted to seniors). Previous allocations of CDBG funds were used to purchase the land and develop a master plan for the site. Future allocations of CDBG may be used to underwrite development soft costs and HOME funds may be utilized in developing the units.

c. Southwest Mesa CPA

Housing investment in the Southwest Mesa Planning Area will involve primarily housing rehabilitation. With the rapid expansion of affordable new housing in the Southwest mesa in the past decade, the home ownership market appears to be saturated.

Based upon the current housing rehabilitation waiting list, The plan anticipates that the City will rehabilitate a minimum of 30 units in the Southwest Mesa area. Total investment in housing rehabilitation is expected to be about \$1,140,000.

The Southwest Mesa is currently the only area of Albuquerque in which “affordable” new housing development is being undertaken to any extent without public assistance, and the City is sensitive to neighborhood concerns about overly concentrating lower cost housing in the area. The goal of this development will be to both preserve or increase prevailing housing values in these neighborhoods and to hold middle income residents who might otherwise seek housing opportunities elsewhere.

d. Near Heights CPA

The housing plan for the Near Heights focuses particularly on rental rehabilitation and new construction of owner occupied units. In terms of rental rehabilitation, we anticipate an investment of \$1,000,000 - \$1,200,000. Yet to be designed, this project may include a home ownership component. We anticipate assisting 50 – 60 units and will be piloted in the University Area neighborhoods.

Finally, investment will be made in preserving the existing housing stock in the Near Heights and particularly in the La Mesa and Trumbull neighborhoods. We anticipate the rehabilitation of a minimum of 17 homes in the area with a total investment of approximately \$800,000 in housing rehabilitation.

e. East Gateway CPA

Although our housing conditions survey did not identify significant areas of visible housing deterioration in the East Gateway planning area, the housing stock in neighborhoods like South Los Altos is aging and may require investment in rehabilitation to maintain the housing stock and current levels of homeownership in the neighborhood. Part of the housing plan, consequently, will be to expand outreach for the City’s housing rehabilitation program into the area. Based on the current waiting list for housing rehabilitations, a minimum of 6 housing rehabilitations, for a total of \$282,000 will be completed. It is anticipated that outreach into the area will expand the number of households that can be assisted.

f. Foothills CPA

The Foothills Community Planning area has minimal housing needs. Based upon the cost of land, it is generally unsuitable for the development of affordable housing. There are currently two (2) households on the housing rehabilitation list. As such, an estimated \$94,000 will be spent in the Foothills, until outreach efforts increase the number of eligible households.

g. West Side CPA

The West Side, along with the West Mesa, has seen a significant growth in both rental and home owner housing within the past decade. Because private investment is addressing the market needs in that area, we do not anticipate investing in further housing development for the immediate future. There are four (4) persons on the waiting list for housing rehabilitations. Based upon this number we anticipate investing \$188,000 until further rehabilitations are identified.

h. Mid-Heights CPA

The Mid-Heights currently has 16 households on the housing rehabilitation waiting list. This translates into an investment of \$752,000 for housing rehabilitation activities. Because sections of this area are on the verge of “tipping” it would be prudent to expand outreach efforts and arrest housing deterioration.

i. Citywide Activities

During the community meetings and public hearings it was determined that a blighting effect and serious safety and health issues affecting neighborhoods was being caused by vacant and abandoned properties. This issue was raised in five of the six community meetings. We intend to fund a program to address both the boarding up and demolition of these properties as urgent needs. We plan on investing \$1,000,000 over the five year period to address these conditions.

A somewhat related issue was that some landlords were having difficulties qualifying for the City’s Crime Free Multi-Family Housing program because their properties operated on such a marginal basis they could not afford the necessary hardware needed for certification, i.e., security lights, locks, etc. \$120,000 will be

invested over the five year period to address this issue in eligible apartment complexes.

In terms of housing rehabilitation, there is a need to expand outreach efforts. In past years, housing rehabilitations have occurred primarily in the Southwest Mesa (27%), North Valley (27%), and Central Albuquerque (21%). Because this is where the oldest housing stock and preponderance of low income people live, this is where efforts have been targeted. However, with the aging housing stock throughout other sections of the City, it would be prudent to expand outreach efforts. Because the housing stock will be somewhat younger than in the older areas of the City, and presumptively, in less need to repair to bring them up to code, at an estimated balance of \$7 million in the City's housing rehabilitation funds, perhaps as many as 275 homes at an average of \$25,000 could be rehabilitated. Until extensive outreach is conducted and eligible households move up the waiting this is, at best, a speculative estimate.

4.0.3 Continuum of Care/Homeless Programs Investments

a. Emergency Shelter

(i) *Motel Voucher Program*: The City will provide support for emergency shelter services in a variety of ways. The City's Motel Voucher program provides "safe havens" for homeless persons who are mentally ill, ill or injured, or families with children. The program is administered by nonprofit organizations. The City will provide \$77,000 annually for this program, or \$385,000 over the five years of the plan.

(ii) *Shelter for Families and Women*: The City will provide operating support for emergency shelter programs assisting single women and women with children in the amount of \$45,000 annually, or \$225,000 over the five years of this plan. This funding will be through ESG, CDBG and City General Fund

(iii) *Shelter for Victims of Domestic Violence*: The City will provide operating support in the amount of \$126,000 annually to the local shelter for victims of domestic violence and a one time appropriate of \$40,000 for counseling services in Year One with projected expenditures of \$670,000 over the five years of this plan. This funding will be through CDBG and City General funds.

As mentioned in the Public Facilities portion of the Plan, \$147,000 has been recommended for the acquisition and renovation of a shelter for victims of domestic violence in the south east section of the City.

(iv) *Shelter for Solitary Males*: The City will provide funding in the amount of \$63,000 annually for operation of the Good Shepherd Center, a shelter for single males. In addition, the City will fund operations of a winter overflow shelter at approximately \$126,859 annually. Over the five years of the plan, we project expenditures of \$634,295 to address the emergency shelter needs of solitary males.

The Plan also allocates \$500,000 for the acquisition and or renovation of one or more permanent shelters. Though its use will be predominantly for solitary males, it is likely that the shelter may provide space for families, women and children.

(v) *Day Shelter*: The City will provide \$119,239 annually for support of day shelter services at St. Martin's Hospitality Center. Total investment in day shelter services over the five years of the plan is expected to be about \$596,195.

b. Supportive Housing

(NOTE: The Continuum of Care Application to the U.S. Department of Housing and Urban Development is pending approval. Based upon the funds received in 2002, projects have been made for Year One of the Plan.)

(i) *Supportive Housing for the Disabled*: The City will provide \$358,032 annually of HUD Shelter Plus Care (S+C) funds to Albuquerque Health Care for the Homeless to provide supportive housing for homeless persons who are mentally-ill or substance abusers. The City will provide \$108,757 in HUD Supportive Housing Program (SHP) funds provide supportive housing for homeless women who are enrolled at the Barrett Foundation.. The City will provide \$380,274 in S+C funding and \$220,503 in SHP funding to provide supportive housing for disabled homeless persons served by St. Martin's Hospitality Center. Finally, the City will provide \$218,196 in S+C funds and \$306,000 in SHP funds to Transitional Living Services, Inc. for supportive housing of disabled homeless persons. The total annual investment in supportive housing for the disabled is approximately \$1,591,762, with projected expenditures of nearly \$8 million over the period of the plan.

(ii) *Supportive Housing for Homeless Families*: The City will provide \$203,356 in HUD SHP funds annually to support transitional housing for families administered by Catholic Social Services. The City will also provide \$258,620 in SHP funds annually to support transitional housing for victims of domestic violence. The total City commitment to supportive housing for homeless families is \$461,976 with projected expenditures of nearly \$2.3 million over the five year period of this plan.

c. Supportive Services

The City will provide Albuquerque Health Care for the Homeless City funding in the amount of \$128,40000 annually for dental and oral health care and \$188,000 annually for substance abuse treatment services. The City will invest about \$25,000 in City funds annually in van service providing transportation of homeless persons to shelter on cold nights. A total of \$56,400 will be made available for services to homeless veterans; \$51,800 will support a meal site and outreach program for the homeless; \$221,854 of City funds will support employment services; \$37,600 of City funds will support case management services for the homeless mentally ill; and \$213,000 of SHP and \$28,200 of ESG will support daycare for homeless children. The total annual investment by the City in supportive services for the homeless is \$21,854 with a projected expenditure of nearly \$4.2 million over the life of this plan.

4.1 Public Facilities and Improvements

4.1.1 Public Facilities and Improvements by Planning Area

a. Central Albuquerque CPA

Public facilities improvements targeted to Central Albuquerque will include renovation or reconstruction of the Cuidando los Ninos Day Care Center. Located on the John Marshall campus, the facility consists of three modular building built in the 1970's. Renovation of the main facility at John Marshall will be completed in 2003. Yet, the child care center for homeless children is in substandard condition. The Plan includes \$625,000 to either renovate, if possible, or reconstruct, if necessary this facility.

The Plan allocates \$250,000 for median improvements along Central Avenue between High and Walter Streets to not only improve the physical environment of the neighborhood but also provide better access to local businesses and streets from Central Avenue.

The Plan allocates \$100,000 to be used towards the acquisition of a facility to be used as a community center for Santa Barbara/Martineztown. Additional funds will be requested form the State of New Mexico.

