



City of Rio Rancho

**COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT
FISCAL YEAR 2023-2024
PROGRAM YEAR 2023**

**FINANCIAL SERVICES DEPARTMENT
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As detailed in the 2023-2027 Consolidated Plan and the 2024 Analysis of Impediments, there are three major impediments that continue to exist: Housing Affordability, Inadequate Fair Housing Education, and Limited Resources to assist underserved populations. Contributing factors associated with the listed impediments include: High development costs due to offsite infrastructure and access road development, restrictive zoning, lack of subsidies and incentives, lack of fair housing education for the general public and LEP population, lack of necessary tools and resources to access services, lack of services critical to citizens accessing affordable housing and poor literacy that limits clients in the ability to access valuable resources. Although public transportation exists in Rio Rancho, it remains extremely limited and contributes to the Impediments to Fair Housing. Rio Rancho's Governing Body annually reaffirms the City's commitment to Affirmatively Furthering Fair Housing via a proclamation recognizing April as Fair Housing Month, and has recently passed an Affordable Housing Ordinance.

In PY21, the City engaged contractors from the National Development Council (NDC) to conduct a housing affordability analysis. An electronic survey was circulated to evaluate housing concerns, priorities, and preferences among Rio Rancho's residents and workforce. Paper copies of the survey were made available through the Broadmoor Senior Center, Meadowlark Senior Center, and the Rio Rancho public library system. The CDBG office contributed to survey development and circulation. The CDBG Grants Administrator also connected the City's NDC consultants to stakeholders within Rio Rancho's low-to-moderate income-serving (LMI) organization network. The Affordable Housing Ordinance was adopted by the Governing Body in December of 2023.

The final housing affordability analysis indicates that the cost of housing is increasing at a faster rate than income earned. This cost burden for low income residents of Rio Rancho is a predictor of homelessness. The City of Rio Rancho has prioritized housing affordability in the 2023-2027 Consolidated Plan. The City continued to work with developers to construct affordable, accessible, multi-family dwelling complexes. The site plan of the La Plazuela de Sandoval development was approved by Rio Rancho's Governing Body in June, 2022. It is envisioned as a mixed-use development, containing commercial facilities and multi-family residences. An affordable retirement community is planned to contain 257 apartments, assisted living units, and beds for seniors. La Plazuela will also have a regional park and ride facility offering bus connection to the Albuquerque-Santa Fe commuter rail. To date, the La Plazuela de Sandoval is still in the development stage, however, since the 2016-2017, three other major multi-family apartment complexes have been completed in Rio Rancho: Enchanted Vista Apartments (174 Units, Casa de

Encantado

(152 units), and Sandoval Flats (218 units). All are income sensitive for low and moderate-income families and Senior Citizens, and are considered to be handicap accessible.

The City of Rio Rancho is utilizing CDBG funds to improve public facilities, increase public services, and prevent homelessness. ADA-compliance projects were completed throughout Northern Meadows and Enchanted Hills neighborhoods and the City of Rio Rancho Sports Complex Little League Field 7 ADA Ramp project was completed in PY23. Programs facilitated by Sub-Recipients such as Haven House, Saint Felix Pantry, and Sandoval County Permanent Supportive Housing provided services and support to victims of domestic violence, low income households, and people experiencing homelessness.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquire, Construct or Rehab. Public Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%			

Construct or Repair Public Infrastructure	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%			
Financial Assistance to Homebuyers	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%			
Provide Administrative Structure	Planning and Administration	CDBG: \$97954.4	Other	Other	1	1	100.00%	1	1	100.00%
Provide Funding to Support Public Service Programs	Non-Housing Community Development	CDBG: \$73465.8	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	343	45.73%	420	343	81.67%
Provide Funding to Support Public Service Programs	Non-Housing Community Development	CDBG: \$73465.8	Homeless Person Overnight Shelter	Persons Assisted	56	39	69.64%	56	39	69.64%
Rehabilitation of Existing Units	Affordable Housing	CDBG: \$318417.6	Homeowner Housing Rehabilitated	Household Housing Unit	30	9	30.00%	10	9	90.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In the 2023-2027 Consolidated Plan, the City prioritized the needs of Rio Rancho's low-income population through increased access to public services, improvements to public facilities, and increasing the affordability of housing, with an emphasis on public facility improvement. The City leveraged its own resources and funds provided by CDBG to increase services and to improve facilities for the at-risk population of Rio Rancho. As outlined in the 2023-2027 Consolidated Plan, several priority needs were identified: Housing Affordability, Public Infrastructure, Public Facility Reinvestment, and increasing the City’s capacity to provide Public Services. Although the 2023 AAP did not initially include a public facility improvement project, the Governing Body approved a Substantial Amendment to the 2020, 2021, and 2022 Annual Action Plans in November of 2023 that reallocated \$107,634.80 to ADA Ramp Remediation. The City is currently in the process of procuring a contractor for the ADA Ramp Remediation project. The Governing Body approved the Affordable Housing Ordinance in December of 2023. The Ordinance is based on the Affordable Housing Plan that was completed during the Fall of 2023. The Plan and Ordinance address many of the factors that were previously restrictive to providing or obtaining affordable housing within the City of Rio Rancho.

