



City of Farmington

2021 Annual Action Plan

October 1, 2021 through September 30th, 2022

*Adopted by City Council Resolution 2021-1809
August 10, 2021*

Executive Summary

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

1. Introduction

The Community Development Block Grant (CDBG) Program is administered by the U.S. Department of Housing and Urban Development (HUD). The CDBG program provides an annual grant to entitlement communities to carry out a wide range of activities directed towards providing decent, safe, and sanitary housing, a suitable living environment, and expandable economic opportunities. The amount of funds the City of Farmington receives is based on population size and the number of low-to-moderate income residents. This is the 18th year that the City will receive Block Grant funds. Each activity must meet one of the three following national objectives identified by HUD for the CDBG program before it is eligible for funding:

- Benefit to low- and moderate-income (LMI) persons;
- Aid in the prevention or elimination of slums and blight; or
- Address other community development needs that present a serious and immediate threat to the health and welfare of the community.

CDBG activities must also meet eligibility requirements set by HUD and address a priority need, goal, and objective established in the City's 2019-2023 Consolidated Plan. The priority needs established in the Consolidated Plan include: homelessness, special needs populations, community facilities, infrastructure, and low-to-moderate income households.

The Annual Action Plan identifies the projects recommended to receive CDBG funds for the 2021 program year and serves as the City's application for funding. The City anticipates receiving \$408,284 in regular 2021 CDBG funds.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives of this Action Plan are based on those identified in the 2019-2023 Consolidated Plan's Strategic Plan. These objectives include providing decent housing, providing a suitable living environment, and expanding economic opportunities:

- Providing decent housing: helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment: improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities: creating jobs that are accessible to low- and moderate-income persons; making mortgage financing available for low- and moderate-income persons at reasonable rates; providing access to credit for development activities that promote long-term economic and social viability of the community; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally-assisted and public housing.

The City proposes to utilize the 2021 CDBG grant to fund capital improvements and public services to address the priority needs of the homeless, special needs populations, community facilities, infrastructure, and low- and moderate-income persons. The project outcomes will be based on the number of persons assisted on the projects.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Farmington, as a recipient of CDBG funding, has completed a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. These reports summarize past accomplishments and evaluate performance in regards to meeting goals set forth by the Consolidated Plan. CAPERs are published on the City website at: <http://www.fmtn.org/CDBG>.

The City has engaged in a variety of project types that help to meet the objectives of the Plan, including providing decent housing through rental assistance and transitional housing, suitable living environments through capital improvements, and economic and community opportunities through

STEM programs, mentoring/counseling, and training. The accomplishments in past program years have allowed the City to continue to meet its goals set forth by this Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities under the Federal Housing and Community Development Act of 1974, as amended, to develop a citizen participation plan as the first step in developing a new Consolidated Plan. The Citizen Participation Plan describes how the City of Farmington involves residents in the planning, implementation, and assessment process for how to use Community Development Block Grant (CDBG) funds. It includes the City's policies and procedures for public participation in the Consolidated Plan process. The Consolidated Plan is a five-year plan required by HUD that assesses community needs and sets out a strategic plan with proposed projects for the five-year period. The main components of the Consolidated Plan include: housing affordability; housing needs; community needs; homeless needs; special needs; priority ranking; a strategic plan; and, an Analysis of Impediments to Fair Housing Choice. Also, included in the process is the development of the first year Annual Action Plan (2019).

The Citizen Participation Plan generally documents the process and public involvement for the development of the Consolidated Plan, the Annual Action Plans, and the Consolidated Annual Performance and Evaluation Report (CAPER) over the Consolidated Plan five-year period. All public meetings and public hearings are publicized in two languages, in accordance with applicable HUD, state and local regulations.

In addition, the staff included the draft 2021 Annual Action Plan with community outreach events engaging the public regarding the City of Farmington's 2040 Comprehensive Plan Update.

5. Summary of public comments

The 2021 Annual Action Plan was available for public comments from July 9, 2021 to August 10, 2021. No public comments have been received.