The Barelvas Community Center has been renovated. Through grants from the State of New Mexico, an additional \$100,000 will be provided to complete minor renovation items.

The East San Jose Community center is scheduled for substantial renovation. Through State of New Mexico and City General Obligation bonds approximately \$1.95 million has been allocated to this project.

The Santa Barbara/Martineztown neighborhood is the only neighborhood in the Central CPA that does have a community Center. The State of New Mexico has granted \$100,000 for this purpose. The Plan allocates an additional \$100,000 towards acquisition costs. Additional funds will be requested from the New Mexico Legislature for this purpose.

b. North Valley CPA

The North Valley has been the site for several major CDBG investments over the past four years, including \$1.4 million for North 4th Street redevelopment.

Additional investments called for in this plan include an investment of approximately \$360,000 of CDBG funds for streetscape and facade improvements for the Los Candelarias Metropolitan Redevelopment Area (12th Street and Candelaria, NW). An additional \$550,000 from the City's General Obligation Bond program will be used to further develop the area.

Very Special arts of New Mexico operates a facility in the North Valley. Located on North 4th Street, the center provides creative and cultural opportunities to disabled adults. The Plan allocates \$10,000 to improve handicapped accessibility to the facility.

c. Southwest Mesa CPA

The Southwest Mesa, one of the most rapidly growing sections of the City, is lacking in community facilities. Though the Alamosa Center for Family and Community Services was completed in the last plan cycle, there continues to be a need for additional public facilities, especially those serving youth or that are recreation in nature. The five-year plan for this period includes \$447,000 for land acquisition and construction of a skateboard park.

Through the City's Capital Implementation program, the State of New Mexico and prior year's CDBG funds (\$200,000), \$650,000 has been allocated for the renovation of the old Esperanza Library on West Central. This building will be converted into a family and child development center.

Though not in an CDBG eligible area, the West Mesa Community Center, built in the 1950's is also in need of substantial rehabilitation. Through the General Obligation Bond program and the State of New Mexico, \$475,000 has been identified to begin design facility evaluation and design work. Additional funds will be requested through the City's General Obligation Bond program.

Approximately \$130,000 has been committed from New Mexico State Grants to renovate portions of Pat Hurley park.

d. Near Heights CPA

During the period represented in this plan, public facilities and improvements undertaken in the Near Heights will include expansion of a dental clinic at the East Central Center for Family and Community Services. A total investment of approximately \$700,000 is planned for this project of which \$300,000 will come from the current plan, \$100,000 from previous year funds, and \$300,000 from General Obligation Bonds.

In 1998 the City, through CDBG, invested \$300,000 in the acquisition of a building to house the Albuquerque Indian Center. Located on Texas, SE, the facility is located in an area which has a high concentration of urban American Indian residents. The facility which houses both the Albuquerque Indian Center and the Albuquerque Indian Community Development Corporation is in need of renovation. \$365,4000 has been allocated in this Plan to address the renovation needs of the facility.

Additionally, funds have been allocated in this plan to be used for acquisition and renovation of a facility to house services for victims of domestic violence. Morningstar House, a nonprofit organization, was donated a facility in the southeast portion of the CPA, but needs additional space for offices, counseling rooms and play area for the children of the residents.

Heights Community Center, the oldest City operated community center, is in serious disrepair. Through the plan, \$500,000 is allocated for design and construction services. The balance of funds needed will be requested in the 2003 General Obligation Bond Issue.

In the South San Pedro area, the Jack and Jill Park. a small pocket park serving a low income neighborhood, this park is in need of expansion. Adjacent vacant land has been identified. Through the Plan, \$130,000 has been allocated to purchase

this land. The City Park's Department has the funds to then renovate the play and park area.

Lastly, through General Obligation Bond and State funds, the city has committed \$1,500,000 towards redevelopment of the International Market Place. To be located at Central and San Mateo, this corner now poses a blighting effect on the neighborhood.

e. East Gateway CPA

A major investment was made in the prior year plan in the construction of the Manzano Mesa Multi-Generational Center. This facility includes a senior citizen center with a community recreation center. The \$5.5 million dollar complex included a CDBG investment of \$1.2 million. No funds from the Plan have been allocated specifically for the East Gateway area, though it is anticipated that funds from Criminal/Nuisance Abatement (see below) and Crime Prevention Through Environmental Design will be utilized in this area.

f. Citywide Activities

The public participation process identified properties in virtually all of the target areas that were contributing to conditions of slum and blight, as well as creating serious health and safety concerns for area residents. The Plan allocates \$1,000,000 for Civil/Criminal Nuisance Abatement. These funds will be used to board up, secure and/or demolish vacant properties that are causing an immediate and serious threat to health and welfare of nearby residents. Because of the urgent need presented by these types of dwelling, these funds will be available city-wide.

The plan also allocates a total of \$2,250,000 over a five year period for projects that address Crime Prevention Through Environmental Design. Restricted to CDBG eligible census tracts, this provides funds for physical area improvements that will enhance the overall security and safety of area residents. Typical examples of CPTED projects include street lighting, cul-de-sacing of streets, traffic diverters (to discourage on-street drug dealing), acquisition of vacant parcels of land used for illegal purposes, etc.

Lastly, \$500,000 has been allocated in the Plan to provide funds to the acquisition and or renovation of a permanent shelter for homeless persons. Because of the limited shelter bed space, as described in the Homeless Services Section of this Plan, a large permanent shelter is necessary to begin to meet the needs of the homeless population.

4.2 Economic Development

4.2.1 Economic Development Activities by Planning Area

a. Central Albuquerque CPA

The City will invest approximately \$5 million in UDAG repayment funds to support economic development activities in the Central Albuquerque planning area. This funding will be used to support façade improvements, expansion of two revolving loan funds, and other activities. Given the level of support for economic development activities in Central Albuquerque from other sources, no targeted allocations of CDBG grant funds are assigned for this purpose.

In addition to new investments in economic development through the UDAG repayment funds, the City has used these funds to capitalize two alternative lending programs targeted primarily to Central Albuquerque. The New Mexico Community Development Loan Fund administers a capital pool of \$750,000 for loans in the area and WESSTCORP administers a capital pool of \$250,000 for loans in the area.

b. North Valley CPA

Economic development in the North Valley will be focused on two primary activities. The first of these is the completion of the planned redevelopment of 27 acres in the Sawmill area. This land was purchased using CDBG and City CIP funds. A portion of this property is being developed for housing (see above) with the balance used for commercial and light industrial uses. CDBG will be used to provide ongoing operating support to the Sawmill Community Development Corporation that is preparing the master plan for the area.

The second major project related to economic development in the North Valley is the revitalization of North 4th Street. The dimensions of this project have been discussed above under Public Facilities.

c. Southwest Mesa CPA

The redevelopment of West Central Avenue from the Rio Grande to Coors Boulevard, discussed above under Public Facilities and Improvements, is one major component of economic development activities for the Southwest Mesa. West Central, in addition, has been designated a Metropolitan Redevelopment Area, giving the area access to MRA funds for redevelopment.

d. City Wide Activities

The plan provides for \$100,000 annually to support citywide economic development planning activities carried out by the Metropolitan Redevelopment Agency, now housed in the Planning Department.

4.3 Public Services

The City of Albuquerque has demonstrated a strong commitment to providing public services. While, in many instances, public serves are geographically located

in areas where the most people in need will have ready access, the services are available to all residents of Albuquerque. Some services, particularly those supported through various federal and state grant programs are income restricted. Yet, again, regardless of the area of residence, all income eligible people from Albuquerque are invited to utilize the services.

The City invests \$8.7 million of its General Funds into the provision of social services. Below highlights not only those programs funded by CDBG but also other areas of City funds investment. It is not an all inclusive list of City funded programs, but is demonstrative of the City's ongoing commitment to improve the quality of life of its residents.

a. Services for Children and Youth

i. Early Intervention: Through the Early Head Start program, the City provides early intervention services to children from low income families. Through three cluster initiatives, the City will spend approximately \$2,088,000 in City and grant funds annually, or over \$10,000,000 during the next five years.

ii. Child Care and Development Services: The City operates sixteen (16) child care centers for children from low income families throughout the City. With an average enrollment of 40 children per center, approximately 640 children are served on a daily basis. The City will invest \$4,093,000 during the coming year. If these funds remain at their current level of funding from the City General Funds, the City will invest nearly \$25,000,000 during the five year plan period.

The City will provide \$9,400 of CDBG during the first two years of the Plan to support the operations of a day care center for homeless children. City General Funds will supplement these funds with an annual allocation of \$18,800. During the final three years of the Plan it is proposed that the General Fund will absorb the complete contractual costs. The total CDBG investment for the first two years of the Plan is \$18,800. The total General Fund investment is \$122,200.

iii. Community Recreation Center: The City operates 23 community recreation centers. Traditionally located in the older areas of the City, the program has begun expansion efforts into Taylor Ranch and North Domingo Baca. Community centers offer a variety of program including recreation programs, computer classes, literacy classes, leisure activities such as arts and crafts and in the summer offer full day services for youth. At an annual budget of \$4.6 million, the City estimates expending \$23 million dollars during the life of the Plan.

iv. School –Based Services: Through the Middle School Cluster Initiative, the City provides educational and community programming at each of the 21 Albuquerque Public Schools middle school.