The City utilized CDBG funds to accomplish public service objectives through programs facilitated by Sub-Recipients such as Haven House, Saint Felix Pantry, Habitat for Humanity, and Sandoval County Permanent Supportive Housing. These organizations provide services and support to victims of domestic violence, low income households, people experiencing homelessness, and those in need of critical home repairs. Haven House Shelter Services (Activity 257) exceeded the service-goal stated in the PY 23 AAP by 14 clients. Out of the 264 clients that Haven House assisted 116 beneficiaries with carryover funds from PY22 and 148 were assisted with PY23 funding for a total of 264 persons assisted. The 264 clients served by Haven House reflect the continued need to prioritize funding for programs serving Rio Rancho’s victims of domestic violence. The public service goal established in the 2023 AAP for Saint Felix Pantry (260 beneficiaries) was not attained due to staff turnover and staff shortages. Saint Felix Pantry’s Homelessness Prevention project (Activity 260), served a total of 12 beneficiaries in PY23, however 96 beneficiaries were assisted with funds carried over from PY22 for a total of 108 beneficiaries assisted in PY23. Sandoval County Permanent Supportive Housing continued to provide supportive housing services to the homeless, assisting 39 persons against a goal of 56. The goal of 56 that was set was based on information provided by HMIS however, the 56 eligible beneficiaries resided in Sandoval County and not specifically within the City of Rio Rancho. Once the county residents were subtracted and the correction was made, there remained a total of 39 eligible beneficiaries that were assisted with housing.

Affordable housing is a priority for the City of Rio Rancho. In PY23, the City allocated funds to Habitat for Humanity, who provided critical home repairs to low-income homeowners residing in Rio Rancho. It was anticipated that Habitat for Humanity could assist 10 homeowners with the

amount allocated in PY23. Although Habitat for Humanity did not reach the goal of 10 beneficiaries, they were able to complete repairs on 9 homes. Due to lower costs than anticipated, a substantial balance allocated to the project will be rolled over to PY24, allowing Habitat for Humanity to exceed the initial goal of 10 homes.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	290
Black or African American	41
Asian	0
American Indian or American Native	46
Native Hawaiian or Other Pacific Islander	3
Total	380
Hispanic	214
Not Hispanic	166

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There were also 40 persons who identified as “Other” that are not included in the table above. The revised total is 420. Attempts were made in previous reporting years to include this category in the table, but those efforts were unsuccessful.

The total public service goal outlined in the PY23 AAP was 486 low-to-moderate-income (LMI) individuals served. 420 LMI individuals benefitted from these activities, which fell short of the PY23 AAP's cumulative public service target.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	489,772	237,636

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	80	100	Quartile Method

Table 4 – Identify the geographic distribution and location of investments

Narrative

The activities funded through CDBG in PY23 were geographically spread throughout the City of Rio Rancho, and benefited low-to-moderate-income (LMI) persons citywide.

HUD has designated Rio Rancho as an exception grantee. This designation allows the City to use the upper quartile percentage, as opposed to the 51% standard, to determine which areas within Rio Rancho qualify as low-to-moderate income with respect to area benefit activities. With the upper quartile exception, public facility improvement projects may now occur in areas of the City that have been designated as 44.12% or more LMI. This information will be leveraged in future CDBG-planning efforts, particularly in the 2023-2028 Con Plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Although the City did not establish an ADA Ramp Remediation Project with CDBG funding in PY23, ADA Ramp Remediation is a top priority for the City of Rio Rancho. The City continues to make progress on their ADA Ramp Remediation Plan utilizing funds provided by the State of New Mexico Local Government Road Fund completing 10 ramps on Golf Course Road in November of 2023. The City approved a Substantial Amendment request in November of 2023 to reallocate available funds in the City's CDBG line of credit to a new ADA Ramp Remediation Project totaling \$107,635 which will be completed in PY24.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	56	39
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	56	39

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

There were no goals established relative to Table 11. Table 12 indicate how many beneficiaries were assisted by Sandoval County Permanent Supportive Housing in PY23. The initial goal of 56 was based on information that was provided by HRS to Sandoval County. It was discovered during the SCPSH PY22 annual monitoring process that the information provided by HRS was relevant to Sandoval County and not just the City of Rio Rancho. Therefore, the number of persons assisted is much lower than

the amount anticipated as the number of beneficiaries only includes those living within the City of Rio Rancho.

Discuss how these outcomes will impact future annual action plans.

The City of Rio Rancho consistently meets or exceeds the plan goals that are set for affordable housing. The City remains committed to supporting the efforts made by Sandoval County to provide a Continuum of Care for the homeless population within the community and will continue to fund this public service program. Goals have been amended in the PY24 AAP to reflect only those beneficiaries that reside in the City of Rio Rancho

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	61	0
Low-income	56	0
Moderate-income	0	0
Total	117	0

Table 7 – Number of Households Served

Narrative Information

The City reports persons served as low income or extremely low income, based on gross annual income and household size. Those persons assisted by Saint Felix Homelessness Prevention and Habitat for Humanity Critical Home Repair are primarily extremely low and low income; no households assisted by Saint Felix or Habitat for Humanity were considered moderate income. The City concentrates its efforts on all levels of the low-income population, and will continue to do so in upcoming years. The City continues to make efforts to coordinate services provided by the City with those services that are offered by other government and non-profit organizations to provide services to those in need.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Currently, there are no homeless shelters in the City of Rio Rancho or in Sandoval County. The City does support the Sandoval County Permanent Supportive Housing Program with CDBG funds to assist with providing staff to work with the homeless population in Rio Rancho. The program provides outreach assessment, community service linkages, home visits, housing assessments, intakes, leasing coordination, move-in inspections, and client advocacy.

