

EXECUTIVE SUMMARY

ANNUAL ACTION PLAN

July 1, 2021 – June 30, 2022



SUBMITTED BY:

City of Santa Fe
Office of Affordable Housing
P.O. Box 909
200 Lincoln Avenue, Room 314
Santa Fe, New Mexico 87504
Phone # (505) 955-6607

Executive Summary

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

1. Introduction

This document represents a draft of the Annual Action Plan for the City of Santa Fe for program year 2021-2022. The Annual Action Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the U.S. Department of Housing and Urban Development (HUD). The City is an entitlement city and receives an annual grant from the Community Development Block Grant (CDBG) program.

For the 2021-22 program year, HUD has entitled \$614,044 in CDBG entitlement funding, of which 20% (\$122,809) is set aside for administrative costs. Additionally, the City proposes to reprogram \$64,832 of unspent funds from prior year projects for a total funding amount of \$678,876. To further complement CDBG funds, the City has also made available local funds from its Affordable Housing Trust Fund (AHTF) in the amount of \$1,200,000.

This Plan is one of the three components required by HUD to be submitted on an annual basis:

- **Consultation and Citizen Participation:** the process through which the grantee engages the community in developing and reviewing the plan as well as consulting with partner stakeholders in the implementation of programs. This process is required annually as part of the Annual Action Plan.
- **Annual Action Plan:** submitted to HUD at the beginning of each funding cycle, the AAP provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.
- **Consolidated Annual Performance and Evaluation Report (CAPER):** the annual report submitted to HUD in which grantees report accomplishments and progress toward meeting Consolidated Plan goals in the prior year.

2. Summarize the objectives and outcomes identified in the Plan

The City of Santa Fe's focus over the next year is to prioritize offsetting the impacts of the Covid-19 global pandemic, related to keeping people housed and getting them rehoused if they've lost housing. In addition, CDBG funds will be used to improve and sustain affordable housing, rental, homeownership, and economic opportunities for low- to moderate-income

households in Santa Fe, as well as to address the needs of those experiencing homelessness or at risk of becoming homeless. The City will accomplish this by administering program funds to service providers, supporting collaboration and strategically applying resources to community needs.

HUD identifies three sets of planning objectives and three sets of activity outcomes to guide the Consolidated Plan planning process. All goals are expected to relate directly to these objectives and outcomes as illustrated in the following Goals Table.

Planning objectives include:

- **Creating Suitable Living Environments (SL)** – relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low- and moderate-income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.
- **Providing Decent Housing (DH)** – covers the wide range of housing activities that could be undertaken with CDBG funds. This objective focuses on housing activities whose purpose is to meet individual family or community housing needs. It does not include programs where housing is an element of a larger effort to make community-wide improvements, since such programs would be more appropriately reported under Suitable Living Environments.
- **Creating Economic Opportunities (EO)** – applies to activities related to economic development, commercial revitalization, or job creation.

HUD-mandated outcomes include:

- **Availability/Accessibility** – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income (LMI) people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.
- **Affordability** – applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income

household. (For instance, a low interest loan program might make loans available to low- and moderate-income microenterprise businesses at 1% interest, which is far below the market rate. This program lowers the cost of the loan, enabling entrepreneurs to start businesses. As a result, the program makes financing more affordable. Another example might be a subsidized day care program that provides services to low- and moderate-income persons/families at lower cost than unsubsidized day care.)

- **Sustainability** – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

3. Evaluation of past performance

The following bullets outline progress in meeting goals identified in the 2018-2022 Consolidated Plan, almost all of which were met, or exceeded. These achievements are a testament to the strong partnerships the City supports with its nonprofit providers and subrecipient contractors. Note that all projects establish income eligibility by using HUD's Area Median Income (AMI) statistic.

- The City's goal for **emergency shelters and permanent supported rental housing** as outlined in the 2018-2022 Consolidated Plan was to provide 33 permanent beds and/or longer-term units per year. To date, during the current program year, CDBG funds continue to support essential services and shelter beds. To date, the Interfaith Women's Summer Safe Haven, which served both men and women this summer due to the global pandemic conditions, sheltered 100 individuals. Youth Shelters and Family Services (YSFS) provided services through its Emergency Shelter for children and youth, with 12 beds and its Cold Weather Shelter, with 8 beds, served 30 young people. Additionally, Adelante's School Liaison Program assisted 721 students and their families who are currently experiencing homelessness with referral, resources, food, clothing and other supports. Additionally, AHTF funds were used to support rental vouchers and emergency utility assistance provided by The Santa Fe Recovery Center, SFPS Adelante, and YouthWorks, serving 87 Extremely Low Income (ELI) individuals experiencing homelessness or at risk of homelessness in the community.
- The City's goal for **rental housing** as stated in the 2018-2022 Consolidated plan was to serve renters earning less than 60 percent of Santa Fe's Area Median Income (AMI). During the 2020-21 program year, the City allocated Affordable Housing Trust Fund (AHTF) and Community Development Block Grant (CDBG) funds to rental facility

improvements as well as to support services focused on the homeless, those in danger of becoming homeless, and very low-income renters. To date this year, more than 109 families were assisted (30-Adelante, 44-Santa Fe Recovery, 35-YouthWorks) and rental assistance (including utilities, rental arrears and rent) was provided to 41 households, benefiting 117 individuals by the NM Coalition to End Homelessness.

- City's goal for **home ownership housing** as outlined in the 2018-2022 Consolidated Plan was to provide comprehensive assistance to low-to-moderate-income homebuyers in the form of mortgage principal reduction assistance to an average of 10 households annually. To date during the 2020-21 program year, five (5) households have been served (4-Homewise, Inc., 1-The Santa Fe Community Housing Trust) with CDBG-funded mortgage principal reduction assistance and three households served (2-Santa Fe Habitat For Humanity, 1-The Housing Trust) with AHTF-funded mortgage principal reduction assistance.

4. Summary of Citizen Participation Process and consultation process

The City of Santa Fe's community participation process focuses upon meaningful engagement of residents and stakeholders representing local organizations and coalitions. However, public outreach for the 2021 plan has been modified in response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the limits on the numbers of people who can gather in public. All City Committees, including the Governing Body meetings were not be held in person but via Zoom meeting. Links to the City's broadcast channels are provided each week on the meeting agenda, accessible through the City's weekly meeting list. The public meeting schedule for the plan is as follows:

- Annual Plan posted on City's website for comment (April 12 – May 12, 2021)
- Finance Committee public meeting (May 3, 2021)
- Community Development Commission public meeting (April 21, 2021)
- Quality of Life Committee public meeting (May 5, 2021)
- The Santa Fe City Council public hearing (May 12, 2021)

The meetings can be made accessible to people with disabilities, including sign language interpretation with prior notice to the City Clerk's office. The meetings are also publicized in Spanish. The public hearing at the May 12 City Council meeting will be streamed on the City's YouTube channel, broadcast on KSFR 101.1 and the public can make comments via Zoom during the meeting or prior to the meeting via email.

Methods of engagement. Engagement methods include opportunities for residents and stakeholders to participate in the development of planning strategies. Stakeholders are consulted and public is invited to comment on the AAP and proposed use of funds as participants at virtual public meetings, by reviewing an electronic copy of the plan, and responding to a survey link on the City’s website.

Public outreach is promoted through the City of Santa Fe and individual Council members' Facebook pages. Media relations included a press release to local media and postings on the city’s website.

Partner outreach. Local stakeholders, including organizations, agencies and coalitions, promote the outreach efforts directly to their members, residents, consumers and clients. In addition to lending their subject-matter expertise, participating organizations promoted resident engagement opportunities to recruit focus group participants and encourage residents to participate in the community meeting events.

5. Summary of public comments

This section will be updated at the conclusion of the public comment period.

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

This section will be updated at the conclusion of the public comment period.

7. Summary of Proposed Projects

Over the next program year, the Office of Affordable Housing will continue to work on strategies that prevent the most vulnerable City residents from falling into cycles of poverty and chronic homelessness, particularly as a result of the COVID-19 pandemic. Available resources will be deployed as quickly as possible to keep vulnerable people housed, fed and their basic needs met. The City will continue its focus on low income "at risk" neighborhoods with comprehensive programming interventions, and work with the larger community to identify ways that community needs can be more effectively and efficiently identified and met with limited community resources.

Projects recommended for CDBG funding for FY 2021 – 2022 include:

- Mortgage Reduction for Homebuyers (provided through Homewise): Provides a “soft second” mortgage to reduce the amount of mortgage needed by an income-eligible homebuyer to purchase a home, resulting a lower monthly housing payment. The loans

are no-interest and no payment due until the home is sold. **Proposed CDBG funding amount: \$300,000.**

- Home Repair for Very Low Income Homeowners (provided through Santa Fe Habitat for Humanity): Provides home repair services for people who can't afford necessary repairs to uphold the structural and functional safety of their homes (roofs, heating systems, windows, etc.). The majority of homeowners who benefit from this program are elderly and considered very low income (VLI). **Proposed CDBG funding amount: \$100,000.**
- Homeless Shelter/Facility Improvement (St. Elizabeth Shelter properties: Casa Cerrillos & Sonrisa): Funds will be used to replace the floors at Casa Cerrillos and Sonrisa Family Complexes which are aging and badly degraded. The intent is to improve durability and safety for disabled persons living in the Casa Cerrillos complex, as well as the children living at Sonrisa. All residents at these properties formerly experienced homelessness. **Proposed CDBG funding amount: \$63,961.**
- School-based Services for Homeless Students and Families (SFPS Adelante School Liaison): Provides referral and support services for students and their families experiencing homelessness. The mission of the program is to support academic achievement by helping with tutoring, case management, school supplies, clothing and advocacy to attain other social services. **Proposed CDBG funding amount: \$20,106.**
- End-of-Life Care for Homeless (Coming Home Connection's "Casa Cielo" Program): Provides end-of-life care in a home setting for those with a terminal health condition who don't have an appropriate or safe place to live or family support. The services provided include skilled care, nutrition, and coordination with hospice services. **Proposed CDBG funding amount: \$20,000.**
- Women's Safe Haven Summer Shelter (Interfaith Shelter): Supports staffing costs to keep the shelter open exclusively for women during the summer months when it would normally be closed. Provides meals, short term support services and connection to longer term case management. **Proposed CDBG funding amount: \$32,000**
- Cold Weather Shelter for Youth (Youth Shelters and Family Services): Supports staffing costs to maintain eight (8) beds during winter months for homeless youth. Includes meals and connection to longer term support services. **Proposed CDBG funding amount: \$20,000.**

Projects recommended for AHTF funding for FY 2021 – 2022 include:

- Mortgage Reduction for Homebuyers (provided through Santa Fe Habitat For Humanity): Provides a "soft second" mortgage to reduce the amount of mortgage needed by an income-eligible homebuyer to purchase a home, resulting a lower monthly housing payment. The loans are no-interest and no payment due until the

home is sold. The cost of the home is further subsidized through the homeowner's sweat equity, donated materials and labor. **Proposed AHTF funding amount: \$80,000.**

- Repair of Affordable Rental Units (Santa Fe Civic Housing Authority Villa Consuelo Apartments): The Villa Consuelo Apartments built in 1978 offer 100 federally-subsidized homes. Most residents are elderly or disabled and pay 30% of their incomes towards rent. In 2018, the Housing Authority initiated a \$15m rehabilitation of the property, replacing and improving plumbing, HVAC, windows, floors, sidewalks, improving ADA features, and remodeling/replacing kitchens and bathrooms. Mid-way through the project, a fire burned two of the buildings while they were under construction. The funds provided through the Affordable Housing Trust Fund will partially reimburse the Housing Authority for the \$600,000 in additional costs to the project because of the fire damage. **Proposed AHTF funding amount: \$200,000.**
- Transitional Housing (Esperanza Shelter): Due to the COVID-19 pandemic, transitional housing has been added to the shelter's services. Funding will support the rent for 7 apartment units and 1 casita. Additionally, 5 rooms are currently on reserve at a local hotel to serve as overflow for the emergency crisis shelter. This transitional housing project will prevent homelessness and stabilize housing situations for participants who are fleeing domestic violence. **Proposed AHTF funding amount: \$132,744.**
- Construction of Homeownership Units (Santa Fe Community Housing Trust Arroyo Oeste I & II): At full build out, this neighborhood in Tierra Contenta will offer fifteen homes to income-qualified households with incomes between 55% - 100% AMI. Funds will be used to support 3rd party construction management of the project, ensuring all design and code requirements are met, that the project stays on time and on budget. **Proposed AHTF funding amount: \$97,000.**
- Rental Assistance (Life Link, YouthWorks, SFPS Adelante, St. Elizabeth Shelter): Four programs will provide rental assistance to cover housing costs including rent, rental arrears, utilities, utility arrears, deposits, etc. to renters earning less than 60% AMI, with the majority earning less than 30%AMI. These funds are targeted for individuals and families who are currently experiencing homelessness, housing instability or are at risk of becoming homeless. Each provider will serve a distinct constituency with the following proposed AHTF funding amounts: Life Link (disabled, homeless) **\$148,256**; YouthWorks Shelter Now (YW program participants) **\$100,000**; SFPS Adelante Family Assistance Project (homeless students/families) **\$100,000**; St Elizabeth Shelter (SF Suites Set Aside Units) **\$150,000.**
- Sober Living Rental Support (Santa Fe Recovery Center Bridge Houses Sober Living): Funds will support rents at four (4) transitional living homes that offer sober living environments for graduates of SFRC's residential treatment program. These residents,

including women and young children, aren't ready to live in an unsupported housing situation without risk to their recovery and/or becoming homeless. The Bridge Homes provide an option for them to get stabilized, attain employment, and still receive services from SFRC such as peer support and case management. **Proposed AHTF funding amount: \$67,000.**