Through the High School Retention Block Grant, each Albuquerque High School provides programs to youth in danger of dropping out of school.

v. Before and After School Care Services: In addition to the investment in community centers and school-based services, the City will support before and after school care programs at twenty eight (28) elementary schools and five (5) community/shelter centers. With an annual investment of \$747,000, the projected expenditures over the Plan five year period exceeds \$3.7 million.

vi. Child Nutrition Services: There are over 140 sites in Albuquerque where lunches, and in some instances, breakfast are served to low income children. With an annual budget of \$1.2 million and an average cost of \$2.10 per meal, that means that over 571,000 meals are served annually to children in need of nutritional food. Over a five year period, the City is expected to expend \$6 million in child nutrition services.

b. Services for Seniors

i. Senior Centers: The City's operates five (5) senior centers throughout the City. With the exception of the North Valley and Los Volcanes Senior Centers, all others are located in what are traditionally not considered lower income neighborhoods. In addition to meals programs, senior centers provide a wide array of social and health services, all designed to assist the elderly in enjoying their retirement years and maintain their independence. The estimated annual operating costs of the senior centers is

ii. Nutrition Sites: The City also operates nutrition sites for the elderly. In addition to the senior centers mentioned above, meals are available at an additional twelve (12) locations throughout the City. Meals are served on site and, for those frail elderly who are unable to attend a congregate program. Meals are delivered to their houses. CDBG funds support a portion of the costs for sites located in lower income areas of the City with an annual allocation of \$113,000. Over five years the total investment equals \$565,000.

c. Primary and Preventive Health Care and Social Services

The City operates four (4) multi-service centers. These centers, through lease arrangements, provide a variety of health care and social services. Services include well baby clinics, adult and pediatric health care, dental services, counseling and case management services. The Centers are located in the Southwest Mesa, North Valley, Central, and Near Heights CPAs. The CDBG program will provide funds for pediatric health care (\$108,600) and case management funds (\$50,000) at the East Central Center for Family and Community Services. Over a five year period, the Plan investment is \$793,000 for these services.

d. Substance Abuse Treatment

Through the Albuquerque Metropolitan Central Intake program, residents of Albuquerque may receive an assessment for substance abuse problems and referral to appropriate treatment services. Income eligible persons may also receive treatment subsidies. These services are also available for persons referred through

the criminal justice system, including those adjudicated through Drug Court and persons convicted of DWI. Annual investments in AMCI and treatment vouchers will be approximately \$1,816,561 or nearly \$9.6 million over the five years of this plan.

In addition to the voucher based treatment, the City also will provide support to several specialized nonprofit providers, including funding adolescent treatment (\$164,500 annually); pregnant and post-partum women (\$211,500 annually); and underserved minority populations (\$204,839 annually). Over the five years of the plan, we expect to invest approximately \$2.9 million in these specialized treatment programs.

In support of services for the homeless, the Plan allocates partial funding of \$94,000 for two years to support a substance abuse residential treatment program for homeless males. Total CDBG investment is \$188,000. Coupled with City General Funds for the first two years of the Plan and funded solely by the City General Fund for the remaining three years, the additional investment equals \$752,000.

e. Job Training Services

The City will support job training activities for persons with disabilities. Investment in these activities will be approximately \$82,100 annually or \$410,500 from City General Funds over the life of the plan.

Through the Plan, the City will invest \$23,000 for a low income women's employment cooperative manufacturing clothing for catalogue sales. Over a five year period, the Plan investment will equate to \$115,000.

f. Dental Services

The City will provide \$239,700 annually for support of subsidized dental care for lower income people or a total of \$1,198,500 for such services over the life of the plan. Services will be delivered at sites in lower income neighborhoods, including three clinics at City Centers for Family and Community Services. They will, however, be available to persons citywide. During the first two years of the Plan, one half of each year's allocation (or \$119,850 annually) will be funded through the CDBG program.

Dental services are also provided for homeless persons within the first two years of the Plan. Combined with a two year total of \$128,400 CDBG funds and \$512,000 from General Funds, total investment equals \$640,400.

g. Senior Services

In addition to congregate meals offered at specified sites in lower income communities in Albuquerque, we anticipate that approximately \$3.4 million in federal and state funds will be available through the Area Agency on Aging for home delivered meals and health services for lower income elderly persons in Albuquerque, or about \$17 million for such services over the five years of the plan.

These services will be available to elderly persons citywide. The CDBG program will provide \$113,000 towards the costs of operation of the meals program, or \$565,000 during the five year Plan period.

h. Services for Urban Indians

The City will provide funding of City General Funds in the amount of \$171,000 annually to support employment, social services, and economic development for the urban Indian population of Albuquerque. Through the City's substance abuse program, urban Indians will receive an additional \$81,000 for prevention and treatment programs. Services, however, will be available to urban Indians citywide.

i. Services for Persons with AIDS

The City will provide funding of approximately \$55,800 from City General Funds annually to support housing and client support services for persons with AIDS, or a total of about \$279,000 over the five years of the plan.

j. Services for Victims of Sexual Assault

The City will provide funding of \$111,400 annually for crisis counseling services for persons who are victims of sexual assault. Total investment in these services over the five years of the plan will be \$557,000. CDBG will support one half of the funding for this program, or \$278,500 over the life of the Plan.

k. Child Care Information and Referral

The City will provide funding of \$18,800 from City General Funds annually to the YWCA Carino program to assist with child care information and referral services citywide. We anticipate investment of \$94,000 in these services over the life of the plan.

l. Services for Abused or Neglected Children

The City will provide \$94,900 from annually for support of services to abused children and their families through a crisis nursery. During the first two years of the Plan, one-half the funding each year will come from CDBG and the balance from the City General Fund. The remaining three years will be from General Fund. The City will also provide \$90,000 annually to assist in the costs of out of home placements of behaviorally disturbed children. Total investment in these social services for children and their families will be about \$474,500 over the life of the plan.

m. Parent Visitation Intermediary Services

The City will provide \$53,200 from City General Funds annually to support a “neutral corner” program operating out of one or more community centers through which children may be united with a non-custodial parent. We anticipate an investment of about \$266,000 in such a program over five years of the plan.

n. Youth Mentoring and Tutorial Services

In addition to its High School Job Mentorship Program, the City will provide funding of \$47,000 annually to support mentorship activities carried out by Big Brothers/Big Sisters city wide and an additional \$47,000 for a similar program targeted to students attending Emerson School. Both services will be available to youths citywide. Total investment in these programs from the City General Fund over five years is expected to be about \$470,000.

o. Neighborhood Cleanup

Neighborhood cleanup activities will be funded at \$10,000 annually for a five year investment of \$50,000 CDBG. These funds will be used for special clean-up events in eligible neighborhoods.

p. Home Ownership Housing Counseling

Home Ownership Housing Counseling services have proven key to enabling lower income, first time home buyers manage budgets and maintain their homes. The Plan allocates \$300,000 for the development and operation of a home owner counseling program

PART FIVE: Action Plan for HUD Entitlement Resources

5.1 Year One (PY/2003)

Public Facilities and Improvements

Renovation of Heights Community Center \$100,000

Will provide funds for architectural design services for the renovation of the Heights Community Center. Located in the Near Heights Community Planning Area, the facility is in need of renovation and restoration. Designated by the State of New Mexico as a historical structure, the facility is over 60 years old. A request for approval for an additional \$1,000,000 in the 2003 General Obligation Bond issue is pending. \$400,000 in CDBG funds in PY/2004 would enable the project to complete Phase 1 of the renovation.

Good Fences/Good Neighbors \$200,000

Will provide funds for the replacement and/or repair of fences that are deteriorating and contributing to the blighting impact on neighborhoods. Priority will be given to residential properties.

Expansion of East Central Center/Dental Clinic \$300,000

Will provide funds to expand the existing East Central Center for Family and Community Services to provide dental services to low and moderate income persons. The present facility is inadequate. The Center currently houses a variety of health and social services. The expansion of dental care services will enhance the concept of serving the "whole" person. This project will be supplemented with \$100,000 prior year funds committed in CDBG and an additional \$300,000 in City Capital Improvement funds

Streetscape/Facade for Los Candelarias Village Center \$200,000

Will provide funds to construct a streetscape and/or provide facade improvements for the Los Candelarias Metropolitan Redevelopment Area.

Renovation of the Albuquerque Indian Center \$365,400

Will provide funds for the renovation of the Albuquerque Indian Center and Albuquerque Indian Center Development Corporation. Renovation will consist of general repairs, installation of a commercial kitchen and reconstruction of an annex.

Jack and Jill Park Expansion \$130,000

Will provide funds for land acquisition to expand the Jack and Jill neighborhood park located in the South San Pedro neighborhood.

Renovation of Very Special Arts \$10,000

Will provide funds for installation of a handicapped accessible door for New Mexico Very Special Arts, a program that serves persons with disabilities who reside in Albuquerque.

Property Acquisition/Renovation of Morningstar House \$147,000

Will provide funds for acquisition and renovation of a property located adjacent to the Morningstar Shelter for Victims of Domestic Violence. The facility will house space for services for victims of domestic violence.