Addressing the emergency shelter and transitional housing needs of homeless persons

Sandoval County Permanent Supportive Housing (SCPSH) has implemented police force referrals for homeless persons. SCPSH staff have begun to work closely with police to identify chronically homeless persons throughout Rio Rancho through this referral service, and provide resource information to persons who otherwise would not know this program existed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Through the use of CDBG funding, Saint Felix Pantry, Inc. provides short-term utility, rent, and mortgage assistance to extremely low-income and low-income families to enable families to stay in their home with necessary resources in order to avoid shutoff, eviction, or foreclosure. Saint Felix Pantry also provides support with referrals to other agencies that can assist with housing, health, social services, employment, education, or youth needs. The City does not directly fund programs that aid individuals being discharged from publicly funded institutions and systems of care; however, there are services available in the City of Rio Rancho that address those issues. Tenderlove Albuquerque has a group home located in the City of Rio Rancho that provides housing, counseling, and social services to women who are being discharged from correctional institutions. The Arrowhead Apartment Complex provides housing, counseling, and social services to at risk and homeless youth in the community. The City strives to coordinate with County and State institutions in the provision of these services. The City does not have a specific discharge coordination policy at this time.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Sandoval County Permanent Supportive Housing Program assisted 39 persons (22 Households) located in Rio Rancho. All program participants are provided permanent housing as well as comprehensive case management, service coordination and advocacy services. The client-centered, strength-based case management services focus on facilitating participants' abilities to retain stable housing and increase self-sufficiency by connecting participants to mainstream services/benefits for which they may be eligible, and encourage participation in treatment services and activities such as secondary education, vocational rehabilitation and financial literacy training. Housing assistance is provided to participants to identify suitable housing units, establish relationships (act as a liaison with landlords), conduct periodic home safety inspections prior to move-in, and payment of move-in deposits and monthly rental assistance.

Services are provided to homeless persons, including chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth through a highly cooperative and collaborative network of service providers. Agencies provide essential services like food assistance, transportation access, and referrals to area (Albuquerque) shelters for homeless persons include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Agencies also provide rent assistance, utility assistance, and housing referrals for persons at risk of homelessness. The City supports increasing housing options and self-sufficiency for persons experiencing homelessness and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals.
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

The City is not a recipient of ESG funds and does not belong to a Continuum of Care Program (CoC). The New Mexico Coalition to End Homelessness identifies the Albuquerque CoC and the New Mexico Balance of State CoC as the two CoCs operating within the State of New Mexico. Both CoCs have received funding from HUD, and both have conducted the point-in-time count to determine the homeless population. The City of Rio Rancho is in close proximity to the City of Albuquerque and is part of the Albuquerque Metropolitan Statistical Area (SA); however, it is not within the Albuquerque CoC boundaries.

Despite not receiving ESG program funds to create a Homeless Prevention Program targeted at

chronically homeless individuals and families, families with children, veterans, and unaccompanied youth, which is eligible under the ESG program, the City uses CDBG funds to assist those persons that are at risk of becoming homeless. The City has funded outreach and case management activities through support of programs such as Sandoval County Permanent Supportive Housing. The City has also funded transitional housing services to the homeless and emergency services to the victims of domestic violence through Haven House.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

While the City of Rio Rancho does not have its own public housing authority, it does have a Memorandum of Understanding (MOU) with the County of Bernalillo, Santa Fe Civic Housing Authority, and the Albuquerque Housing Authority. Inquiries received by the City of Rio Rancho in person or by phone are referred to the above-mentioned housing authorities.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Public Housing Authorities that service Rio Rancho are aware of the Down Payment Assistance Program to assist first time qualified homebuyers advance to homeownership. The program is designed to offset the costs of purchasing a home including closing cost and down payment assistance. In order to qualify for the Down Payment Assistance Program, the buyer must complete a homebuyer's education course and provide income-validation documentation. This supports the transition from public housing to affordable and successful homeownership for qualifying tenants.

Actions taken to provide assistance to troubled PHAs

As of June 30, 2022, Housing and Urban Development designated the Albuquerque Housing Authority 'troubled'. When writing this report, the City was unable to ascertain if the Albuquerque Housing Authority is still considered to be troubled. Due to the uncertainty of the status of Albuquerque Housing Authority, the City of Rio Rancho has been referring those who seek housing assistance to the Bernalillo County Housing Authority. Rio Rancho has relied more heavily on the other public housing authorities with whom we have an MOU: Santa Fe Civic Housing Authority and Bernalillo County Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

City staff continues to review city ordinances, building codes, fees and charges, and land use controls. All changes must be reviewed and recommended by the Planning and Zoning Commission prior to any changes being presented to the Governing Body; the Governing Body must give final approval to any changes or new ordinances. In the 2018-2022 Consolidated Plan and 2017 AFFH Plan, the City has committed to develop and present to the Governing Body for approval, a Fair Housing Ordinance that addresses and enforces anti-discrimination within the City of Rio Rancho. Furthermore, the City has committed to consider changes to the existing Planning and Zoning Ordinances to designate areas in the Master Plan that would accommodate higher density housing.

In an effort to address affordable housing in Rio Rancho, the City commissioned an Affordable Housing Study in response to a wave of Zone Map Amendment (ZMA) applications for projects that wanted to look at using Low-Income Housing Tax Credits (LIHTCs): LIHTCs are targeted to affordable housing developments. The Affordable Housing Plan and Ordinance was presented to Council for approval during the council meeting held on December 14, 2023. The ordinance address previously restrictive policies that did not encourage the development of affordable housing in the City of Rio Rancho and guarantees long-term affordable housing for the low-income population residing in Rio Rancho. Over the last two years, there have been three separate affordable and accessible multi-family housing developments opened in the City of Rio Rancho resulting in an additional 544 affordable housing units.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City strives to encourage Citizen Participation throughout the CDBG funding process. Limited funding continues to be a major barrier in providing necessary assistance to all low-income persons in need. Due to limited funding, the City has not always been able to fund the full amount requested by CDBG applicants. However, with the funding that is awarded through CDBG, we have been able to address some needs established for victims of domestic violence, homeless persons, disabled persons, and the overall low-income population of Rio Rancho.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The majority of housing inventory located within the City of Rio Rancho was built after 1978. In the event there is evidence of lead-based paint, all regulatory procedures will be followed. Homes purchased with down payment assistance provided by CDBG are inspected prior to purchase for lead paint. If lead paint is present, the situation is remediated prior to purchase.