No members of the public spoke at the August 10, 2021 Council meeting.

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

The City of Farmington makes every attempt to incorporate all comments into the formulation of this Action Plan. Any comments made during the public comment period for the 2021 Action Plan will be included in this section.

7. Summary

The City of Farmington will continue to receive annual CDBG allocations to benefit low-and-moderate income residents in the community. CDBG projects recommended for funding for the 2021 program year meet a priority, goal, and objective identified in the 2019-2023 Consolidated Plan. The City will evaluate past performance and make adjustments in the future to better serve the needs of the community. Residents and providers will continue to be informed and invited to participate in the CDBG process to ensure projects meet the needs of the community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FARMINGTON	Community Works Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Farmington's Community Works Department, through the CDBG Division, is in charge of administering the Community Development Block Grant Program.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Annual Action Plan identifies the agencies and projects awarded with CDBG. These projects address the community needs identified in the 2019-2023 Consolidated Plan. Community needs were based on input received from services providers, clients, and residents during the Consolidated Plan process. Additionally, the City identified emergent needs resulting from the coronavirus pandemic. As part of the public participation process, the City additionally allowed a public review and comment period of the Draft 2021 Action Plan. This period was followed by a public hearing on August 10, 2021 to receive additional comments.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Farmington staff has collaborated with, coordinated with, and supported a number of organizations in the area to undertake activities related to housing, health, and other public services. Participating organizations include: Totah Behavioral Health, Presbyterian Medical Services, Joint Intervention Program, ECHO Food Bank, Family Crisis Center, People Assisting the Homeless (PATH), San Juan County Housing Authority, San Juan County Partnership, San Juan Center for Independence, Masada House, Identity, Inc!, Navajo United Methodist Center, Big Brothers Big Sisters, and other local organizations and businesses. These agencies received public participation notices for the Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Farmington CDBG Division has attended various COVID-19 webinars with the New Mexico Coalition to End Homelessness (NMCEH), which houses the "Balance of State CoC" for the State of New Mexico. The City of Farmington CDBG program also works closely with San Juan County Partnership which has a HUD Grant for CoC Rental Assistance Program. Both organizations were invited to participate in the Priority Needs and Fair Housing Surveys, attend the two public meetings on Community Needs and Identifying Strategies for the Consolidated Plan, and review/comment on the Consolidated Plan. This plan identifies the community needs and provides guidance for formulating Action Plans.

Staff worked with the NMCEH to obtain homeless data for the 2019-2013 Consolidated Plan. Additionally, the CDBG Division has been in joint discussions with NMCEH and a Colorado-based organization to explore funding opportunities for affordable housing in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Farmington does not receive Emergency Solution Grant funding from HUD.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Public Service Providers
	Agency/Group/Organization Type	Services – Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services- homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Housing Need Assessment Public Housing Needs Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City invited agencies to participate in the Community Needs and Fair Housing Surveys, and attend the two public meetings on Community Needs and Identifying Strategies for the 2019-2023 Consolidate Plan. Local organizations were also invited to participate in the public review and comment period for the 2021 Action Plan. Additionally, as regular CDBG subrecipients, some agencies submit quarterly reports that communicate the need for housing/homeless services, which the City continues to address.
2	Agency/Group/Organization	City of Farmington Fire Department
	Agency/Group/Organization Type	Services-homeless Services-Health Other government - Local

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Farmington Fire Department has participated in discussions regarding the immediate need for emergency housing and homeless assistance. Fire provided data to the CDBG Division regarding numbers of people helped through existing homeless shelter programs and, more recently, as part of considerations for coronavirus-related assistance.