Permanent Emergency Shelter \$500,000

Funds will be used for acquisition and/or renovation of one or more facilities to be used as a permanent shelter for homeless persons. The funding shall be contingent on a committee of providers and neighborhood representative making a recommendation to the Mayor and City Council on the location of such a facility/facilities. This recommendation shall be subject to the approval of the Mayor and City Council

Civil/Criminal Nuisance Abatement Program \$200,000

Funds will be used for the boarding up of vacant, substandard properties that have been cited for criminal and/or civil violations. When appropriate, the subject properties may be demolished.

Crime Prevention through Environmental Design \$190,000

Funds will be used for area improvements such as lighting, alley closures, constructing cul-de-sacs and other public improvements that will reduce criminal activity.

Economic Development

Economic Development Planning \$100,000

Will fund the City of Albuquerque's Planning Department/Albuquerque Development Services (ADS) to undertake planning for economic development activities in lower income areas of the City. Projects undertaken by ADS will result in the creation/retention of jobs for lower income persons and/or economic revitalization of deteriorating neighborhoods.

Housing Programs

CoA-Housing Rehabilitation Program \$940,000

Will continue operations of the City administered housing rehabilitation program. Funding will be used in conjunction with \$2,000,000 HOME and HOME program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program. Emphasis will also be placed on providing the most cost effective use of the money to maximize the number of people who can benefit from the program citywide.

Neighborhood Housing Services \$350,000

Will continue operations of a neighborhood based rehabilitation program in the Downtown, Sawmill, Wells Park, Duranes, Old Town and Santa Barbara/Martineztown neighborhoods.

United South Broadway Corporation \$150,000

Will provide funds to support the operational costs associated with development of infill affordable housing.

Greater Albuquerque Housing Partnership \$150,000

Will provide funds to continue operational support of a citywide Community Development Housing Organization to develop affordable housing in collaboration with neighborhood groups and other nonprofit organizations.

Housing Development/University Area Neighborhoods \$50,000

Will provide funds for the redevelopment of substandard housing in the University area neighborhoods. Priority will be given to substandard rental housing and conversion of absentee landlord managed housing to owner occupied housing.

Sawmill Community Land Trust\$150,000

Will provide funds to support the operational costs associated with the redevelopment of the Sawmill neighborhood, specifically with development of an affordable housing project that will construct houses for lower income, first time home buyers.

American Red Cross \$550,000

Will provide continued funding for the Emergency Home Repair program operated by the American Red Cross. This program will assist lower income households in addressing serious emergency conditions that are violations of housing code and are life, health or safety threatening.

CoA/Senior Affairs Department/Home Retrofit Program \$150,000

Will provide continued funding for a program through which persons with disabilities may obtain assistance in retrofitting their home living environment. Retrofitting may include such items as installation of grab bars in bathrooms, handicapped ramps, modified faucets, etc.

New Mexico Public Interest Education Fund \$50,000

Will provide continued funding for the operation of a telephone hotline service through which both landlords and tenants may obtain information about their rights and obligations under state and federal housing laws and regulations, including Fair Housing laws and obligations. Will also provide community education services to inform the general public of their rights. In selected instances the program will also provide mediation services for landlords and tenants when there is a dispute.

Crime Free Multi-Housing/Locks and Lights \$10,000

Funds will be provided for assisting eligible properties to qualify for the Crime Free Multi-Family Housing program. Assistance will consist of providing funds for security locks, lighting and other miscellaneous hardware requirements.

CoA/Human Rights Division \$60,000

Will provide continued funding for the operations of the Fair Housing assistance program through the City of Albuquerque’s Human Rights Office. The program is designed to educate landlords about their rights and obligations under the Federal Fair Housing Act, the Americans with Disabilities Act and other federal, state and local fair housing laws and regulations. The program will also inform tenants, home buyers and sellers of applicable laws and regulations and, when appropriate, methods of redress if their rights are violated.

Public Services

AHCH/Residential Recovery \$94,000

Will provide continued support for the Albuquerque Health Care for the Homeless Residential Recovery program. This program will provide transitional living and treatment services to homeless persons who are recovering from substance abuse addictions. The program will receive additional funding support of \$94,000 from the City’s General Fund.

AHCH/Dental Program \$64,200

Will provide continued support for the Albuquerque Health Care for the Homeless Dental program. This program will provide comprehensive dental care, including oral cancer screenings for homeless persons. The program will receive additional funding support of \$64,200 from the City’s General Fund

ACHC/Motel Voucher Program \$18,800

Will provide continued support for the Albuquerque Health Care for the Homeless Motel Voucher program. This program will provide short term housing in motels for homeless persons who are unable to stay in a traditional shelter due to medical problems or mental health problems. The program will receive additional funding support of \$18,800 from the City’s General Fund.

Albuquerque Rape Crisis Center \$55,700

Will provide continued support for counseling services to victims of rape. Services will be provided at medical facilities to address the immediate need as well as long term counseling to victims and their families. The program will also offer community education services on how to avoid sexual assault. The program will receive additional funding support of \$55,700 from the City’s General Fund

All Faith’s Receiving Home \$47,450

Will provide continued funding to provide a crisis shelter for children who are abused, abandoned or neglected by their parents or caregivers. The program will also provide counseling services for the children and their parents with the intent of reuniting the families if appropriate. A Safe House will also be funded where children are interviewed to determine the type and extent of abuse for possible prosecution of their abusers. The program will receive additional funding support of \$47,450 from the City’s General Fund

Barrett House/Shelter Program \$11,750

Will provide continued support for operation of an emergency shelter for homeless women and children. Additional services such as case management and referral to other services with the intent of alleviating the cause of their homelessness will also be provided. The program will receive additional funding support of \$11,750 from the City's General Fund

Barrett House/Casa Milagro \$11,750

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided. The program will receive additional funding support of \$11,750 from the City's General Fund and \$20,000 from the Emergency Shelter Block Grant Program.

CoA/Neighborhood Cleanup \$10,000

Will provide support for neighborhood clean-up activities in conjunction with special events or "neighborhood beautification" projects of limited duration.

CoA/Senior Affairs Department/Nutrition Services \$113,000

Will provide continued funding for congregate and home delivered meals as well as program activities such as nutrition education for the elderly at sites located in lower income areas. Supplemental funding will be available through the Area Administration on Aging.

Community Dental Services \$119,850

Will provide continued support for the provision of a dental program for lower income persons. Services will include, but not be limited to, preventive care, treatment, orthodontic, periodontal, and prosthetics. The program will receive additional funding support of \$119,850 from the City's General Fund

Cuidando los Ninos \$9,400

Will provide continued support for operation of a center that provides day care services to children of homeless families. Parents of children enrolled will be pursuing job training, education or employment. The program will receive additional funding support of \$18,800 from the City's General Fund.

Southwest Creations \$23,000

Will provide continued support for a nonprofit clothing and soft goods manufacturing company that employs lower income women in the production and marketing of the products. Day care and flexible working hours will also be provided.

UNM/Young Children’s Health Center/Health Care \$108,600

Will provide continued support for a pediatric health clinic located in the Trumbull neighborhood. The program will provide immunizations, preventive medicine, health care treatment and health counseling services.

UNM/Young Children’s Health Center/Case Management\$50,000

Will provide continued support for a case management program for families with newborn children. Services will be targeted to teenage mothers, immigrants and at-risk families with the intent of improving health related conditions for newborn children and teaching their parents parenting skills.

Women’s Community Association \$103,100

Will provide continued support for a shelter for victims of domestic violence. Counseling, case management and referral services will also be provided with the intent of breaking the cycle of abuse. The program will receive additional funding support of \$63,100 from the City’s General Fund

CDBG Program Administration

General Program Administration \$735,000

Will provide continued support for the planning and administration of the City of Albuquerque’s Community Development Block Grant Program

HOME Program

Housing Development \$595,050-HOME/\$336,000 PI

Will provide funding for the development of affordable housing opportunities including land acquisition, construction of new housing for homeownership, acquisition/rehabilitation of deteriorated rental properties, modifications to houses being purchased by persons with disabilities and down payment assistance for first time home buyers.

Home Owner Housing Rehabilitation \$1,200,000-HOME/\$600,000-Match \$200,000 PI

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$940,000 CDBG and CDBG Program Income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program.

CHDO Set Aside \$358,950

Will meet the federal requirement that 15% of the grant funds be set aside for projects undertaken by an eligible Community Development Housing Organization.

HOME Program Administration \$239,000

Will provide funding for general administration of the HOME program.

Emergency Shelter Block Grant Program

Barrett Shelter Operation \$20,000

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided. The program will receive additional funding support of \$11,750 from the City's General Fund and \$11,750 from the Community Development Block Grant Program.

St. Martin's Day Shelter Operation \$148,300

Will provide continued support for the operation of a day shelter which provides for the basic needs of homeless persons such as showers, clothing, mail service, sundries, etc. Will also provide an outreach program to refer homeless persons to other services such as case management, counseling, transitional housing, employment services and other services to assist in alleviating the causes of their homelessness.

Good Shepherd Operation \$63,000

Will provide continued support for the operations of a congregate evening meal program for homeless persons

Albuquerque Rescue Mission \$128,859

Will provide continued support for winter shelter services for homeless persons, including transportation to night shelters and staffing and security for the shelter.

Emergency Shelter Grant Program Administration \$37,700

Will provide funding for general administration of the Emergency Shelter Block Grant program.