The City will continue to implement countermeasures to minimize exposure of lead-based paint hazards found in existing housing built prior to 1978. The City provides lead-based paint disclosure for participants utilizing down-payment assistance with CDBG funds to educate residents on the hazards of lead-based paint and protecting children. According to the 2021 Census ACS estimates, a total of 6,298 homes (15%) of the City's housing stock was built prior to 1978 that may have the potential to contain lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Rio Rancho works toward reducing the number of poverty-level families through internal resource allocation, and by partnering with local and regional entities to help grow the local economy and provide employment opportunities to Rio Rancho residents. This includes the Sandoval Economic Alliance, the Rio Rancho Regional Chamber of Commerce, New Mexico Department of Workforce Solutions, among others. These entities' focus on new business formation, economic resiliency, expansion of existing enterprises, and attracting new businesses.

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals.

Sandoval County has an economic mix that includes manufacturing, customer service centers, healthcare, education, retail and tourism. The Sandoval County is located within the Albuquerque Metropolitan Statistical Area – which consists of Rio Rancho, Bernalillo and Corrales. Rio Rancho is the 3rd largest New Mexico city with a population of more than 100,000, making it one of the fastest growing cities within the region. The Rio Rancho Regional Chamber partners with Sandoval Economic Alliance to deliver economic development programs.

The City's anti-poverty strategies were derived from the need to increase economic development activities in the jurisdiction which included: creating jobs, retaining jobs, enhancing the tax base, improving residents' quality of life, and provide additional economic options for residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Rio Rancho continues to use the General Fund to help support the staffing of the CDBG Program by providing management and oversight of the program, and by providing accounting and budget services. Other City departments, including Development Services and the GIS Division of the Public Works Department, assist with the preparation of maps for the Annual Action Plans, the Consolidated Annual Performance and Evaluation Report (CAPER) As well as the Five-Year Consolidated Plan.

The City has adopted the Infrastructure Capital Improvement Plan (ICIP) for Fiscal Years 2021– 2026.

This ICIP plan reflects the collective efforts of several City departments and various levels of management and staff and is intended to be a planning document and financial management tool that projects the capital needs and priorities of the City while identifying future financing requirements over the planning period. The ICIP is reviewed and updated each fiscal year.

The City continues to seek training through HUD-offered webinars, participation in the National Community Development Association Region VI conferences, and other trainings that will assist the CDBG staff in managing the program effectively and efficiently.

Projects funded with CDBG funds meet the national objectives and every effort is made to verify activities are eligible, which include public facilities and improvements, housing or public services. Public service costs were reviewed to ensure they did not exceed the 15% cap.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Rio Rancho believes that by supporting the following organizations, it has assisted its low-to-moderate income citizens by providing them with the ability to secure food, educational services to youth, services for the disabled, and shelter to those in need.

- Haven House, Inc. provided emergency shelter and assistance to victims of domestic violence and their families.
- St. Felix Pantry, Inc. provided food support to low-to-moderate income persons. St. Felix Pantry also offers assistance for past due rent/mortgage and utility payments to prevent homelessness.
- Sandoval County Permanent Supportive Housing Program provided outreach, comprehensive case management, and therapeutic support to eligible program participants and immediate family members residing in Rio Rancho.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

According to the 2024 Analysis of Impediments to Fair Housing Choice, The impediments that continue to exist in Rio Rancho are related to a lack of Housing Affordability, Inadequate Fair Housing Education and Awareness in Community, and Limited Resources to Assist Underserved Populations. These impediments were echoed in the Affordable Housing Study Steering Committee meetings, and are identified in the Affordable Housing Analysis Plan that was adopted by the Governing Body in PY23. Through the development and approval of the Affordable Housing Analysis Plan the City was able to draft and approve the Affordable Housing Ordinance on December 14, 2023.

The City provides Fair Housing information through the City of Rio Rancho website for citizens of the

community and City of Rio Rancho staff. Most calls received by the City concerning Fair Housing are related to Landlord/Tenant Relations. Based on the number of calls received it is evident that the public is accessing the information provided on the website. Any calls received that are determined to be valid Fair Housing discrimination calls are then referred to HUD.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will conduct annual subrecipient monitoring and site visits during the program year. CDBG activities are monitored according to program requirements. Subrecipients and contractors are required to submit periodic progress, personnel policies and procedures, conflict of interest certification, beneficiary income qualification documents and financial reports and submit quarterly benefit data reports. Staff maintains regular telephone and email contact with subrecipients and contractors.