Identify any Agency Types not consulted and provide rationale for not consulting

The City's outreach efforts are comprehensive to ensure that all citizens and service providers have access to the Action Plan and an opportunity to share comments. There are no organizations that are specifically not consulted. CDBG staff emails its contact list of service providers and interested individuals to encourage them to participate in the review of the Action Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New Mexico Coalition to End Homelessness	Although the City does not receive CoC funds, staff participates in NMCEH webinars regularly. Both the City and NMCEH are working on addressing the increasing need to provide housing services, especially with the ongoing COVID-19 pandemic.
2017 San Juan County Needs Assessment	San Juan County Partnership	Top identified needs are included in the potential projects list and considered high priority projects.
Affordable Housing Plan for NE San Juan County	City of Farmington, San Juan County	Identified affordable housing needs and actions to address barriers to housing development.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The priorities, goals and objectives identified in the 2019-2023 Consolidated Plan are a direct result of implementing the Citizen Participation Plan utilizing the data and comments collected through surveys and public meetings. The survey results determine the initial priorities. Attendees at public meetings expressed agreement with the priority levels, which help formulate action plans.

All projects proposed for the 2021 CDBG program year meet one of these priorities, goal, and objectives. The City's Action Plan outreach efforts comply with the Citizen Participation Plan and are comprehensive to ensure that all have an opportunity to participate.

Citizen participation utilized in developing this Action Plan includes:

- Consultation with the City Council during a scheduled public meeting on July 13 and July 27, 2021 and a work session on July 20, 2021 for discussion and direction regarding project proposals. All meetings were open to the public.
- Publication and posting of the public notice of the public comment period, as well as, a notice for the public hearing. The notices are printed in the legal section of the local newspaper. Posting locations include: City Hall, Community Works Department, Farmington Public Library and Farmington Museum. In the notices, citizens are given the opportunity to request accommodation for special needs or interpreters to review the draft and in advance of the public hearing.
- The public notices are additionally emailed to service providers and interested parties, and are posted on the City's website.
- Public Hearing: A public hearing will be held with the City Council to hear public comments, and to review and adopt the 2021 Annual Action Plan.
- The City Council adopted the 2021 Action Plan on August 10, 2021.

The citizen participation process detailed here is expected to reinforce the goals set forth in the 2019-2023 Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Newspaper ads in English and Spanish for public review notice and virtual public hearing notice were placed in the local Daily Times newspaper. Ads were published on July 11, 2021			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Notices at City Locations for Public Review/Comment Period and Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Posting of public review and hearing notices in English and Spanish in public buildings. Notices were posted on July 9, 2021.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Draft 2021 Action Plan Copies at City Locations	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Hard copies of Draft 2020 Action Plan made available in public buildings on July 9, 2021.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Posting of public review and hearing notice in English and Spanish on City website. Notice was posted on July 9, 2021.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Posting of Draft 2021 Action Plan on City website on July 9, 2021. The public review and comment period notice was emailed to local agencies on July 9, 2021.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The U.S. Department of Housing and Urban Development (HUD) has awarded the City of Farmington \$408,284 in regular CDBG 2021 funds. The 2021 program year is from October 1, 2021 to September 30, 2022.

Projects will benefit low- and moderate –income residents or special needs population and meet a priority need, goal, and national objective in the 2019-2023 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	408,284	0	100,609.39	508,893	0	CDBG 2021 allocation was confirmed on May 13, 2021. Additionally, the City reallocates resources from previous years to this action plan. Specifically \$45,869.64 from the 2018 Bonnie Dallas Upgrade and \$54,739.75 from the 2014 CDBG FIFO funds.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There is no specific requirement for leveraging with CDBG grant funds. Subrecipients have the potential to leverage other grant funds and private funds. However, the exact amounts will not be known until projects are awarded and contracts are finalized.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there are no plans to use publically owned land or property located within the City of Farmington.

Discussion

The City expects to receive \$408,284 in CDBG funding for the 2021 program year. Of this total, \$265,384.60 will be spent on capital projects, which accounts for 65 percent. Public services will be allotted 15 percent with \$61,242.60. Planning and Administration will account for 20 percent with \$81,656.80. This plan also reallocates a \$45,869.64, balance from the 2018 Bonnie Dallas Senior Center Improvement funding, and additional \$54,739.75 from the 2014 CDBG FIFO funds.