5.2 Year Two Through Five (PY/2004-PY/2007)

The Plan for years Two through Five indicate long-term funding intentions. Match Funds and Program Income Funds have been collapsed into the total project funding and will be allocated separately during the annual allocation process. Specific amounts are subject to review and recommended amendments by the Albuquerque Citizens Team and approval by the Mayor and City Council in the annual appropriation process.

Year Two (PY/2004)

Public Facilities and Improvements

Renovation of Heights Community Center \$400,000

Will provide funds for renovation of the Heights Community Center. Design phase services would have been completed in PY 2003. A request for approval for an additional \$1,000,000 in the 2003 General Obligation Bond issue is pending.

Renovation of Cuidando los Ninos Day Care Center \$625,000

Will provide funds for renovation of the Cuidando los Ninos day care center. Located on the campus of the John Marshall Center for Family and Community Services, the day care center is in need of reconstruction of four modular pods built in 1970. The agency provides day care services to children from homeless families.

West Central Skate Board Park \$57,400

Will provide funds for acquisition of land to be used for a skate board park to serve the West Central neighborhood.

Civil/Criminal Nuisance Abatement Program \$200,000

Will provide for the boarding up of vacant, substandard properties which have been cited for criminal and/or civil violations. When appropriate the subject properties may be demolished.

Crime Prevention through Environmental Design \$440,000

Will provide for area improvements such as lighting, alley closures, constructing cul-de-sacs and other public improvements that will reduce criminal activity.

Median Improvements on Central Avenue between High and Walter Streets \$250,000

Will provide for median improvements on Central Avenue between High and Walter Streets to improve access to local businesses as well as enhance the physical environment of the area.

Economic Development

Economic Development Planning \$100,000

Will fund the City of Albuquerque's Planning Department/Albuquerque Development Services (ADS) to undertake planning for economic development activities in lower income areas of the City. Projects undertaken by ADS will result in the creation/retention of jobs for lower income persons and/or economic revitalization of deteriorating neighborhoods.

Housing Programs

CoA-Housing Rehabilitation Program \$1,000,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$2,000,000 HOME and HOME program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program. Emphasis will also be placed

on providing the most cost effective use of the money to maximize the number of people who can benefit from the program citywide.

Neighborhood Housing Services \$350,000

Will continue operation of a neighborhood based rehabilitation program in the Downtown, Sawmill, Wells Park, Duranes, Old Town and Santa Barbara/Martineztown neighborhoods

United South Broadway Corporation \$150,000

Will provide funds to support the operational costs associated with development of infill affordable housing.

Greater Albuquerque Housing Partnership \$150,000

Will provide funds to continue operational support of a citywide Community Development Housing Organization to develop affordable housing in collaboration with neighborhood groups and other nonprofit organizations.

Sawmill Community Land Trust \$150,000

Will provide funds to support the operational costs associated with the redevelopment of the Sawmill neighborhood, specifically with development of an affordable housing project that will construct houses for lower income, first time home buyers.

American Red Cross \$600,000

Will provide continued funding for the Emergency Home Repair program operated by the American Red Cross. This program will assist lower income households in addressing serious emergency conditions that are violations of housing code and are life, health or safety threatening.

CoA/Senior Affairs Department/Home Retrofit Program \$150,000

Will provide continued funding for a program through which persons with disabilities may obtain assistance in retrofitting their home living environment. Retrofitting may include such items as installation of grab bars in bathrooms, handicapped ramps, modified faucets, etc.

Landlord/Tenant Hotline \$50,000

Will provide continued funding for the operation of a telephone hotline service through which both landlords and tenants may obtain information about their rights and obligations under state and federal housing laws and regulations, including Fair Housing laws and obligations. Will also provide community education services to inform the general public of their rights. In selected instances, the program will also provide mediation services for landlords and tenants when there is a dispute.

Crime Free Multi-Housing/Locks and Lights \$10,000

Funds will be provided for assisting eligible properties qualify for the Crime Free Multi-Family Housing program. Assistance will consist of providing funds for security locks, lighting and other miscellaneous hardware requirements.

CoA/Human Rights Division \$60,000

Will provide continued funding for the operation of the Fair Housing assistance program through the City of Albuquerque's Human Rights Office. The program is designed to educate landlords about their rights and obligations under the Federal Fair Housing Act, the Americans with Disabilities Act and other federal, state and local fair housing laws and regulations. The program will also inform tenants, home buyers and sellers of applicable laws and regulations and, when appropriate, methods of redress if their rights are violated.

Public Services

AHCH/Residential Recovery \$94,000

Will provide continued support for the Albuquerque Health Care for the Homeless Residential Recovery program. This program will provide transitional living and treatment services to homeless persons who are recovering from substance abuse addictions. The program will receive additional funding support of \$94,000 from the City's General Fund.

AHCH/Dental Program \$64,200

Will provide continued support for the Albuquerque Health Care for the Homeless Dental program. This program will provide comprehensive dental care, including oral cancer screenings for homeless persons. The program will receive additional funding support of \$64,200 from the City's General Fund

AHC/Motel Voucher Program \$18,800

Will provide continued support for the Albuquerque Health Care for the Homeless Motel Voucher program. This program will provide short term housing in motels for homeless persons who are unable to stay in a traditional shelter due to medical problems or mental health problems. The program will receive additional funding support of \$18,800 from the City's General Fund.

Albuquerque Rape Crisis Center \$55,700

Will provide continued support for counseling services to victims of rape. Services will be provided at medical facilities to address the immediate need as well as long term counseling to victims and their families. The program will also offer community education services on how to avoid sexual assault. The program will receive additional funding support of \$55,700 from the City's General Fund

All Faith's Receiving Home \$47,450

Will provide continued funding to provide a crisis shelter for children who are abused, abandoned or neglected by their parents or caregivers. The program will also provide counseling services for the children and their parents with the intent of reuniting the families if appropriate. A Safe House will also be funded where children can be interviewed to determine the type and extent of abuse for possible prosecution of their abusers. The program will receive additional funding support of \$47,450 from the City's General Fund

Barrett House/Shelter Program \$11,750

Will provide continued support for operation of an emergency shelter for homeless women and children. Additional services such as case management and referral to other services with the intent of alleviating the cause of their homelessness will also be provided. The program will receive additional funding support of \$11,750 from the City's General Fund

Barrett House/Casa Milagro \$11,750

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided. The program will receive additional funding support of \$11,750 from the City's General Fund and \$20,000 from the Emergency Shelter Block Grant Program.

CoA/Neighborhood Cleanup \$10,000

Will provide support for neighborhood clean-up activities in conjunction with special events or "neighborhood beautification" projects of limited duration.

CoA/Senior Affairs Department/Nutrition Services \$113,000

Will provide continued funding for congregate and home delivered meals as well as program activities such as nutrition education for the elderly at sites located in lower income areas. Supplemental funding will be available through the Area Administration on Aging.

Community Dental Services \$119,850

Will provide continued support for the provision of a dental program for lower income persons. Services will include, but not be limited to, preventive care, treatment, orthodontic, periodontal, and prosthetics. The program will receive additional funding support of \$119,850 from the City's General Fund

Cuidando los Ninos \$9,400

Will provide continued support for operation of a center that provides day care services to children of homeless families. Parents of children enrolled will be pursuing job training, education or employment. The program will receive additional funding support of \$18,800 from the City's General Fund

Southwest Creations \$23,000

Will provide continued support for a nonprofit clothing and soft goods manufacturing company that employs lower income women in the production and marketing of the products. Day care and flexible working hours will also be provided.

UNM/Young Children's Health Center/Health Care \$108,600

Will provide continued support for a pediatric health clinic located in the Trumbull neighborhood. The program will provide immunizations, preventive medicine, health care treatment and health counseling services.

UNM/Young Children's Health Center/Case Management \$50,000

Will provide continued support for a case management program for families with newborn children. Services will be targeted to teenage mothers, immigrants and at-risk families with the intent of improving health related conditions for newborn children and teaching their parents parenting skills.

Women's Community Association \$63,100

Will provide continued support for a shelter for victims of domestic violence. Counseling, case management and referral services will also be provided with the intent of breaking the cycle of abuse. The program will receive additional funding support of \$63,100 from the City's General Fund

CDBG Program Administration

General Program Administration \$735,000

Will provide continued support for the planning and administration of the City of Albuquerque's Community Development Block Grant Program

HOME Program

Housing Development \$435,050

Will provide funding for the development of affordable housing opportunities including land acquisition, construction of new housing for homeownership and acquisition/rehabilitation of deteriorated rental properties, modifications to houses being purchased by persons with disabilities and down payment assistance for first time home buyers..

Home Owner Housing Rehabilitation \$2,000,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,000,000 CDBG and CDBG program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in

areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program. Emphasis will also be placed on providing the most cost effective use of the money to maximize the number of people who can benefit from the program citywide.

CHDO Set Aside \$358,950

Will meet the federal requirement that 15% of the grant funds be set aside for projects undertaken by an eligible Community Development Housing Organization.

HOME Program Administration \$239,000

Will provide funding for general administration of the HOME program.

Emergency Shelter Block Grant Program

Barrett Shelter Operation \$20,000

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided. The program will receive additional funding support of \$11,750 from the City's General Fund and \$11,750 from the Community Development Block Grant Program.