Subrecipients will be notified in writing of deficiencies identified during monitoring with a request from the City to respond with corrective actions within 30 days from the notice of deficiency. Depending on the severity of the deficiency further funding of the City may suspend Subrecipient expenditure requests and the Subrecipient will be held responsible for reimbursing the City's CDBG program for any ineligible CDBG expenses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft and final performance reports can be provided in alternative formats (i.e. Braille, large print) and translated to Spanish upon request. The City posted a notice in English and Spanish in the Albuquerque Journal on September 12, 2024 noticing a public comment period of 15 days. The review period is designed to receive comments on the performance report that is to be submitted to HUD before its submission. The public comment period began on Thursday, September 12, 2024 and will end on Thursday, September 26, 2023. The report will be submitted to HUD no later than September 30, 2023 and will include all public comments received, if any, and their respective responses.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Rio Rancho has not changed program objectives that were established in the Con Plan and Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Rio Rancho has not changed program objectives that were established in the Con Plan and Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As detailed in the 2023-2027 Consolidated Plan and the 2024 Analysis of Impediments, there are three major impediments that continue to exist: Housing Affordability, Inadequate Fair Housing Education, and Limited Resources to assist underserved populations. Contributing factors associated with the listed impediments include: High development costs due to offsite infrastructure and access road development, restrictive zoning, lack of subsidies and incentives, lack of fair housing education for the general public and LEP population, lack of necessary tools and resources to access services, lack of services critical to citizens accessing affordable housing and poor literacy that limits clients in the ability to access valuable resources. Although public transportation exists in Rio Rancho, it remains extremely limited and contributes to the Impediments to Fair Housing. Rio Rancho's Governing Body annually reaffirms the City's commitment to Affirmatively Furthering Fair Housing via a proclamation recognizing April as Fair Housing Month, and has recently passed an Affordable Housing Ordinance.

In PY21, the City engaged contractors from the National Development Council (NDC) to conduct a housing affordability analysis. An electronic survey was circulated to evaluate housing concerns, priorities, and preferences among Rio Rancho's residents and workforce. Paper copies of the survey were made available through the Broadmoor Senior Center, Meadowlark Senior Center, and the Rio Rancho public library system. The CDBG office contributed to survey development and circulation. The CDBG Grants Administrator also connected the City's NDC consultants to stakeholders within Rio Rancho's low-to-moderate income-serving (LMI) organization network. The Affordable Housing Ordinance was adopted by the Governing Body in December of 2023.

The final housing affordability analysis indicates that the cost of housing is increasing at a faster rate than income earned. This cost burden for low income residents of Rio Rancho is a predictor of homelessness. The City of Rio Rancho has prioritized housing affordability in the 2023-2027 Consolidated Plan. The City continued to work with developers to construct affordable, accessible, multi-family dwelling complexes. The site plan of the La Plazuela de Sandoval development was approved by Rio Rancho's Governing Body in June, 2022. It is envisioned as a mixed-use development, containing commercial facilities and multi-family residences. An affordable retirement community is planned to contain 257 apartments, assisted living units, and beds for seniors. La Plazuela will also have a regional park and ride facility offering bus connection to the Albuquerque-Santa Fe commuter rail. To date, the La Plazuela de Sandoval is still in the development stage, however, since the 2016-2017, three other major multi-family apartment complexes have been completed in Rio Rancho: Enchanted Vista Apartments (174 Units, Casa de

Encantado

(152 units), and Sandoval Flats (218 units). All are income sensitive for low and moderate-income families and Senior Citizens, and are considered to be handicap accessible.

The City of Rio Rancho is utilizing CDBG funds to improve public facilities, increase public services, and prevent homelessness. ADA-compliance projects were completed throughout Northern Meadows and Enchanted Hills neighborhoods and the City of Rio Rancho Sports Complex Little League Field 7 ADA Ramp project was completed in PY23. Programs facilitated by Sub-Recipients such as Haven House, Saint Felix Pantry, and Sandoval County Permanent Supportive Housing provided services and support to victims of domestic violence, low income households, and people experiencing homelessness.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquire, Construct or Rehab. Public Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%			

Construct or Repair Public Infrastructure	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%			
Financial Assistance to Homebuyers	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%			
Provide Administrative Structure	Planning and Administration	CDBG: \$97954.4	Other	Other	1	1	100.00%	1	1	100.00%
Provide Funding to Support Public Service Programs	Non-Housing Community Development	CDBG: \$73465.8	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	343	45.73%	420	343	81.67%
Provide Funding to Support Public Service Programs	Non-Housing Community Development	CDBG: \$73465.8	Homeless Person Overnight Shelter	Persons Assisted	56	39	69.64%	56	39	69.64%
Rehabilitation of Existing Units	Affordable Housing	CDBG: \$318417.6	Homeowner Housing Rehabilitated	Household Housing Unit	30	9	30.00%	10	9	90.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In the 2023-2027 Consolidated Plan, the City prioritized the needs of Rio Rancho's low-income population through increased access to public services, improvements to public facilities, and increasing the affordability of housing, with an emphasis on public facility improvement. The City leveraged its own resources and funds provided by CDBG to increase services and to improve facilities for the at-risk population of Rio Rancho. As outlined in the 2023-2027 Consolidated Plan, several priority needs were identified: Housing Affordability, Public Infrastructure, Public Facility Reinvestment, and increasing the City’s capacity to provide Public Services. Although the 2023 AAP did not initially include a public facility improvement project, the Governing Body approved a Substantial Amendment to the 2020, 2021, and 2022 Annual Action Plans in November of 2023 that reallocated \$107,634.80 to ADA Ramp Remediation. The City is currently in the process of procuring a contractor for the ADA Ramp Remediation project. The Governing Body approved the Affordable Housing Ordinance in December of 2023. The Ordinance is based on the Affordable Housing Plan that was completed during the Fall of 2023. The Plan and Ordinance address many of the factors that were previously restrictive to providing or obtaining affordable housing within the City of Rio Rancho.