The 2021 Action Plan is the third year of the 2019-2023 Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Facilities	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Low Mod Targeted Neighborhood	Special Needs Populations Community Facilities Infrastructure Low-to-Moderate Income Households	CDBG: \$311,254.24	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 380 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Services	2019	2023	Homeless Non-Homeless Special Needs	Low Mod Targeted Neighborhood	Homelessness Special Needs Populations Low-to-Moderate Income Households	CDBG: \$61,242.60	Sexual Assault Counseling: 15 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 135 Households Assisted Children at Risk Education and Shelter: 310 Persons Assisted Homelessness Prevention: 70 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Community Facilities-Brookhaven Park East
	Goal Description	Parking and sidewalk connectivity and accessibility (ADA) improvements, park and playground improvements in LMI area.

2	Goal Name	Public Services
	Goal Description	<p>The 2021 Annual Action Plan will allow eligible citizens to benefit from public service projects through local agencies/organizations. Overall, four (4) public service projects will be implemented during the 2021 program year.</p> <ol style="list-style-type: none"> 1. Domestic Violence Shelter (\$15,000) 2. Sexual Assault Counseling (\$15,000) 3. Child Abuse Shelter and Education (\$16,242.60) 4. Emergency Rental Assistance (\$15,000)

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2021 Annual Action Plan will include one (1) capital improvement project, and four (4) public service projects.

Capital Projects

Two (2) capital improvement project were considered at the July 13, 2021 Council Meeting:

1. Farmington Ave ADA and Accessibility Improvements
2. Brookhaven Park ADA and Play Area Improvements

City Council directed staff to allocate all of the available capital improvement funds to the Brookhaven Park project.

Public Service Projects

Public Service projects were presented at the July 20, 2021 Council Meeting and awarded at the July 27, 2021 Council meeting. Of the ten (10) public service projects approved, four (4) will be either partially or completely funded by CDBG funds.

1. San Juan County Partnership: Rapid rehousing and rental assistance for homeless and at risk individuals and families (\$15,000).
2. Sexual Assault Services of NW New Mexico: Crisis intervention and counseling services for sexual assault victims/survivors (\$15,000).
3. Navajo United Methodist Center: Transitional housing and childcare services for domestic violence victims (\$15,000).
4. Childhaven: Shelter and education for low income children and families (\$16,242.60).

Public service projects were selected through a Request for Proposal (RFP) process in accordance with New Mexico State Procurement Code. The proposals were reviewed by staff to ensure they met a HUD national objective and a Consolidated Plan priority need. Agencies were given the opportunity to present their proposals to the City Council. The Council subsequently made the final public service selection for this program year.

Due to the increase in community needs related to the COVID-19 Pandemic, the Farmington City Council awarded an additional \$216,627.40 of funds to cover all of the qualified requests.

Planning and Administration

Planning and administration funds will be utilized by the City to administer CDBG activities. In addition, the administration of the CDBG program will ensure compliance with statutory and regulatory requirements.

Projects

#	Project Name
1	Brook Haven Park ADA improvements and playground equipment improvements
2	Public Service Programs
3	Planning and Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds and associated activities must address a priority need, goal, and objective established in the 2019-2023 Consolidated Plan. A number of factors are taken into consideration in determining how funds are allocated. Funding levels are highly dependent upon the critical needs in the community, the number of RFP applications received, and the types of projects submitted through the RFP application process.

The City Council makes the final determination on projects including the funding allocations. The final determination for project selections and award occur during consideration of the Action Plan after a noticed public hearing. This year's public hearing is on August 10, 2021.

The overarching obstacles that exist in meeting the City's underserved needs are the limited amounts of funding available, including CDBG funds allowed to be utilized for both capital projects and public service projects and the economic downturn that still persists in the region.