St. Martin's Day Shelter Operation \$148,300

Will provide continued support for the operation of a day shelter which provides for the basic needs of homeless persons such as showers, clothing, mail service, sundries, etc. Will also provide an outreach program to refer homeless persons to other services such as case management, counseling, transitional housing, employment services and other services to assist in alleviating the causes of their homelessness.

Good Shepherd Operation \$63,000

Will provide continued support for the operation of a congregate evening meal program for homeless persons

Albuquerque Rescue Mission \$126,859

Will provide continued support for winter shelter services for homeless persons, including transportation to night shelters and staffing and security for the shelter.

Emergency Shelter Grant Program Administration \$37,700

Will provide funding for general administration of the Emergency Shelter Block Grant program.

Year Three (PY/2005)

Public Facilities and Improvements

Civil/Criminal Nuisance Abatement Program and \$200,000

Funds will be used for the boarding up of vacant, substandard properties which have been cited for criminal and/or civil violations. When appropriate the subject properties may be demolished.

Crime Prevention through Environmental Design \$540,000

Funds will be used for area improvements such as lighting, alley closures, construction of cul-de-sacs and other public improvements that will reduce criminal activity.

Community Center Acquisition/Santa Barbara-Martineztown \$100,000

Provide funds to be used towards the acquisition of property for the Santa Barbara/Martineztown neighborhood.

West Side Skate Park \$400,000

Provide funds to assist with the construction costs of a skate park to serve the residents of the West Central area and surrounding neighborhoods.

Economic Development

Economic Development Planning \$100,000

Will fund the City of Albuquerque's Planning Department/Albuquerque Development Services (ADS) to undertake planning for economic development activities in lower income areas of the City. Projects undertaken by ADS will result in the creation/retention of jobs for lower income persons and/or economic revitalization of deteriorating neighborhoods.

Housing Programs

CoA-Housing Rehabilitation Program \$1,500,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,500,000 HOME and HOME program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program. Emphasis will also be placed on providing the most cost effective use of the money to maximize the number of people who can benefit from the program citywide.

Neighborhood Housing Services \$350,000

Will continue operation of a neighborhood based rehabilitation program in the Downtown, Sawmill, Wells Park, Duranes, Old Town and Santa Barbara/Martineztown neighborhoods

United South Broadway Corporation \$150,000

Will provide funds to support the operational costs associated with development of infill affordable housing.

Greater Albuquerque Housing Partnership \$150,000

Will provide funds to continue operational support of a citywide Community Development Housing Organization to develop affordable housing in collaboration with neighborhood groups and other nonprofit organizations.

Housing Development/University Area Neighborhoods \$50,000

Will provide funds for the redevelopment of substandard housing in the University area neighborhoods. Priority will be given to substandard rental housing and conversion of absentee landlord managed housing to owner occupied housing.

Sawmill Community Land Trust \$150,000

Will provide funds to support the operational costs associated with the redevelopment of the Sawmill neighborhood, specifically with development of an affordable housing project that will construct houses for lower income, first time home buyers.

American Red Cross \$650,000

Will provide continued funding for the Emergency Home Repair program operated by the American Red Cross. This program will assist lower income households in addressing serious emergency conditions that are violations of housing code and are life, health or safety threatening.

CoA/Senior Affairs Department/Home Retrofit Program \$150,000

Will provide continued funding for a program through which persons with disabilities may obtain assistance in retrofitting their home living environment. Retrofitting may include such items as installation of grab bars in bathrooms, handicapped ramps, modified faucets, etc.

Landlord/Tenant Hotline \$50,000

Will provide continued funding for the operation of a telephone hotline service through which both landlords and tenants may obtain information about their rights and obligations under state and federal housing laws and regulations, including Fair Housing laws and obligations. Will also provide community education services to inform the general public of their rights. In selected instances will also provide mediation services for landlords and tenants when there is a dispute.

Crime Free Multi-Housing/Locks and Lights \$40,000

Funds will be provided for assisting eligible properties to qualify for the Crime Free Multi-Family Housing program. Assistance will consist of providing funds for security locks, lighting and other miscellaneous hardware requirements.

CoA/Human Rights Division \$60,000

Will provide continued funding for the operation of the Fair Housing assistance program through the City of Albuquerque's Human Rights Office. The program is designed to educate landlords about their rights and obligations under the Federal Fair Housing Act, the Americans with Disabilities Act and other federal state and local fair housing laws and regulations. The program will also inform tenants, home buyers and sellers of applicable laws and regulations and, when appropriate, redress if their rights are violated.

Down Payment Assistance \$200,000

Provide funds for down payment assistance on a citywide basis to first time, lower income home buyers. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by such a program to make eligible persons aware of the availability of this program.

Affordable Housing Development \$48,400

Will provide funds for the development of affordable rental and home ownership housing. Funds may be used for property acquisition, rehabilitation of rental properties or other affordable housing development initiatives

Public Services

Albuquerque Rape Crisis Center \$55,700

Will provide continued support for counseling services to victims of rape. Services will be provided at medical facilities to address the immediate need as well as long term counseling to victims and their families. The program will also offer community education services on how to avoid sexual assault. The program will receive additional funding support of \$55,700 from the City's General Fund

CoA/Neighborhood Cleanup \$10,000

Will provide support for neighborhood clean-up activities in conjunction with special events or "neighborhood beautification" projects of limited duration.

CoA/Senior Affairs Department/Nutrition Services \$113,000

Will provides continued funding for congregate and home delivered meals as well as program activities such as nutrition education for the elderly at sites located in lower income areas. Supplemental funding will be available through the Area Administration on Aging.

Southwest Creations \$23,000

Will provide continued support for a nonprofit clothing and soft goods manufacturing company that employs lower income women in the production and marketing of the products. Day care and flexible working hours will also be provided.

UNM/Young Children's Health Center/Health Care \$108,600

Will provide continued support for a pediatric health clinic located in the Trumbull neighborhood. The program will provide immunizations, preventive medicine, health care treatment and health counseling services.

UNM/Young Children's Health Center/Case Management \$50,000

Will provide continued support for a case management program for families with newborn children. Services will be targeted to teenage mothers, immigrants and at-risk families with the intent of improving health related conditions for newborn children and teaching their parents parenting skills.

Home Ownership Counseling \$100,000

Provide home ownership counseling services to first time lower, income home buyers. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by such a program to make eligible persons aware of the availability of this program.

CDBG Program Administration

General Program Administration \$735,000

Will provide continued support for the planning and administration of the City of Albuquerque's Community Development Block Grant Program

HOME Program

Housing Development \$945,050

Will provide funding for the development of affordable housing opportunities including land acquisition, construction of new housing for homeownership and acquisition/rehabilitation of deteriorated rental properties and modifications to houses purchased by persons with disabilities.

Home Owner Housing Rehabilitation \$1,500,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,500,000 CDBG and CDBG program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program.

CHDO Set Aside \$358,950

Will meet the federal requirement that 15% of the grant funds be set aside for projects undertaken by an eligible Community Development Housing Organization.

HOME Program Administration \$239,000

Will provide funding for general administration of the HOME program.

Emergency Shelter Block Grant Program

Barrett Shelter Operation \$20,000

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems.. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided.

St. Martin's Day Shelter Operation \$148,300

Will provide continued support for the operation of a day shelter which provides for the basic needs of homeless persons such as showers, clothing, mail service, sundries, etc. Will also provide an outreach program to refer homeless persons to other services such as case management,

counseling, transitional housing, employment services and other services to assist in alleviating the causes of their homelessness.

Good Shepherd Operation \$63,000

Will provide continued support for the operation of a congregate evening meal program for homeless persons.

Albuquerque Rescue Mission \$126,859

Will provide continued support for winter shelter services for homeless persons, including transportation to night shelters and staffing and security for the shelter.

Emergency Shelter Grant Program Administration \$37,700

Will provide funding for general administration of the Emergency Shelter Block Grant program.

Year Four (PY/2006)

Public Facilities and Improvements

Civil/Criminal Nuisance Abatement Program \$200,000

Funds will be used for the boarding up of vacant, substandard properties which have been cited for criminal and/or civil violations. When appropriate the subject properties may be demolished.

Crime Prevention through Environmental Design \$540,000

Funds will be used for area improvements such as lighting, alley closures, constructing cul-de-sacs and other public improvements that will reduce criminal activity.

Economic Development

Economic Development Planning \$100,000

Will fund the City of Albuquerque's Planning Department/Albuquerque Development Services (ADS) to undertake planning for economic development activities in lower income areas of the City. Projects undertaken by ADS will result in the creation/retention of jobs for lower income persons and/or economic revitalization of deteriorating neighborhoods.

Housing Programs

CoA-Housing Rehabilitation Program \$1,500,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,500,000 HOME and HOME program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program. Emphasis will also be placed on providing the most cost effective use of the money to maximize the number of people who can benefit from the program citywide.

Neighborhood Housing Services \$350,000

Will continue operation of a neighborhood based rehabilitation program in the Downtown, Sawmill, Wells Park, Duranes, Old Town and Santa Barbara/Martineztown neighborhoods

United South Broadway Corporation \$150,000

Will provide funds to support the operational costs associated with development of infill affordable housing

Greater Albuquerque Housing Partnership \$150,000

Will provide funds to continue operational support of a citywide Community Development Housing Organization to develop affordable housing in collaboration with neighborhood groups and other nonprofit organizations.

Housing Development/University Area Neighborhoods \$50,000

Will provide funds for the redevelopment of substandard housing in the University area neighborhoods. Priority will be given to substandard rental housing and conversion of absentee landlord managed housing to owner occupied housing.

Sawmill Community Land Trust \$150,000

Will provide funds to support the operational costs associated with the redevelopment of the Sawmill neighborhood, specifically with development of an affordable housing project that will construct houses for lower income, first time home buyers.

American Red Cross \$700,000

Will provide continued funding for the Emergency Home Repair program operated by the American Red Cross. This program assists lower income households in addressing serious emergency conditions that are violations of housing code and are life, health or safety threatening..

CoA/Senior Affairs Department/Home Retrofit Program \$150,000

Will provide continued funding for a program through which persons with disabilities may obtain assistance in retrofitting their home living environment. Retrofitting may include such items as installation of grab bars in bathrooms, handicapped ramps, modified faucets, etc.

Tenant/Landlord Hotline \$50,000

Will provide continued funding for the operation of a telephone hotline service through which both landlords and tenants may obtain information about their rights and obligations under state and federal housing laws and regulations, including Fair Housing laws and obligations. Will also provide community education services to inform the general public of their rights. In selected instances will also provide mediation services for landlords and tenants when there is a dispute.

Crime Free Multi-Housing/Locks and Lights \$40,000

Funds will be provided for assisting eligible properties to qualify for the Crime Free Multi-Family Housing program. Assistance will consist of providing funds for security locks, lighting and other miscellaneous hardware requirements.

CoA/Human Rights Division \$60,000

Will provide continued funding for the operation of the Fair Housing assistance program through the City of Albuquerque's Human Rights Office. The program is designed to educate landlords in their rights and obligations under the Federal Fair Housing Act, the Americans with Disabilities Act and other federal, state and local fair housing laws and regulations. The program will also inform tenants, home buyers and sellers of applicable laws and regulations and, when appropriate, methods of redress if their rights are violated.

Down Payment Assistance \$200,000

Provide funds for down payment assistance on a citywide basis to first time, lower income home buyers. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by such a program to make eligible persons aware of the availability of this program.

Affordable Housing Development \$348,400

Will provide funds for the development of affordable rental and home ownership housing. Funds may be used for property acquisition, rehabilitation of rental properties or other affordable housing development initiatives.

Public Services

Albuquerque Rape Crisis Center \$55,700

Will provide continued support for counseling services to victims of rape. Services will be provided at medical facilities to address the immediate need as well as long term counseling to victims and their families. The program will also offer community education services on how to avoid sexual assault. The program will receive additional funding support of \$55,700 from the City's General Fund

CoA/Neighborhood Cleanup \$10,000

Will provide support for neighborhood clean-up activities in conjunction with special events or "neighborhood beautification" projects of limited duration.

CoA/Senior Affairs Department/Nutrition Services \$113,000

Will provide continued funding for congregate and home delivered meals as well as program activities such as nutrition education for the elderly at sites located in lower income areas. Supplemental funding will be available through the Area Administration on Aging.

Southwest Creations \$23,000

Will provide continued support for a nonprofit clothing and soft goods manufacturing company that employs lower income women in the production and marketing of the products. Day care and flexible working hours will also be provided.

UNM/Young Children's Health Center/Health Care \$108,600

Will provide continued support for a pediatric health clinic located in the Trumbull neighborhood. The program will provide immunizations, preventive medicine, health care treatment and health counseling services.

UNM/Young Children's Health Center/Case Management \$50,000

Will provide continued support for a case management program for families with newborn children. Services will be targeted to teenage mothers, immigrants and at-risk families with the intent of improving health related conditions for newborn children and teaching their parents parenting skills.

Home Ownership Counseling \$200,000

Provide home ownership counseling services to first time, lower income home buyers. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by such a program to make eligible persons aware of the availability of this program.

CDBG Program Administration

General Program Administration \$735,000

Will provide continued support for the planning and administration of the City of Albuquerque's Community Development Block Grant Program

HOME Program

Housing Development \$955,050

Will provide funding for the development of affordable housing opportunities including land acquisition, construction of new housing for homeownership, acquisition/rehabilitation of deteriorated rental properties and modifications to houses being purchased by persons with disabilities.

Home Owner Housing Rehabilitation \$1,500,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,500,000 CDBG and CDBG program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in

areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program.

CHDO Set Aside \$358,950

Will meet the federal requirement that 15% of the grant funds be set aside for projects undertaken by an eligible Community Development Housing Organization.

HOME Program Administration \$239,000

Will provide funding for general administration of the HOME program.

Emergency Shelter Block Grant Program

Barrett Shelter Operation \$20,000

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems.. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided.

St. Martin's Day Shelter Operation \$148,300

Will provide continued support for the operation of a day shelter which provides for the basic needs of homeless persons such as showers, clothing, mail service, sundries, etc. Will also provide an outreach program to refer homeless persons to other services such as case management, counseling, transitional housing, employment services and other services to assist in alleviating the causes of their homelessness.

Good Shepherd Operation \$63,000

Will provide continued support for the operation of a congregate evening meal program for homeless persons.

Albuquerque Rescue Mission \$126,859

Will provide continued support for winter shelter services for homeless persons, including transportation to night shelters and staffing and security for the shelter.

Emergency Shelter Grant Program Administration \$37,700

Will provide funding for general administration of the Emergency Shelter Block Grant program.

Year Five (PY/2007)

Public Facilities and Improvements

Civil/Criminal Nuisance Abatement Program \$200,000

Funds will be used for the boarding up of vacant, substandard properties which have been cited for criminal and/or civil violations. When appropriate the subject properties may be demolished

Crime Prevention through Environmental Design \$540,000

Funds will be used for area improvements such as lighting, alley closures, constructing cul-de-sacs and other public improvements that will reduce criminal activity.

Economic Development

Economic Development Planning \$100,000

Will fund the City of Albuquerque's Planning Department/Albuquerque Development Services (ADS) to undertake planning for economic development activities in lower income areas of the City. Projects undertaken by ADS will result in the creation/retention of jobs for lower income persons and/or economic revitalization of deteriorating neighborhoods.

Housing Programs

CoA-Housing Rehabilitation Program \$1,500,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,500,000 HOME and HOME program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program. Emphasis will also be placed on providing the most cost effective use of the money to maximize the number of people who can benefit from the program citywide.

Neighborhood Housing Services \$350,000

Will continue operation of a neighborhood based rehabilitation program in the Downtown, Sawmill, Wells Park, Duranes, Old Town and Santa Barbara/Martineztown neighborhood.

United South Broadway Corporation \$150,000

Will provide funds to support the operational costs associated with development of infill affordable housing

Greater Albuquerque Housing Partnership \$150,000

Will provide funds to continue operational support of a citywide Community Development Housing Organization to develop affordable housing in collaboration with neighborhood groups and other nonprofit organizations.

Sawmill Community Land Trust \$150,000

Will provide funds to support the operational costs associated with the redevelopment of the Sawmill neighborhood, specifically with development of an affordable housing project that will construct houses for lower income, first time home buyers.

American Red Cross \$750,000

Will provide continued funding for the Emergency Home Repair program operated by the American Red Cross. This program will assist lower income households in addressing serious emergency conditions that are violations of housing code and are life, health or safety threatening.

CoA/Senior Affairs Department/Home Retrofit Program \$150,000

Will provide continued funding for a program through which persons with disabilities may obtain assistance in retrofitting their home living environment. Retrofitting may include such items as installation of grab bars in bathrooms, handicapped ramps, modified faucets, etc.

Tenant/Landlord Hotline \$50,000

Will provide continued funding for the operation of a telephone hotline service through which both landlords and tenants may obtain information about their rights and obligations under state and federal housing laws and regulations, including Fair Housing laws and obligations. Will also provide community education services to inform the general public of their rights. In selected instances will also provide mediation services for landlords and tenants when there is a dispute.

Crime Free Multi-Housing/Locks and Lights \$40,000

Funds will be provided for assisting eligible properties to qualify for the Crime Free Multi-Family Housing program. Assistance will consist of providing funds for security locks, lighting and other miscellaneous hardware requirements.

CoA/Human Rights Division \$60,000

Will provide continued funding for the operation of the Fair Housing assistance program through the City of Albuquerque's Human Rights Office. The program is designed to educate landlords in their

rights and obligations under the Federal Fair Housing Act, the Americans with Disabilities Act and other federal, state and local fair housing laws and regulations. The program will also inform tenants, home buyers and sellers of applicable laws and regulations and, when appropriate, methods of redress if their rights are violated.

Down Payment Assistance \$200,000

Provide funds for down payment assistance on a citywide basis to first time, lower income home buyers. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by such a program to make eligible persons aware of the availability of this program.

Affordable Housing Development \$198,400

Will provide funds for the development of affordable rental and home ownership housing. Funds may be used for property acquisition, rehabilitation of rental properties or other affordable housing development initiatives.

Public Services

Albuquerque Rape Crisis Center \$55,700

Will provide continued support for counseling services to victims of rape. Services will be provided at medical facilities to address the immediate need as well as long term counseling to victims and their families. The program will also offer community education services on how to avoid sexual assault. The program will receive additional funding support of \$55,700 from the City's General Fund

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Will provide support for neighborhood clean-up activities in conjunction with special events or "neighborhood beautification" projects of limited duration.

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Southwest Creations \$23,000

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Home Ownership Counseling \$100,000

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CDBG Program Administration

General Program Administration \$735,000

Will provide continued support for the planning and administration of the City of Albuquerque's Community Development Block Grant Program.

HOME Program

Housing Development \$965,050

Will provide funding for the development of affordable housing opportunities including land acquisition, construction of new housing for homeownership, acquisition/rehabilitation of deteriorated rental properties and modifications to houses purchased by persons with disabilities.

Home Owner Housing Rehabilitation \$1,500,000

Will continue operation of the City administered housing rehabilitation program. Funding will be used in conjunction with \$1,500,000 CDBG and CDBG program income funds. The housing rehabilitation program will be available citywide. Special emphasis will be given to conducting outreach activities in areas of the City not traditionally served by the program that contain houses owned and occupied by lower income persons who may be eligible to benefit from the program.

CHDO Set Aside \$358,950

Will meet the federal requirement that 15% of the grant funds be set aside for projects undertaken by an eligible Community Development Housing Organization.

HOME Program Administration \$239,000

Will provide funding for general administration of the HOME program.

Emergency Shelter Block Grant Program

Barrett Shelter Operation \$20,000

Will provide continued support for operation of a transitional living facility for homeless women who are experiencing serious mental health problems. Additional services such as intensive case management and referral to other services with the intent of increasing the ability of the residents to transition to permanent, independent living will also be provided.

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Will provide continued support for the operation of a day shelter which provides for the basic needs of homeless persons such as showers, clothing, mail service, sundries, etc. Will also provide an outreach program to refer homeless persons to other services such as case management, counseling, transitional housing, employment services and other services to assist in alleviating the causes of their homelessness.

Good Shepherd Operation \$63,000

Will provide continued support for the operation of a congregate evening meal program for homeless persons.

Albuquerque Rescue Mission \$126,859

Will provide continued support for winter shelter services for homeless persons, including transportation to night shelters and staffing and security for the shelter.

Emergency Shelter Grant Program Administration \$37,700

Will provide funding for general administration of the Emergency Shelter Block Grant program.

5.3 Five Year Action Plan Summary

CDBG	2003 Year One	2004 Year Two	2005 Year Three	2006 Year Four	2007 Year Five
Public Facilities					
Renovation of Heights Community Center	\$100,000	\$400,000	\$0	\$0	\$0
Reconstruction of Cuidando los Ninos	\$0	\$625,000	\$0	\$0	\$0
Good Fences/Good Neighbors	\$200,000	\$0	\$0	\$0	\$0
Expansion of East Central Center/Dental Clinic	\$300,000	\$0	\$0	\$0	\$0
Streetscape/Facade Los Candelarias Village	\$200,000	\$0	\$0	\$0	\$0
Renovation of Albuquerque Indian Center/AICCDC	\$365,400	\$0	\$0	\$0	\$0
Jack and Jill Park Expansion	\$130,000	\$0	\$0	\$0	\$0
Renovation of Very Special Arts	\$10,000	\$0	\$0	\$0	\$0
Property Acquisition/Renovation/Morningstar	\$147,000	\$0	\$0	\$0	\$0
West Central Skate Board Park	\$0	\$57,400	\$400,000	\$0	\$0
Permanent Emergency Shelter(s)	\$500,000	\$0	\$0	\$0	\$0
Civil/Criminal Nuisance Abatement	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Crime Prevention Through Environmental Design	\$190,000	\$440,000	\$540,000	\$540,000	\$540,000
Median Improvements/High to Walter on Central	\$0	\$250,000	\$0	\$0	\$0
Community Center Acquisition/Santa Barbara-Mart.	\$0	\$0	\$100,000	\$0	\$0
Total Public Facilities & Improvements	\$2,342,400	\$1,972,400	\$1,240,000	\$740,000	\$740,000
Economic Development					
Economic Development Planning	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Economic Development	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Housing Programs					
CoA/Housing Rehabilitation Program	\$940,000	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000
Neighborhood Housing Services	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
United South Broadway Corporation	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Greater Albuquerque Housing Partnership	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Housing Development/University Area	\$50,000	\$0	\$50,000	\$50,000	\$0
Sawmill Community Land Trust.	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
American Red Cross	\$550,000	\$600,000	\$650,000	\$700,000	\$750,000
CoA/Senior Affairs/Retrofit Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
NMPIEF/Landlord-Tenant Hotline	\$50,000	\$0	\$0	\$0	\$0
Landlord/Tenant Hotline	\$0	\$50,000	\$50,000	\$50,000	\$50,000
Crime Free Multi-Housing/Locks and Lights	\$10,000	\$10,000	\$40,000	\$40,000	\$40,000
CoA/Human Rights Division	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Down Payment Assistance	\$0	\$0	\$200,000	\$200,000	\$200,000
Affordable Housing Development	\$0	\$0	\$48,400	\$348,400	\$198,400
Total Housing Programs	\$2,610,000	\$2,670,000	\$3,548,400	\$3,898,400	\$3,748,400
Public Services					
AHCH/Residential Recovery	\$94,000	\$94,000	\$0	\$0	\$0
AHCH/Dental Program	\$64,200	\$64,200	\$0	\$0	\$0
AHCH/Motel Voucher Program	\$18,800	\$18,800	\$0	\$0	\$0

	2003	2004	2005	2006	2007
	Year One	Year Two	Year Three	Year Four	Year Five
Public Services Continued					
Albuquerque Rape Crisis Center	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700
All Faith's Children's Crisis Center	\$47,450	\$47,450	\$0	\$0	\$0
Barrett House/Shelter Program	\$11,750	\$11,750	\$0	\$0	\$0
Barrett House/Casa Milagro	\$11,750	\$11,750	\$0	\$0	\$0
CoA/Neighborhood Cleanup	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
CoA/Senior Affairs/Nutrition Services	\$113,000	\$113,000	\$113,000	\$113,000	\$113,000
Community Dental Services	\$119,850	\$119,850	\$0	\$0	\$0
Cuidando los Ninos	\$9,400	\$9,400	\$0	\$0	\$0
Southwest Creations	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000
UNM/Young Children's Health Center/Health Care	\$108,600	\$108,600	\$108,600	\$108,600	\$108,600
UNM/Young Children's Health Center/Case Mngmnt.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Women's Community Association	\$103,100	\$63,100	\$0	\$0	\$0
Home Ownership Housing Counseling	\$0	\$0	\$100,000	\$100,000	\$100,000
Total Public Services	\$840,600	\$800,600	\$460,300	\$460,300	\$460,300
CD Administration					
CD Program Administration	\$735,000	\$735,000	\$735,000	\$735,000	\$735,000
Total CD Program Administration	\$735,000	\$735,000	\$735,000	\$735,000	\$735,000
Grand Total CDBG Programs	\$6,628,000	\$6,278,000	\$6,083,700	\$5,933,700	\$5,783,700
HOME					
Housing Development	\$931,050	\$435,050	\$945,050	\$955,050	\$965,050
Home Owner Housing Rehabilitation	\$2,000,000	\$2,000,000	\$1,500,000	\$1,500,000	\$1,500,000
CHDO Set Aside	\$358,950	\$358,950	\$358,950	\$358,950	\$358,950
HOME Program Administration	\$239,000	\$239,000	\$239,000	\$239,000	\$239,000
Grand Total HOME Programs	\$3,529,000	\$3,033,000	\$3,043,000	\$3,053,000	\$3,063,000
Emergency Shelter Grant Program					
Barrett Shelter Operation	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
St. Martin's Day Shelter Operation	\$148,300	\$148,300	\$148,300	\$148,300	\$148,300
Good Shepherd Operations	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
Albuquerque Rescue Mission	\$126,859	\$126,859	\$126,859	\$126,859	\$126,859
Emergency Shelter Grant Program Administration	\$37,700	\$37,700	\$37,700	\$37,700	\$37,700
Grand Total Emergency Shelter Grant Program	\$395,859	\$395,859	\$395,859	\$395,859	\$395,859
Total Consolidated Plan	\$10,552,859	\$9,706,859	\$9,522,559	\$9,382,559	\$9,242,559

QUESTIONS AND ANSWERS
PRE-PROPOSAL CONFERENCE
“HOUSING NEEDS ASSESSMENT”
RFP2007-008-JR

1) Is the City looking for a recommendation as to how the housing funds are spent? Are respondents expected to submit a plan as part of the scope of this RFP?

No. This is strictly an assessment. The City is not soliciting recommendations or plans from prospective respondents. The plan and the assessment are two different components. This solicitation is only for an assessment.

2) Does the City want text and tabular information?

Yes.

3) Is the previous plan available for review by prospective Offerors?

Yes. This plan is available to be e-mailed to any prospective Offeror requesting a copy. Contact Joe Rael for this information.

4) Did the last study include industrial and commercial criteria?

No. Housing was the only criteria used.

5) Who is to classify the neighborhoods as referred to on page 14? (Stable, Disinvesting, Gentrifying)

The Proposer is to define these.