The City utilized CDBG funds to accomplish public service objectives through programs facilitated by Sub-Recipients such as Haven House, Saint Felix Pantry, Habitat for Humanity, and Sandoval County Permanent Supportive Housing. These organizations provide services and support to victims of domestic violence, low income households, people experiencing homelessness, and those in need of critical home repairs. Haven House Shelter Services (Activity 257) exceeded the service-goal stated in the PY 23 AAP by 14 clients. Out of the 264 clients that Haven House assisted 116 beneficiaries with carryover funds from PY22 and 148 were assisted with PY23 funding for a total of 264 persons assisted. The 264 clients served by Haven House reflect the continued need to prioritize funding for programs serving Rio Rancho’s victims of domestic violence. The public service goal established in the 2023 AAP for Saint Felix Pantry (260 beneficiaries) was not attained due to staff turnover and staff shortages. Saint Felix Pantry’s Homelessness Prevention project (Activity 260), served a total of 12 beneficiaries in PY23, however 96 beneficiaries were assisted with funds carried over from PY22 for a total of 108 beneficiaries assisted in PY23. Sandoval County Permanent Supportive Housing continued to provide supportive housing services to the homeless, assisting 39 persons against a goal of 56. The goal of 56 that was set was based on information provided by HMIS however, the 56 eligible beneficiaries resided in Sandoval County and not specifically within the City of Rio Rancho. Once the county residents were subtracted and the correction was made, there remained a total of 39 eligible beneficiaries that were assisted with housing.

Affordable housing is a priority for the City of Rio Rancho. In PY23, the City allocated funds to Habitat for Humanity, who provided critical home repairs to low-income homeowners residing in Rio Rancho. It was anticipated that Habitat for Humanity could assist 10 homeowners with the

amount allocated in PY23. Although Habitat for Humanity did not reach the goal of 10 beneficiaries, they were able to complete repairs on 9 homes. Due to lower costs than anticipated, a substantial balance allocated to the project will be rolled over to PY24, allowing Habitat for Humanity to exceed the initial goal of 10 homes.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	290
Black or African American	41
Asian	0
American Indian or American Native	46
Native Hawaiian or Other Pacific Islander	3
Total	380
Hispanic	214
Not Hispanic	166

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There were also 40 persons who identified as “Other” that are not included in the table above. The revised total is 420. Attempts were made in previous reporting years to include this category in the table, but those efforts were unsuccessful.

The total public service goal outlined in the PY23 AAP was 486 low-to-moderate-income (LMI) individuals served. 420 LMI individuals benefitted from these activities, which fell short of the PY23 AAP's cumulative public service target.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	489,772	237,636

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	80	100	Quartile Method

Table 4 – Identify the geographic distribution and location of investments

Narrative

The activities funded through CDBG in PY23 were geographically spread throughout the City of Rio Rancho, and benefited low-to-moderate-income (LMI) persons citywide.

HUD has designated Rio Rancho as an exception grantee. This designation allows the City to use the upper quartile percentage, as opposed to the 51% standard, to determine which areas within Rio Rancho qualify as low-to-moderate income with respect to area benefit activities. With the upper quartile exception, public facility improvement projects may now occur in areas of the City that have been designated as 44.12% or more LMI. This information will be leveraged in future CDBG-planning efforts, particularly in the 2023-2028 Con Plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Although the City did not establish an ADA Ramp Remediation Project with CDBG funding in PY23, ADA Ramp Remediation is a top priority for the City of Rio Rancho. The City continues to make progress on their ADA Ramp Remediation Plan utilizing funds provided by the State of New Mexico Local Government Road Fund completing 10 ramps on Golf Course Road in November of 2023. The City approved a Substantial Amendment request in November of 2023 to reallocate available funds in the City's CDBG line of credit to a new ADA Ramp Remediation Project totaling \$107,635 which will be completed in PY24.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	56	39
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	56	39

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

There were no goals established relative to Table 11. Table 12 indicate how many beneficiaries were assisted by Sandoval County Permanent Supportive Housing in PY23. The initial goal of 56 was based on information that was provided by HRS to Sandoval County. It was discovered during the SCPSH PY22 annual monitoring process that the information provided by HRS was relevant to Sandoval County and not just the City of Rio Rancho. Therefore, the number of persons assisted is much lower than

the amount anticipated as the number of beneficiaries only includes those living within the City of Rio Rancho.

Discuss how these outcomes will impact future annual action plans.

The City of Rio Rancho consistently meets or exceeds the plan goals that are set for affordable housing. The City remains committed to supporting the efforts made by Sandoval County to provide a Continuum of Care for the homeless population within the community and will continue to fund this public service program. Goals have been amended in the PY24 AAP to reflect only those beneficiaries that reside in the City of Rio Rancho

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	61	0
Low-income	56	0
Moderate-income	0	0
Total	117	0

Table 7 – Number of Households Served

Narrative Information

The City reports persons served as low income or extremely low income, based on gross annual income and household size. Those persons assisted by Saint Felix Homelessness Prevention and Habitat for Humanity Critical Home Repair are primarily extremely low and low income; no households assisted by Saint Felix or Habitat for Humanity were considered moderate income. The City concentrates its efforts on all levels of the low-income population, and will continue to do so in upcoming years. The City continues to make efforts to coordinate services provided by the City with those services that are offered by other government and non-profit organizations to provide services to those in need.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Currently, there are no homeless shelters in the City of Rio Rancho or in Sandoval County. The City does support the Sandoval County Permanent Supportive Housing Program with CDBG funds to assist with providing staff to work with the homeless population in Rio Rancho. The program provides outreach assessment, community service linkages, home visits, housing assessments, intakes, leasing coordination, move-in inspections, and client advocacy.