AP-38 Project Summary

Project Summary Information

1	Project Name	Brook Haven Park East
	Target Area	Low Mod Targeted Neighborhood
	Goals Supported	Public Facilities
	Needs Addressed	Special Needs Populations Low-to-Moderate Income Households
	Funding	CDBG: \$311,254.24
	Description	Replace old play structures, provide shade, remediate raised concrete sidewalks and add accessible ramps, replace ADA parking stalls
	Target Date	9/30/2022

In addition, \$150,000 of funds allocated in the Amended Annual Action Plan for safety improvements to the Lions Pool will be rolled over to the 2021 Annual Action Plan. The improvements to Lions Pool have been delayed due to the ongoing COVID-19 pandemic and a change in state regulations regarding pool construction.

The \$54,739.75 of unused funds from 2014 will be held as a contingency for the two capital improvement funds.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All CDBG funding will be used within the boundaries of the City of Farmington. Public improvements involve one activity: 1) ADA sidewalk/parking rehabilitation, update park and playground equipment, within an LMI neighborhood. It is estimated that 65% of CDBG funds for public improvement activities will be utilized in LMI neighborhoods.

For the 2021 program year, public service projects are allotted 15% of CDBG funds. These activities are clientele-based, as opposed to location-based. The exact percentage of funds distributed geographically will not be known until the projects are completed.

Geographic Distribution

Target Area	Percentage of Funds
Low Mod Targeted Neighborhood	60

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The low- and moderate-income area map, created by the CDBG Division with American Community Survey data, assisted staff in recommending projects to the City Council for capital allocation to the areas of most need.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although there are sufficient numbers of households with unmet housing needs, the City does not currently anticipate utilizing CDBG funds for rehab or new housing construction.

The City has utilized CDBG funding in the past to partially fund an affordable housing project, which required carrying over CDBG funding for 2-3 years. Regular annual CDBG funding is not sufficient to support such projects.

This year, however, CDBG funds will provide the opportunity to assist an estimated 204 households with housing emergency payments to cover rent, mortgage and utilities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	204
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	204

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in Farmington or San Juan County. The limited amount of the typical annual CDBG grant and the wide variety of needs identified does not allow the CDBG grant to create a public housing project.

Actions planned during the next year to address the needs to public housing

N/A

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

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The 2021 Annual Action Plan will reach the needs of homeless people through a variety of public service activities. Projects will also be designed to meet the needs of special populations through programs that can be accessed by community members.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Three (3) public service projects in the year's Action Plan will provide direct services to the homeless, particularly the chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

San Juan County Partnership, Navajo United Methodist Center, and Childhaven will provide the following, respectively: rental and rapid rehousing assistance for preventing and addressing homelessness; a homeless shelter with case management services; transitional housing for women, men and children who have been displaced due to domestic violence, as well as childcare services for victims/survivors; and housing emergency payments to prevent and address homelessness, which will include rental, mortgage and utility assistance.

Additionally, one (1) projects will provide special needs services to community members who may be at risk of homelessness.

Sexual Assault Services of NW New Mexico will respectively engage in the following activities: counseling/therapy for sexual assault victims and crisis intervention services for domestic violence survivors.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the homeless shelter and the transitional home projects include case management, counseling, and education components. The majority of social services agencies in the community work collaboratively to reach out to homeless persons and provide individual assessments.

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

Helping homeless persons, especially chronically homeless individuals and families, families with children, veterans and their family, and unaccompanied youth, through CDBG funded programs is a top priority. Subrecipient programs provide needed services, guidance and support to address current homelessness and prevent homeless conditions in the future. Their services include weekly group/individual meetings that are scheduled to provide education on housing, budgeting, nutrition, employment, and health care. Residents can take advantage of learning basic computer literacy, learning how to save money, learning skills for living independently, and use of a daycare while job searching.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to support local agencies that provide emergency and transitional housing under the Action Plan.

During the 2021 program year, San Juan County Partnership Housing Program will use funds to provide rental assistance to prevent homelessness and homeless rapid rehousing for 9 households. Navajo United Methodist Center's domestic violence shelter will use funds to provide transitional housing for 70 individuals that have been displaced from domestic violence circumstances. Childhaven will provide emergency shelter to 100 abused, neglected and abandoned/homeless children.

Discussion

The need to provide housing and supportive service needs for persons who are not homeless but have other special needs such as elderly, frail elderly, persons with disabilities (mental, physical, developmental, person with alcohol or other drug addictions), at-risk youth, persons with HIV/AIDS and

their families are considered special populations that are listed on the Consolidated Plan's priority needs list for the City. Each of these special populations would greatly benefit from CDBG funds for supportive services. Staff will continue to inform local agencies and organization affiliated with helping the special needs populations to apply for CDBG funds in upcoming years.

This year, Sexual Assault Services of NW New Mexico and the Family Crisis Center will respectively engage in the following activities: counseling/therapy for sexual assault victims and crisis intervention services for domestic violence survivors.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Farmington continues to identify and address barriers to affordable housing in order to increase the availability of affordable housing units.

Actions it planned 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

The City of Farmington has taken the following actions to ameliorate the barriers to affordable housing:

- Adopted its first Affordable Housing Strategic Plan on May 24, 2011. This document built upon the City of Farmington's Housing Affordability 2010 Update and Housing Needs Assessment in the 2009-2014 Consolidated Plan.
- Adopted the Affordable Housing Ordinance No. 2012-1261 on November 27, 2012.
- The current Unified Development Code (UDC), which regulates all public and private development within the City, currently allows placement of manufactured homes in all residentially zoned districts. Rental apartments are allowed on single-family lots with a Special Use Permit.
- The 2020 update to the UDC includes allowing apartments to have separate utility meters.

Discussion:

Recommendations in the 2021 Farmington Comprehensive Plan regarding Housing include:

- Develop and adopt a housing policy incorporating inclusionary guidelines for residential development projects.
- Continue the development of strategies for infill and redevelopment activities, such as flexibility in development regulations, exemption of development fees, and allocation of grants, particularly for affordable housing.
- Develop a retrofit program to help increase the number of energy-efficient, age-in-place homes.

To build on these initial steps, the City needs to quantify the issue of homelessness and affordable housing availability. Public Service agencies that serve the Farmington area do not currently pool their information. There is not a clear picture of the number of homeless in the area or their demographic makeup. There is no clear snapshot available of housing stock and pricing.

It is unknown how the COVID-19 pandemic has impacted homeless numbers. Rise in unemployment and partial or permanent closure of many local businesses is expected to directly impact homelessness.

In order to create an effective action plan to address barriers to affordable housing additional data must be collected. The most current data regarding housing needs and costs is from the 2011 San Juan County Affordable Housing Plan and a 2012 Housing Affordability Update.

The City will be identifying funds to conduct a new study that includes a count of homeless persons and a survey of the current real estate market.

AP-85 Other Actions – 91.220(k)

Introduction:

For the 2021 program year, the primary categories of needs to be addressed are public facilities and public services to eligible community members.

Actions planned to address obstacles to meeting underserved needs

There is an underserved need across most categories, including the homeless, special needs populations, and low-income residents. Obstacles to meeting these needs include lack of funding to meet all need. This Action Plan strategically places an emphasis on projects that will have the most impact for high needs populations. This means that an emphasis is placed on projects that utilize a high degree of coordination with other agencies, meet the highest needs, and can have a measureable impact on the persons served.

Actions planned to foster and maintain affordable housing

The Housing Needs Assessment complies with 91.205 (b) by looking in depth at affordable housing. The assessment provides projections for the number and type of families in need of housing assistance for extremely low-income, low-income, moderate-income, and middle-income families, for renters and owners, for elderly persons, for single persons, for large families, and for persons with disabilities. The assessment details the affordability, or cost burden, for a variety of housing types.

A key recommendation of the Housing Needs Assessment is to specifically address the needs of the families in greatest need, as defined by HUD.

Greatest Need - HUD defines those in the greatest need for affordable housing as “families and individuals whose incomes fall 50 percent below an area’s median income, who either pay 50 percent or more of their monthly income for rent, or who live in substandard housing.” Substandard housing is defined as housing without complete kitchen or plumbing facilities or families who live in overcrowded conditions. Overcrowding is defined as more than one person per room in a household.

The Farmington MSA has a significant number of households that are considered greatest need families. According to the American Community Survey (2011-2015), 37.7% of families and individuals in occupied rental units pay 35% or more of their gross household income. Any affordable housing project conducted in the Farmington MSA should directly affect the families in greatest need.

Obviously, the limited annual CDBG Formula Grant that the City of Farmington receives does not allow any significant impact on the number of households in greatest needs; however, the information in the Housing Needs Assessment does provide a rational justification for any housing affordability project, rental or purchase.

The Consolidated Plan regulations require specific objectives that describe proposed accomplishments the jurisdiction hopes to achieve and must specify the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide. Given the variety of potential projects and limited annual grant resources, the need to find or develop a partner to create a housing project, it is difficult to identify realistic affordable housing goals for the 2020 Action Plan. However, as mentioned in the previous section, 2020 updates to the Unified Development Code are a step in the right direction to increase the housing stock by allowing apartments to have separate utilities, and the Comprehensive Plan, for adoption in 2021, will provide further recommendations on housing strategies.

Actions planned to reduce lead-based paint hazards

There are no Action Plan projects related to lead-based paint. The City does not intend to fund renovations. However, the City will continue to ensure that capital projects funded by CDBG, which involve rehabilitations, require the mitigation of lead-based paint appropriately by including regulations in applicable contracts with subrecipients.

Under this plan, the City will be providing emergency rental assistance to LMI households. Although assistance is not expected to exceed 100 days, which would trigger lead-based paint requirements, staff will coordinate with subrecipients to comply with HUD's lead-based regulations if need be.

Actions planned to reduce the number of poverty-level families

The Action Plan will reduce the number of poverty-level families through the implementation of funding to the public service projects. These projects will provide support for individuals and families to become self-sufficient, access new opportunities and exit out of poverty.

Actions planned to develop institutional structure

Funding the planning and administration of CDBG funds will allow the City to monitor and guide the implementation of goals. The guidance will ensure the City can meet its obligations as outlined by HUD.

The City of Farmington's Mayor and City Council serves as the legislative, policy-making and administrative body governing the City. The Mayor and City Council performs legislative and quasi-judicial functions, which include adopting ordinance and resolutions for the safety, health, and well-being of the community.

The Mayor and City Council appoints a City Manager to carry out the policy directions of the City Council and to supervise and coordinate the work of department staff. With the exception of the City Attorney and City Clerk, the City Manager has line authority over all City departments. The Community Development Department, which administers the CDBG program, is one of these departments.

Actions planned to continue to develop institutional structure include:

- Provide data and other information through the appropriate channels to ensure that leaders are aware of issues and can make decisions accordingly.
- Implement the 2019-2023 Consolidated Plan and the 2021 Annual Action Plan for the CDBG program.
- Update the Mayor and City Council regarding the CDBG program, request approvals and provide project information as needed.
- Include other local jurisdictions in the CDBG process.
- Continue engaging subrecipients and eligible organization in the annual application process; provide updates on funded projects, new rules and regulations from HUD, as well as fair housing information.
- Continue providing training and technical assistance to subrecipients.
- Continue to encourage collaboration amongst agencies and organizations.
- Encourage, facilitate and foster relationships throughout San Juan County to strengthen the service available to the public.

Actions planned to enhance coordination between public and private housing and social service agencies

Coordination among all providers is essential in improving the conditions and addressing service gaps for the City's citizens. Actions planned to enhance coordination between public and private housing and social service agencies include:

- Award CDBG funds to eligible projects.
- Encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent.
- Continue working with agencies to address issues of poverty and homelessness.
- Continue to attend and be involved in meetings, events and training opportunities for housing and social service agencies.
- Continue to conduct outreach at public events on fair housing.

Discussion:

N/A

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

N/A

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%