Addressing the emergency shelter and transitional housing needs of homeless persons

Sandoval County Permanent Supportive Housing (SCPSH) has implemented police force referrals for homeless persons. SCPSH staff have begun to work closely with police to identify chronically homeless persons throughout Rio Rancho through this referral service, and provide resource information to persons who otherwise would not know this program existed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Through the use of CDBG funding, Saint Felix Pantry, Inc. provides short-term utility, rent, and mortgage assistance to extremely low-income and low-income families to enable families to stay in their home with necessary resources in order to avoid shutoff, eviction, or foreclosure. Saint Felix Pantry also provides support with referrals to other agencies that can assist with housing, health, social services, employment, education, or youth needs. The City does not directly fund programs that aid individuals being discharged from publicly funded institutions and systems of care; however, there are services available in the City of Rio Rancho that address those issues. Tenderlove Albuquerque has a group home located in the City of Rio Rancho that provides housing, counseling, and social services to women who are being discharged from correctional institutions. The Arrowhead Apartment Complex provides housing, counseling, and social services to at risk and homeless youth in the community. The City strives to coordinate with County and State institutions in the provision of these services. The City does not have a specific discharge coordination policy at this time.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Sandoval County Permanent Supportive Housing Program assisted 39 persons (22 Households) located in Rio Rancho. All program participants are provided permanent housing as well as comprehensive case management, service coordination and advocacy services. The client-centered, strength-based case management services focus on facilitating participants' abilities to retain stable housing and increase self-sufficiency by connecting participants to mainstream services/benefits for which they may be eligible, and encourage participation in treatment services and activities such as secondary education, vocational rehabilitation and financial literacy training. Housing assistance is provided to participants to identify suitable housing units, establish relationships (act as a liaison with landlords), conduct periodic home safety inspections prior to move-in, and payment of move-in deposits and monthly rental assistance.

Services are provided to homeless persons, including chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth through a highly cooperative and collaborative network of service providers. Agencies provide essential services like food assistance, transportation access, and referrals to area (Albuquerque) shelters for homeless persons include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Agencies also provide rent assistance, utility assistance, and housing referrals for persons at risk of homelessness. The City supports increasing housing options and self-sufficiency for persons experiencing homelessness and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals.
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

The City is not a recipient of ESG funds and does not belong to a Continuum of Care Program (CoC). The New Mexico Coalition to End Homelessness identifies the Albuquerque CoC and the New Mexico Balance of State CoC as the two CoCs operating within the State of New Mexico. Both CoCs have received funding from HUD, and both have conducted the point-in-time count to determine the homeless population. The City of Rio Rancho is in close proximity to the City of Albuquerque and is part of the Albuquerque Metropolitan Statistical Area (SA); however, it is not within the Albuquerque CoC boundaries.

Despite not receiving ESG program funds to create a Homeless Prevention Program targeted at

chronically homeless individuals and families, families with children, veterans, and unaccompanied youth, which is eligible under the ESG program, the City uses CDBG funds to assist those persons that are at risk of becoming homeless. The City has funded outreach and case management activities through support of programs such as Sandoval County Permanent Supportive Housing. The City has also funded transitional housing services to the homeless and emergency services to the victims of domestic violence through Haven House.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

While the City of Rio Rancho does not have its own public housing authority, it does have a Memorandum of Understanding (MOU) with the County of Bernalillo, Santa Fe Civic Housing Authority, and the Albuquerque Housing Authority. Inquiries received by the City of Rio Rancho in person or by phone are referred to the above-mentioned housing authorities.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Public Housing Authorities that service Rio Rancho are aware of the Down Payment Assistance Program to assist first time qualified homebuyers advance to homeownership. The program is designed to offset the costs of purchasing a home including closing cost and down payment assistance. In order to qualify for the Down Payment Assistance Program, the buyer must complete a homebuyer's education course and provide income-validation documentation. This supports the transition from public housing to affordable and successful homeownership for qualifying tenants.

Actions taken to provide assistance to troubled PHAs

As of June 30, 2022, Housing and Urban Development designated the Albuquerque Housing Authority 'troubled'. When writing this report, the City was unable to ascertain if the Albuquerque Housing Authority is still considered to be troubled. Due to the uncertainty of the status of Albuquerque Housing Authority, the City of Rio Rancho has been referring those who seek housing assistance to the Bernalillo County Housing Authority. Rio Rancho has relied more heavily on the other public housing authorities with whom we have an MOU: Santa Fe Civic Housing Authority and Bernalillo County Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

City staff continues to review city ordinances, building codes, fees and charges, and land use controls. All changes must be reviewed and recommended by the Planning and Zoning Commission prior to any changes being presented to the Governing Body; the Governing Body must give final approval to any changes or new ordinances. In the 2018-2022 Consolidated Plan and 2017 AFFH Plan, the City has committed to develop and present to the Governing Body for approval, a Fair Housing Ordinance that addresses and enforces anti-discrimination within the City of Rio Rancho. Furthermore, the City has committed to consider changes to the existing Planning and Zoning Ordinances to designate areas in the Master Plan that would accommodate higher density housing.

In an effort to address affordable housing in Rio Rancho, the City commissioned an Affordable Housing Study in response to a wave of Zone Map Amendment (ZMA) applications for projects that wanted to look at using Low-Income Housing Tax Credits (LIHTCs): LIHTCs are targeted to affordable housing developments. The Affordable Housing Plan and Ordinance was presented to Council for approval during the council meeting held on December 14, 2023. The ordinance address previously restrictive policies that did not encourage the development of affordable housing in the City of Rio Rancho and guarantees long-term affordable housing for the low-income population residing in Rio Rancho. Over the last two years, there have been three separate affordable and accessible multi-family housing developments opened in the City of Rio Rancho resulting in an additional 544 affordable housing units.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City strives to encourage Citizen Participation throughout the CDBG funding process. Limited funding continues to be a major barrier in providing necessary assistance to all low-income persons in need. Due to limited funding, the City has not always been able to fund the full amount requested by CDBG applicants. However, with the funding that is awarded through CDBG, we have been able to address some needs established for victims of domestic violence, homeless persons, disabled persons, and the overall low-income population of Rio Rancho.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The majority of housing inventory located within the City of Rio Rancho was built after 1978. In the event there is evidence of lead-based paint, all regulatory procedures will be followed. Homes purchased with down payment assistance provided by CDBG are inspected prior to purchase for lead paint. If lead paint is present, the situation is remediated prior to purchase.

The City will continue to implement countermeasures to minimize exposure of lead-based paint hazards found in existing housing built prior to 1978. The City provides lead-based paint disclosure for participants utilizing down-payment assistance with CDBG funds to educate residents on the hazards of lead-based paint and protecting children. According to the 2021 Census ACS estimates, a total of 6,298 homes (15%) of the City's housing stock was built prior to 1978 that may have the potential to contain lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Rio Rancho works toward reducing the number of poverty-level families through internal resource allocation, and by partnering with local and regional entities to help grow the local economy and provide employment opportunities to Rio Rancho residents. This includes the Sandoval Economic Alliance, the Rio Rancho Regional Chamber of Commerce, New Mexico Department of Workforce Solutions, among others. These entities' focus on new business formation, economic resiliency, expansion of existing enterprises, and attracting new businesses.

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals.

Sandoval County has an economic mix that includes manufacturing, customer service centers, healthcare, education, retail and tourism. The Sandoval County is located within the Albuquerque Metropolitan Statistical Area – which consists of Rio Rancho, Bernalillo and Corrales. Rio Rancho is the 3rd largest New Mexico city with a population of more than 100,000, making it one of the fastest growing cities within the region. The Rio Rancho Regional Chamber partners with Sandoval Economic Alliance to deliver economic development programs.

The City's anti-poverty strategies were derived from the need to increase economic development activities in the jurisdiction which included: creating jobs, retaining jobs, enhancing the tax base, improving residents' quality of life, and provide additional economic options for residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Rio Rancho continues to use the General Fund to help support the staffing of the CDBG Program by providing management and oversight of the program, and by providing accounting and budget services. Other City departments, including Development Services and the GIS Division of the Public Works Department, assist with the preparation of maps for the Annual Action Plans, the Consolidated Annual Performance and Evaluation Report (CAPER) As well as the Five-Year Consolidated Plan.

The City has adopted the Infrastructure Capital Improvement Plan (ICIP) for Fiscal Years 2021– 2026.

This ICIP plan reflects the collective efforts of several City departments and various levels of management and staff and is intended to be a planning document and financial management tool that projects the capital needs and priorities of the City while identifying future financing requirements over the planning period. The ICIP is reviewed and updated each fiscal year.

The City continues to seek training through HUD-offered webinars, participation in the National Community Development Association Region VI conferences, and other trainings that will assist the CDBG staff in managing the program effectively and efficiently.

Projects funded with CDBG funds meet the national objectives and every effort is made to verify activities are eligible, which include public facilities and improvements, housing or public services. Public service costs were reviewed to ensure they did not exceed the 15% cap.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Rio Rancho believes that by supporting the following organizations, it has assisted its low-to-moderate income citizens by providing them with the ability to secure food, educational services to youth, services for the disabled, and shelter to those in need.

- Haven House, Inc. provided emergency shelter and assistance to victims of domestic violence and their families.
- St. Felix Pantry, Inc. provided food support to low-to-moderate income persons. St. Felix Pantry also offers assistance for past due rent/mortgage and utility payments to prevent homelessness.
- Sandoval County Permanent Supportive Housing Program provided outreach, comprehensive case management, and therapeutic support to eligible program participants and immediate family members residing in Rio Rancho.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

According to the 2024 Analysis of Impediments to Fair Housing Choice, The impediments that continue to exist in Rio Rancho are related to a lack of Housing Affordability, Inadequate Fair Housing Education and Awareness in Community, and Limited Resources to Assist Underserved Populations. These impediments were echoed in the Affordable Housing Study Steering Committee meetings, and are identified in the Affordable Housing Analysis Plan that was adopted by the Governing Body in PY23. Through the development and approval of the Affordable Housing Analysis Plan the City was able to draft and approve the Affordable Housing Ordinance on December 14, 2023.

The City provides Fair Housing information through the City of Rio Rancho website for citizens of the

community and City of Rio Rancho staff. Most calls received by the City concerning Fair Housing are related to Landlord/Tenant Relations. Based on the number of calls received it is evident that the public is accessing the information provided on the website. Any calls received that are determined to be valid Fair Housing discrimination calls are then referred to HUD.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will conduct annual subrecipient monitoring and site visits during the program year. CDBG activities are monitored according to program requirements. Subrecipients and contractors are required to submit periodic progress, personnel policies and procedures, conflict of interest certification, beneficiary income qualification documents and financial reports and submit quarterly benefit data reports. Staff maintains regular telephone and email contact with subrecipients and contractors.

Subrecipients will be notified in writing of deficiencies identified during monitoring with a request from the City to respond with corrective actions within 30 days from the notice of deficiency. Depending on the severity of the deficiency further funding of the City may suspend Subrecipient expenditure requests and the Subrecipient will be held responsible for reimbursing the City's CDBG program for any ineligible CDBG expenses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft and final performance reports can be provided in alternative formats (i.e. Braille, large print) and translated to Spanish upon request. The City posted a notice in English and Spanish in the Albuquerque Journal on September 12, 2024 noticing a public comment period of 15 days. The review period is designed to receive comments on the performance report that is to be submitted to HUD before its submission. The public comment period began on Thursday, September 12, 2024 and will end on Thursday, September 26, 2023. The report will be submitted to HUD no later than September 30, 2023 and will include all public comments received, if any, and their respective responses.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Rio Rancho has not changed program objectives that were established in the Con Plan and Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Rio Rancho has not changed program objectives that were established in the Con Plan and Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative