City of Farmington

2012 Annual Action Plan

Year 4 of the 2009-2014 Consolidated Plan

October 1, 2012 - September 30, 2013

Adopted by the City Council
on
July 24, 2012

City of Farmington

2012 Annual Action Plan

Year 4 of the Consolidated Plan

October 1, 2012 - September 30, 2013

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City of Farmington

2012 Annual Action Plan

October 1, 2012 - September 30, 2013

Part One: Executive Summary

The City of Farmington is entitled under a formula allocation to receive Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development (HUD). In 2004 and 2009, the City adopted Consolidated Plans that identified community needs, goals, and objectives. Included in the 2009-2014 Consolidated Plan is a 5-year Strategic Plan to address the City's priority needs. An Annual Action Plan identifies and prioritizes key information on community development needs and lists proposed projects and their annual budgets. Table 1 is a summary of the funds available, the 2012 Annual Action Plan projects, and the proposed budget.

Note: Due to a $27.25 mathematical error, the approved project budgets below are short of the total available grant amount. This amount is within the Capital Projects category. The Capital Projects budget can not be changed at this point due to time constraints. Therefore, this amount will be included in a future Action Plan amendment, which is expected to be processed the fall of 2012.

Table 1

2012 Annual Action Plan Projects and Budget					
2012 Total CDBG Grant	$ 352,185.00				
Capital Projects 65%		$ 228,893.00			
Public Service 15% Max			$ 52,827.75		
Planning and Admin 20% Max				$ 70,437.00	
Agency	**Projects**	**Capital Projects**	**Public Service**	**Planning and Administration**	**Percent of Total Budget**
Four Corners Foundation	A PATH Home Transitional Housing	$ 228,893.00			64.99%
San Juan College	Day Care Assistance		$ 8,000		15.00%
San Juan County Partnership	Rental Assistance		$ 12,000		
Northwest New Mexico Seniors	Senior Home and Respite Care		$ 12,000		
ECHO	Financial Literacy/Credit Repair Classes		$ 10,000		
MASADA	Transitional Treatment Services		$ 8,827.75		
City of Farmington Parks	Lessons to Live - Swimming lessons for low income children.		$ 2,000		
City of Farmington CDBG	Planning and Administration			$ 70,437.00	20.00%
Totals		$ 228,893.00	$ 52,827.75	$ 70,437.00	

Part Two: Managing the Process

A. Lead Agency

The City of Farmington CDBG Division is the lead agency in charge of administering the Community Development Block Grant.

B. Annual Action Plan Process

The Action Plan process combines the Request for Proposal (RFP) process with the Action Plan process. Partner agencies are selected concurrently with the adoption of the Action Plan.

The following work schedule shows all of the key dates, meetings, and actions for the process of developing and adopting the 2012 Annual Action Plan. All of the actions that are in bold were publicly noticed in the Farmington Daily Times and posted on the City's web site.

The Draft 2012 Annual Action Plan was made available for review at the City of Farmington City Clerk's Office, the Community Development Department, the Farmington Library, and on the City's web site.

2012 Annual Action Plan Work Schedule

- **Introduction to the Action Plan Process . . . . . March 28, 4-6 pm**
- **RFP Publication Date . . . . . April 1**
- **Action Plan Pre-Proposal Meeting . . . . . April 11, 10:00 am**
- **Project Proposal Submittal Deadline Date . . . . . April 25**
- **Project Proposal Eligibility Review . . . . . April 26 to April 30**
- **CC Work Session Project Proposals CC . . . . . June 5, 9:00 am**
- **CC Work Session Project Selections and Budget . . . . . June 19, 9:00 am**
- **Draft Action Plan Public Review . . . . . June 26 to July 24**
- **Public Hearing and Planned City Council adoption . . . July 24, 7:00 pm**
- **Last Date for CC adoption . . . . . August 14**
- **Action Plan Due Date, Must Arrive at HUD on . . . . . August 16**

C. Coordination With Public and Private Agencies

Information regarding the Action Plan Process and the Request for Proposal publication was also sent out to e-mail lists of the following local agencies: the Affordable Housing Alliance; San Juan Safe Communities; the Local Collaborative; and the San Juan County Home Builders Association. These agencies cover virtually all non-profit services providers in San Juan County. The Home Builders Association is included to provide notice to the for-profit housing side of the community.

The draft Action Plan was sent to San Juan County and the Cities of Aztec and Bloomfield for their review and comment prior to adoption. The draft Action Plan public notice was also posted in Spanish in the local paper and a public hearing notice was posted in the Farmington Indian Center, at the Sycamore Park Community Center, and San Juan Center for Independence. The Farmington Indian Center was selected because it is a gathering place for meals and provides a number of community services. The Sycamore Park Community Center was selected because it is located in the lowest income neighborhood and in the highest concentration of Hispanic population in the community. San Juan Center for Independence was selected because it is the primary service provider for the disabled in the community.

Part Three: Available Funds 91.220(b)(1), 91.220 (b)(2)

Federal Resources: The 2012 CDBG budget for Farmington is **$352,185**. This is about $37,000 less than last year's budget and less than originally estimated for the 2012 Federal Fiscal year in the 2009-2014 Consolidated Plan's Strategic Plan. The Public Service budget, capped at 15 percent, is $52,827.75 and the Capital Projects budget is $228,893.00.

Note: Due to a $27.25 mathematical error, the approved project budgets below are short of the total available grant amount. This amount is within the Capital Projects category. The Capital Projects budget can not be changed at this point due to time constraints. Therefore, this amount will be included in a future Action Plan amendment, which is expected to be processed the fall of 2012.

Income
The City of Farmington has not undertaken any CDBG projects that have generated any program income.

Leveraging: There is no specific requirement for leveraging with CDBG grant funds. The 2012 Annual Action Plan's Capital Improvement and Economic Development projects 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.

City Resources: The City of Farmington supports Community Service Agencies through service contracts to benefit the community. This funding comes from the General Fund and Liquor Excise Tax. Table 2 details the Farmington fiscal year 2012 budget for Community Services. This information was provided by the Administrative Services Department.

Table 2

City of Farmington Fiscal Year 2012 Community Service Budget	
Totah Behavioral Health	$100,000
4 Winds Recovery Center	$273,600
The Roof Operations Contract	$57,000
Family Crisis Center	$12,000
Path/Daily Bread	$15,000
Childhaven	$24,000
Northwest NM Seniors	$1,400
PMS - Roundtree	$20,000
4 Winds Grant Pass Thru	$273,600
Safe Communities	$40,000
Sexual Assault	$15,000
Community Relations Comm.	$20,000
NM Centennial	$25,000
ECHO Back Packs	$6,500
Total	$883,100

Part Four: Summary of Priorities and Objectives 91.220(c)

All Action Plan projects and activities are based upon priorities identified through public input during the development of the 2009-2014 Consolidated Plan and the 2011 Analysis of Impediments. Specific objectives prioritized in the Consolidated Plan are identified with each Action Plan project. All 2009-2014 Consolidated Plan objectives are consistent with national HUD Objectives and are Eligible projects. Table 3 lists the projects, priorities, objectives, and targeted clients for the 2012 Annual Action Plan.

Table 3

Projects for the 2012 Annual Action Plan

Eligible Activities	Consolidated Plan Ranking 0 to 10	Proposed Action Plan Project	Outcome Objectives	National Objectives	Type of Project
03C Homeless Facilities (not operating costs)	9.15 and 8.11	A Path Home - Transitional Housing Construction	DH-1	LMC	Capital Improvement
05L Youth Services	6.56	Day Care Assistance	EO-2	LMC	Public Service
05S Rental Assistance	8.26	Emergency Rental Assistance San Juan County Partnership	DH-2	LMC	Public Service
05A Senior Services 570.201(e)	5.68	Home and Respite Care Northwest New Mexico Seniors	SL-1	LMC	Public Service
05D Youth Services	7.44	Lessons to Live Swimming Lessons for Low Income Families	EO-1	LMC	Public Service
05F Substance Abuse	6.89	MASADA Transitional Treatment	EO-1	LMC	Public Service
05J Fair Housing	7.11	Financial/Credit Repair	EO-1	LMC	Public Service
21A General Program Administration		Grant Management			Planning and Administrative

1st Quartile = Low Need
2nd Quartile = Med Need
3rd Quartile High Need
4th Quartile Highest Need

Outcome Objective Definitions

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

LMC - Low Mod Clientele
LMH - Low Mod Housing
LMA - Low Mod Area
URG - Urgent Need

Part Five: 2012 Annual Action Plan Projects and Budget 91.220(c)

Table 4 details the 2012 Annual Action Plan available funds, projects, and their budgets. The top rows show the 2012 CDBG grant of $352,185 broken down into public service, capital projects, and planning and administration allocations. In the lower rows are the individual projects with their funding broken down by public service or capital project and the overall percent of project budgets for public service, capital projects, and planning and administration. In the far right row, the percent of the total budget is shown.

Table 4

2012 Annual Action Plan Projects and Budget					
2012 Total CDBG Grant	$ 352,185.00				
Capital Projects 65%		$ 228,893.00			
Public Service 15% Max			$ 52,827.75		
Planning and Admin 20% Max				$ 70,437.00	
Agency	**Projects**	**Capital Projects**	**Public Service**	**Planning and Administration**	**Percent of Total Budget**
Four Corners Foundation	A PATH Home Transitional Housing	$ 228,893.00			65%
San Juan College	Day Care Assistance		$ 8,000		15%
San Juan County Partnership	Rental Assistance		$ 12,000		
Northwest New Mexico Seniors	Senior Home and Respite Care		$ 12,000		
ECHO	Financial Literacy/Credit Repair Classes		$ 10,000		
MASADA	Transitional Treatment Services		$ 8,827.75		
City of Farmington Parks	Lessons to Live - Swimming lessons for low income children.		$ 2,000		
City of Farmington CDBG	Planning and Administration			$ 70,437.00	20%
Totals		$ 228,893.00	$ 52,827.75	$ 70,437.00	100%

Part Six: Expenditure Limits 570.206, 570.201(e)(1), and 570.208

The 2012 Annual Action Plan complies with the expenditure limits established by HUD.

Planning and Administrative Cap - The maximum 20% administrative cap will not be exceeded. The 2012 CDBG formula grant is $352,185. The proposed 2012 Annual Action Plan Planning and Administrative budget is **$ 70,437**, which is 20% of the budget.

Public Service Cap - The maximum 15% public service cap will not be exceeded. The 2012 CDBG formula grant is $352,185 and 15% of this amount is $52,827.75.

Capital Projects – There is no limit on capital projects but after the 20% planning and administrative and 15% public service caps are taken out, 65 percent of the total funds, or $228,893, is available for capital projects.

Low/Mod Benefit Excluding Planning and Administrative costs, all budgeted funds will be used to assist Low-Moderate Clientele.

Part Seven: Geographic Mapping 91.220 (d)

A. Targeted Low- and –Moderate Income Neighborhoods

During the development of the 2010 Annual Action Plan, it was necessary to revise the Targeted Low- and Mod-Income Neighborhood table and map. Federal regulation CFR 570.208 (a) (1) (ii) (A) provides direction on qualifying Low- and Moderate-Areas and the following table and map complies with the federal requirements.

CFR 570.208 (a) (1) (ii) and (A) exception, states that all census block groups in the highest quartile of block groups, of Low-Mod concentration, qualifies as a Low/Mod Area, not just the block groups that are 51% or higher.

CFR 570.208 (a) (1) (ii) (B) exception, states "the block group which would be fractionally divided between the highest and second quartiles shall be considered to be part of the highest quartile".

There are 35 Block Groups within the City of Farmington but only 33 Block Groups have a population; dividing that by four gives 8.25, which leaves a fraction. Per exception (B), the block group that falls within the fraction is considered to be part of the highest quartile. So the highest 8 block groups and the ninth block group, which is the fractional block group between the highest and second quartiles, all qualify for Low- and Moderate-Area projects.

The City of Farmington still has to use the 2000 U.S. Census data for income for two reasons. First, the 2010 U.S. Census avoided the question of income. Second, the American Community Survey (ACS) does not publish income data on the Block Group geography level for the City of Farmington. While data is being collected on income, not enough data has been collected to provide reliable confidence levels at the Block Group level.

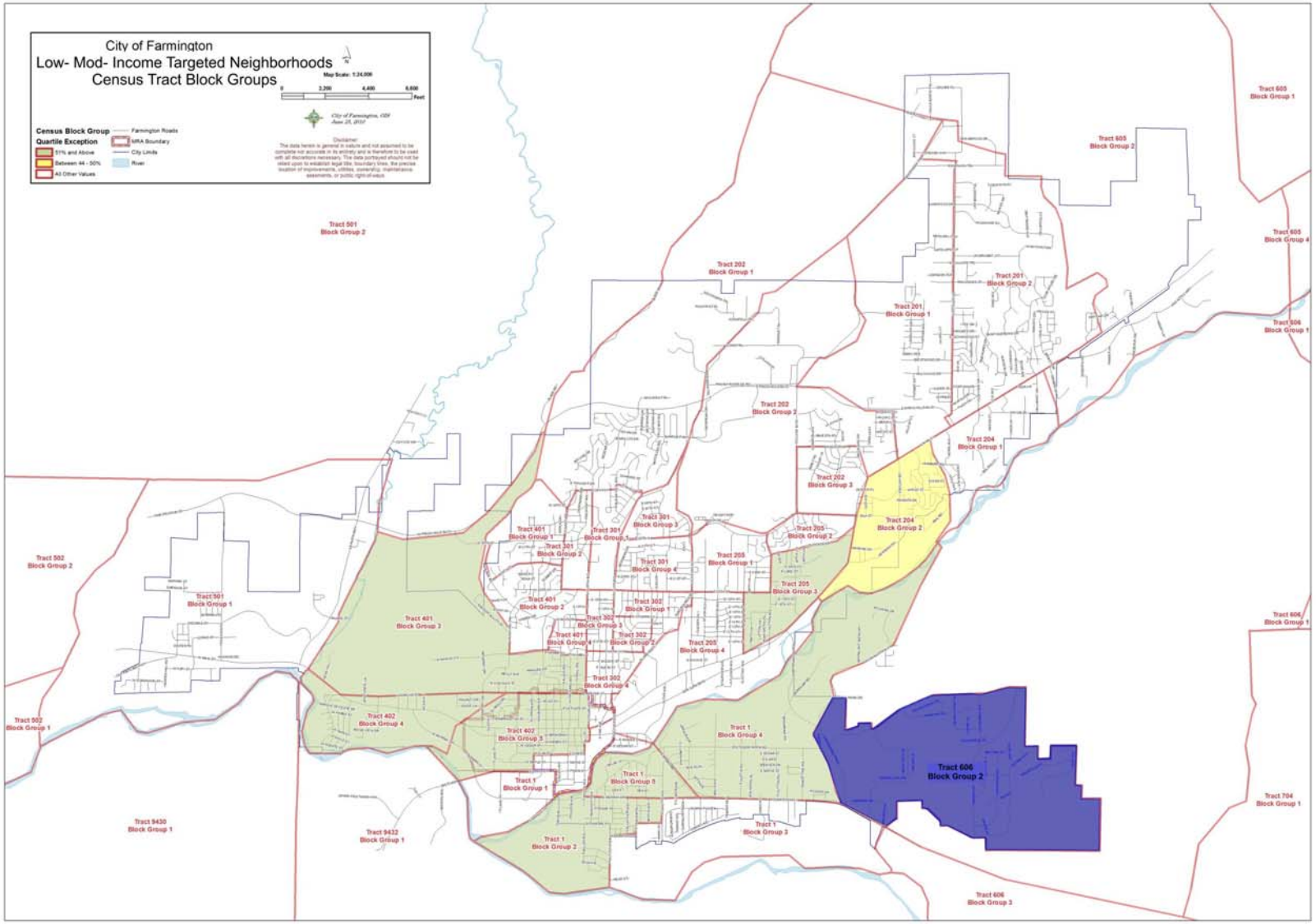
Table 5 below shows the concentration of Low-Mod populations by all Census Tract Block Groups in Farmington's Jurisdiction. The tracts shaded green qualify under the 51 percent requirement. The blue shading shows the block group that meets CFR 570.208 (a) (1) (ii) (A) as part of the highest quartile, the yellow shading shows the block groups that meets the CFR 570.208 (a) (1) (ii) (B) exception.

Map 1 on page 9 of this report shows all of the qualifying block groups that make up the City's targeted low- and moderate-income neighborhoods.

Table 5

Low-Mod Concentration by Census Track Block Groups				
Track	**Block Group**	**Low-Mod Universe**	**Low-Mod Population**	**Low-Mod Percent**
000100	5	597	431	72%
000402	4	1451	898	62%
000205	3	1539	910	59%
000100	2	1208	695	58%
000100	4	1389	776	56%
000401	3	1674	932	56%
000402	5	1280	652	51%
000606	2	2,007	978	49%
000204	2	1616	716	44%
000302	3	639	275	43%
000501	1	2130	900	42%
000401	4	661	275	42%
000205	4	2504	1033	41%
000302	4	949	365	38%
000205	1	1298	471	36%
000301	1	1447	478	33%
000302	2	604	163	27%
000100	1	175	47	27%
000100	3	1015	262	26%
000301	4	1541	370	24%
000605	2	228	54	24%
000204	1	535	114	21%
000301	2	874	171	20%
000202	3	577	108	19%
000301	3	845	157	19%
000302	1	1057	190	18%
000202	2	1095	159	15%
000401	2	1283	185	14%
000201	1	1013	140	14%
000401	1	1126	143	13%
000201	2	1978	238	12%
000205	2	948	75	8%
000202	1	1828	115	6%
Source HUD Data Users Web Page 2010 - 2000 US Census				
Block Groups with 51% or more Low Mod Population				
Part of the Highest Quartile but below 51%				
The block group which would be fractionally divided between the highest and second quartiles shall be considered to be part of the highest quartile.				

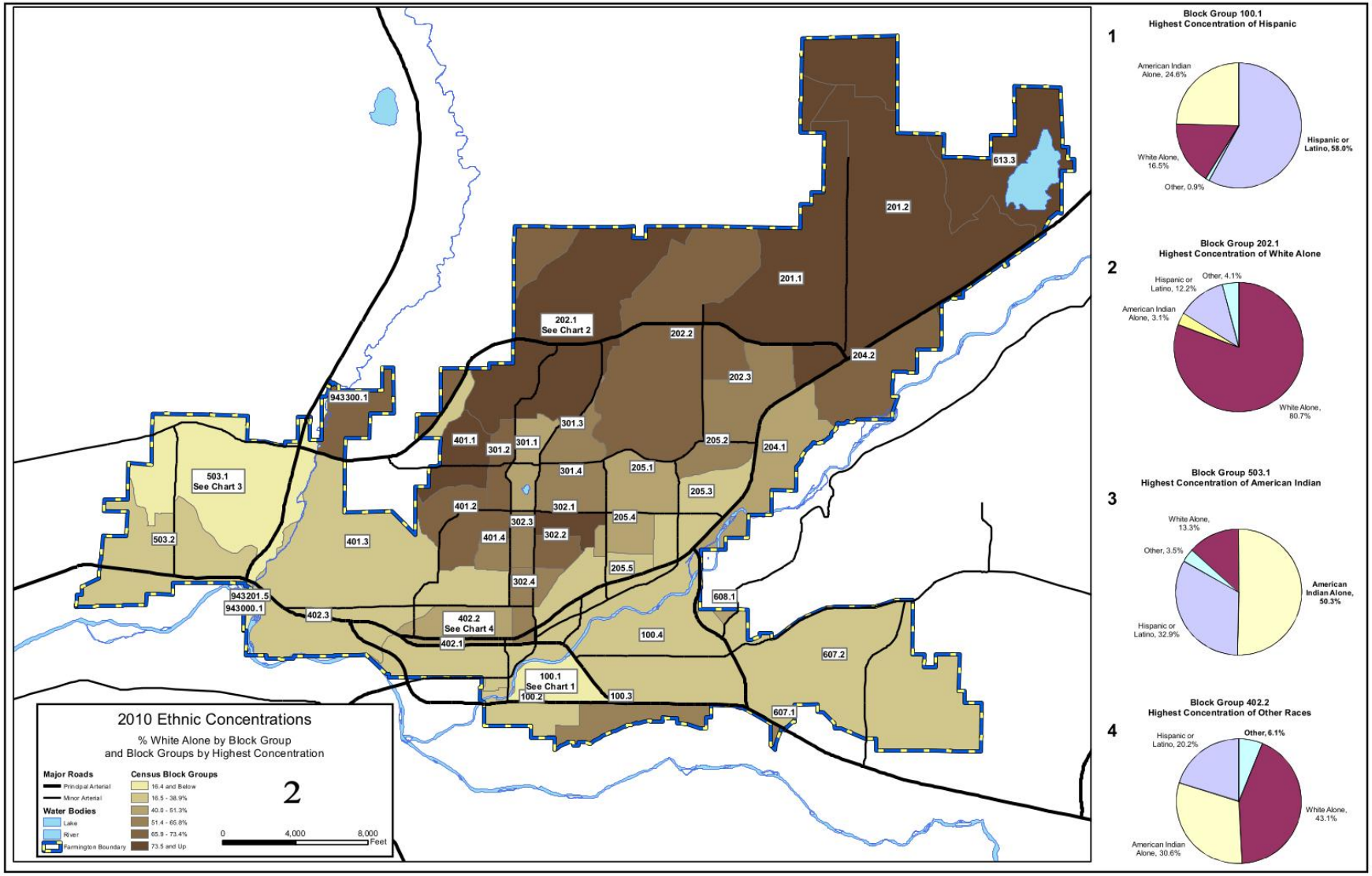
Map 1


City of Farmington
Low- Mod- Income Targeted Neighborhoods
Census Tract Block Groups
Map Scale: 1:24,000
0
2,200
4,400
6,600
Feet
City of Farmington, GIS
June 25, 2012
Disclaimer:
The data herein is general in nature and not assumed to be complete nor accurate in its entirety and is therefore to be used with all discretions necessary. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, utilities, ownership, maintenance easements, or public right-of-ways.
Census Block Group
Quartile Exception
51% and Above
Between 44 - 50%
All Other Values
Farmington Roads
MRA Boundary
City Limits
River
Tract 501
Block Group 2
Tract 202
Block Group 1
Tract 605
Block Group 1
Tract 605
Block Group 2
Tract 605
Block Group 4
Tract 201
Block Group 2
Tract 201
Block Group 1
Tract 606
Block Group 1
Tract 202
Block Group 2
Tract 204
Block Group 1
Tract 202
Block Group 3
Tract 204
Block Group 2
Tract 401
Block Group 1
Tract 301
Block Group 1
Tract 301
Block Group 3
Tract 301
Block Group 2
Tract 205
Block Group 2
Tract 205
Block Group 1
Tract 301
Block Group 4
Tract 205
Block Group 3
Tract 502
Block Group 2
Tract 501
Block Group 1
Tract 401
Block Group 2
Tract 302
Block Group 1
Tract 401
Block Group 3
Tract 302
Block Group 3
Tract 401
Block Group 4
Tract 302
Block Group 2
Tract 205
Block Group 4
Tract 606
Block Group 1
Tract 302
Block Group 4
Tract 502
Block Group 1
Tract 402
Block Group 4
Tract 402
Block Group 3
Tract 1
Block Group 4
Tract 606
Block Group 2
Tract 1
Block Group 1
Tract 1
Block Group 3
Tract 704
Block Group 1
Tract 9430
Block Group 1
Tract 9432
Block Group 1
Tract 1
Block Group 2
Tract 1
Block Group 3
Tract 606
Block Group 3

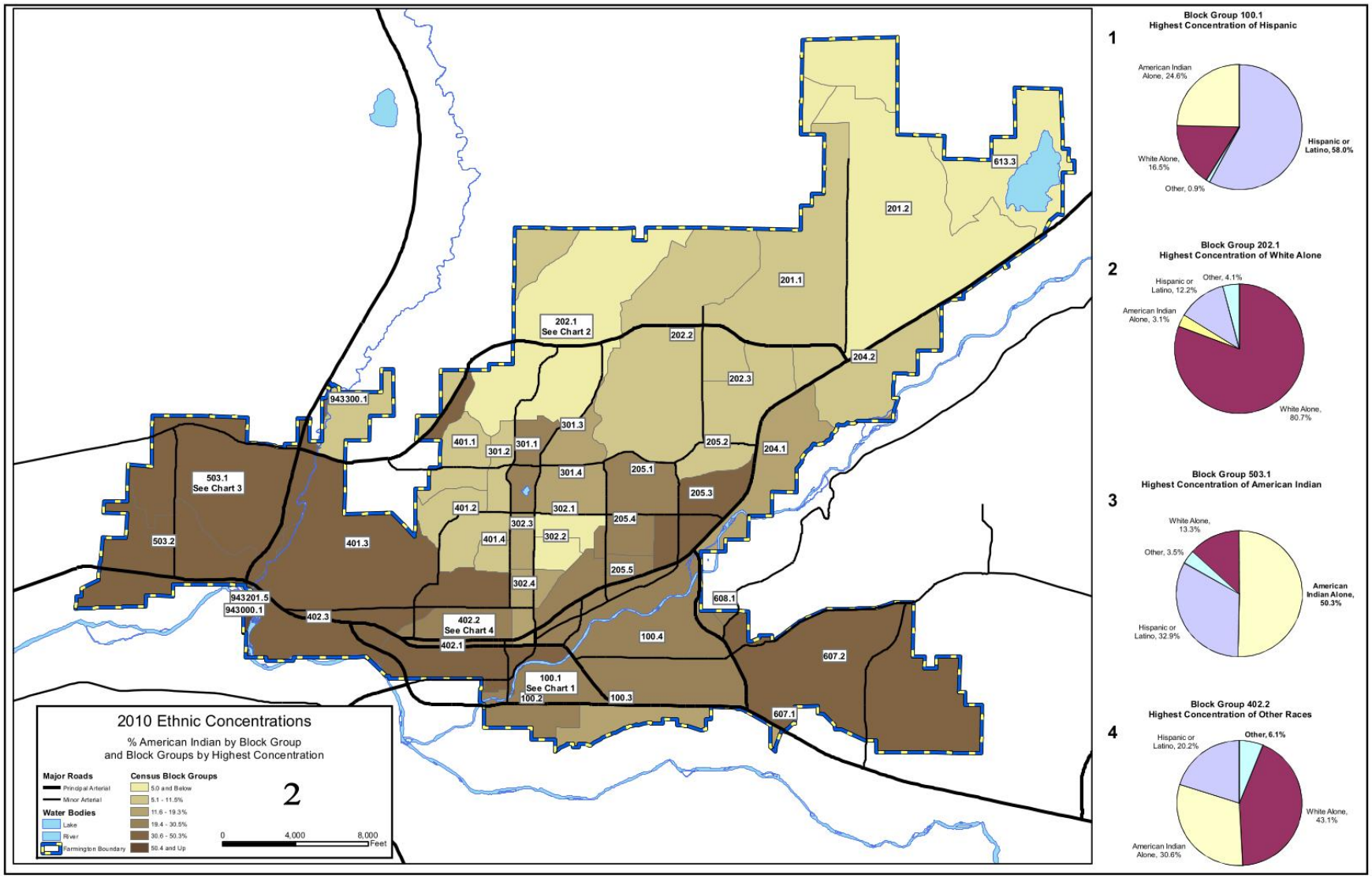
B. Ethnic Concentrations

Maps 2 through 4 on the following pages detail the ethnic concentrations in the City of Farmington with the 2010 U.S. Census Data. Map 2 shows the concentration of the White Alone Population, Map 3 shows the concentration of the Navajo population, and Map 4 shows the concentration of the Hispanic population. On the right side of each map, are four pie charts that show the racial breakdown in four of the block groups that have the highest concentration of each of the three most populous racial groups and for the category of other races.

Map 2


2010 Ethnic Concentrations
% White Alone by Block Group
and Block Groups by Highest Concentration
Major Roads
Principal Arterial
Minor Arterial
Water Bodies
Lake
River
Farmington Boundary
Census Block Groups
16.4 and Below
16.5 - 38.9%
40.0 - 51.3%
51.4 - 65.8%
65.9 - 73.4%
73.5 and Up
2
0
4,000
8,000
Feet
202.1
See Chart 2
503.1
See Chart 3
402.2
See Chart 4
100.1
See Chart 1
943300.1
943201.5
943000.1
613.3
201.2
201.1
202.2
202.3
204.2
204.1
205.1
205.2
205.3
205.4
205.5
301.1
301.2
301.3
301.4
302.1
302.2
302.3
302.4
401.1
401.2
401.3
401.4
402.1
402.3
503.2
608.1
607.1
607.2
100.2
100.3
100.4
1
Block Group 100.1
Highest Concentration of Hispanic
American Indian Alone, 24.6%
Hispanic or Latino, 58.0%
White Alone, 16.5%
Other, 0.9%
2
Block Group 202.1
Highest Concentration of White Alone
Other, 4.1%
Hispanic or Latino, 12.2%
American Indian Alone, 3.1%
White Alone, 80.7%
3
Block Group 503.1
Highest Concentration of American Indian
White Alone, 13.3%
Other, 3.5%
American Indian Alone, 50.3%
Hispanic or Latino, 32.9%
4
Block Group 402.2
Highest Concentration of Other Races
Hispanic or Latino, 20.2%
Other, 6.1%
White Alone, 43.1%
American Indian Alone, 30.6%

Map 3


2010 Ethnic Concentrations
% American Indian by Block Group
and Block Groups by Highest Concentration
Major Roads
Principal Arterial
Minor Arterial
Water Bodies
Lake
River
Farmington Boundary
Census Block Groups
5.0 and Below
5.1 - 11.5%
11.6 - 19.3%
19.4 - 30.5%
30.6 - 50.3%
50.4 and Up
2
0
4,000
8,000
Feet
202.1
See Chart 2
503.1
See Chart 3
402.2
See Chart 4
100.1
See Chart 1
943300.1
943201.5
943000.1
613.3
201.2
201.1
202.2
202.3
204.2
204.1
205.2
205.1
205.3
205.4
205.5
301.3
301.1
301.2
301.4
401.1
401.2
401.4
302.1
302.2
302.3
302.4
503.2
401.3
402.3
402.1
608.1
100.4
607.2
607.1
100.2
100.3
1
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Block Group 402.2
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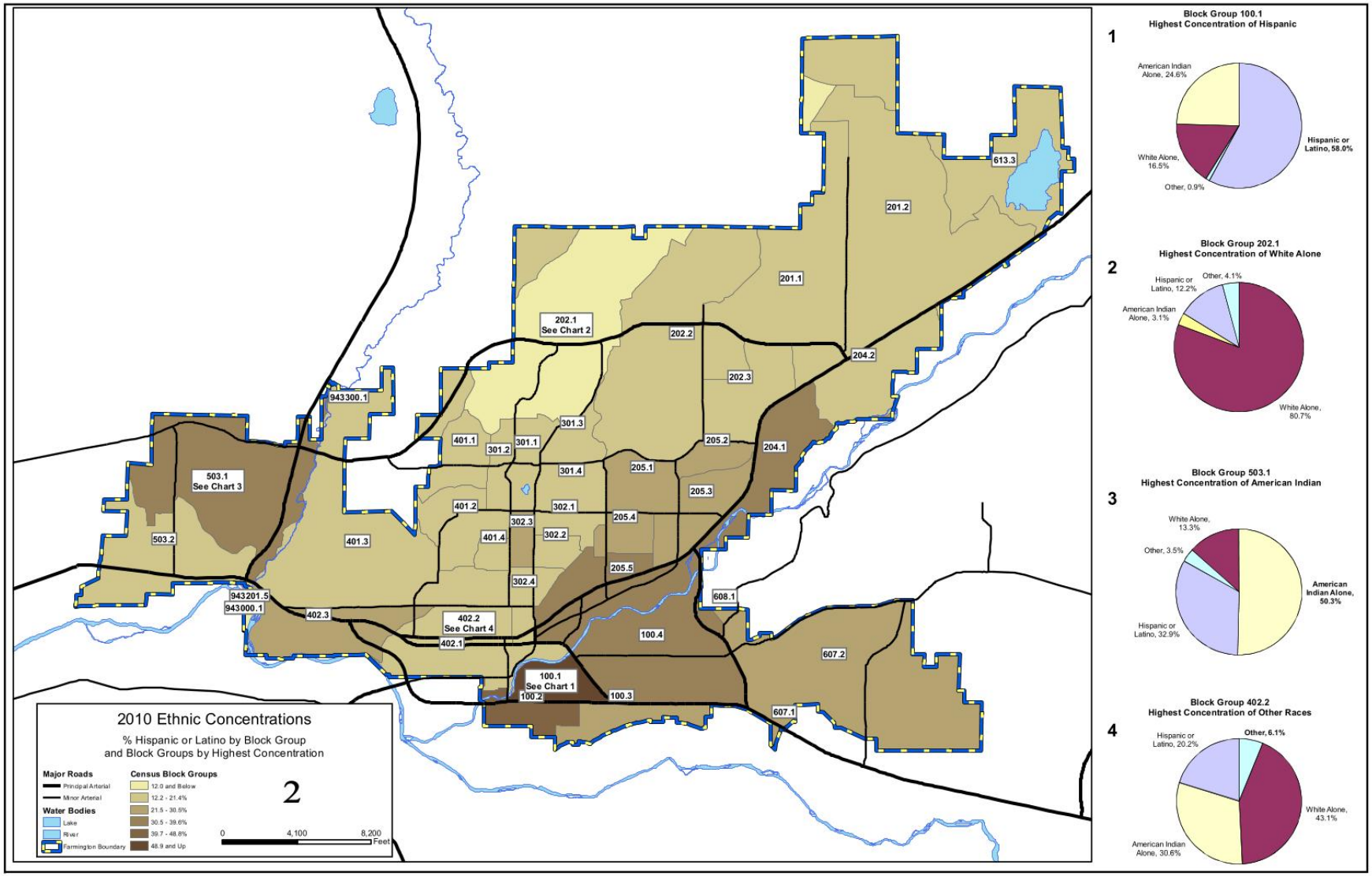
Other, 6.1%
White Alone, 43.1%
American Indian Alone, 30.6%

Map 4


2010 Ethnic Concentrations
% Hispanic or Latino by Block Group
and Block Groups by Highest Concentration
Major Roads
Principal Arterial
Minor Arterial
Water Bodies
Lake
River
Farmington Boundary
Census Block Groups
12.0 and Below
12.2 - 21.4%
21.5 - 30.5%
30.5 - 39.6%
39.7 - 48.8%
48.9 and Up
2
0
4,100
8,200
Feet
202.1
See Chart 2
503.1
See Chart 3
402.2
See Chart 4
100.1
See Chart 1
943300.1
943201.5
943000.1
613.3
201.2
201.1
202.2
202.3
204.2
204.1
301.3
301.1
301.2
401.1
301.4
205.1
205.2
205.3
401.2
302.1
205.4
302.3
401.4
302.2
401.3
503.2
205.5
302.4
608.1
402.3
402.1
100.4
607.2
100.2
100.3
607.1
1
Block Group 100.1
Highest Concentration of Hispanic
American Indian Alone, 24.6%
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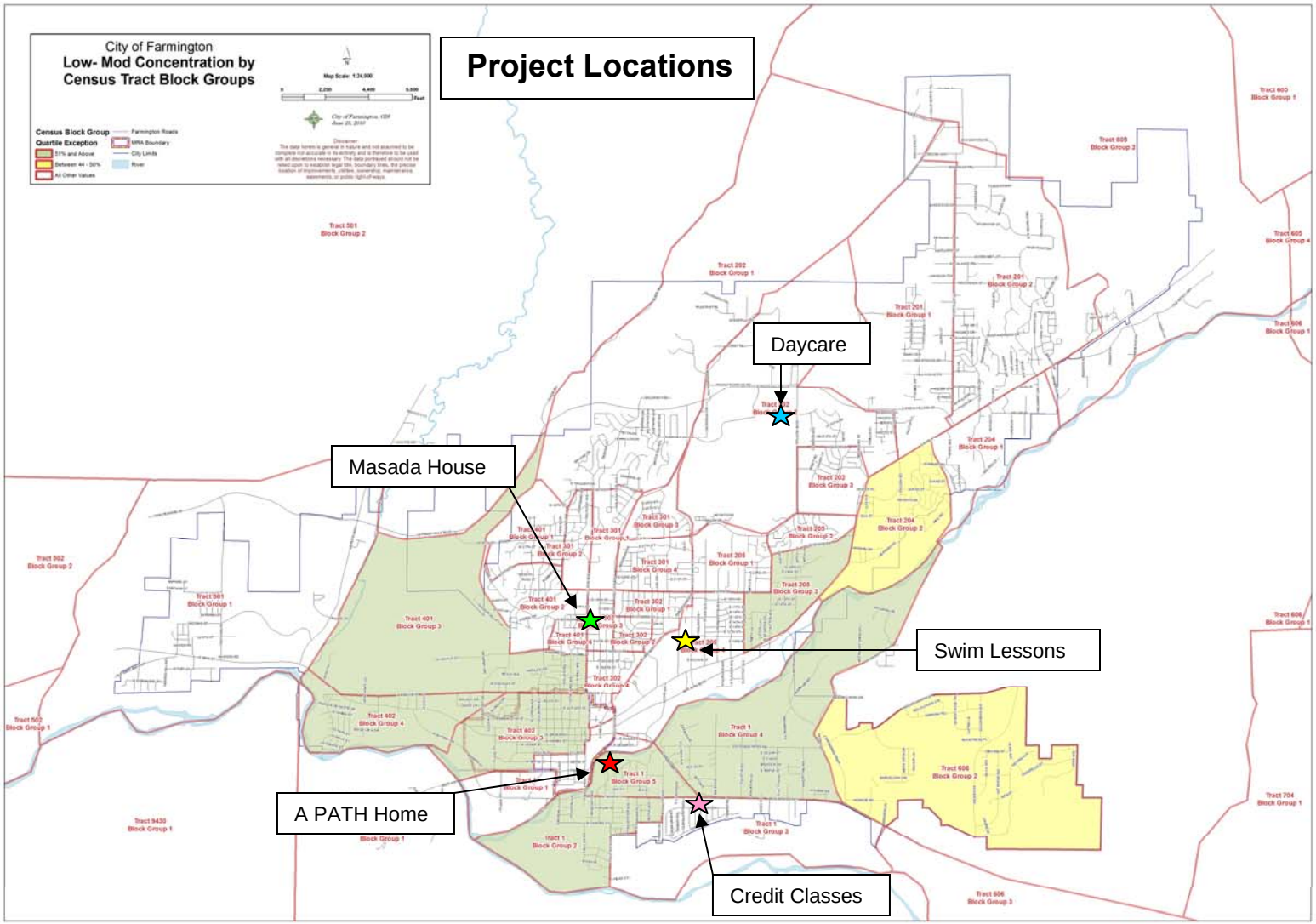
Highest Concentration of American Indian
White Alone, 13.3%
Other, 3.5%
American Indian Alone, 50.3%
Hispanic or Latino, 32.9%
4
Block Group 402.2
Highest Concentration of Other Races
Hispanic or Latino, 20.2%
Other, 6.1%
White Alone, 43.1%
American Indian Alone, 30.6%

Part Eight: Geographic Distribution of Funds 91.220(d)

This year there are no Low- and Mod-Income Area (LMA) projects. Map 5 below shows the targeted low- and mod-income areas in relationship to the project locations that are not area wide. Masada is the green star, San Juan College Daycare is the blue star, City of Farmington Swimming Lessons is the yellow star, ECHO Credit Repair Classes is the pink star, and A PATH Home is the red star.

Map 5


City of Farmington
Low- Mod Concentration by
Census Tract Block Groups
Project Locations
Daycare
Masada House
Swim Lessons
A PATH Home
Credit Classes

Part Nine:

A. Homeless and Other Special Needs Activities 91.220(e)

The 2012 Annual Action Plan specifically addresses the homeless and those with special needs with four projects:

- A Path Home – Transitional Housing for up to 12 one bedroom apartments for families with children.
- San Juan County Partnership – Emergency rental assistance provides move-in and eviction prevention.
- Senior Home Care – Provides assistance with seniors with medical conditions.
- MASADA House – Transitional housing with treatment for addiction.

The MASADA House and the PATH Home projects address Chronic Homelessness by providing transitional housing, treatment, and training to homeless individuals to re-enter the traditional housing market.

B. Anti-Poverty Strategy 91.215 (h)

The following projects from the 2012 Annual Action Plan address the reduction of poverty.

Emergency Rental Assistance – This project provides move-in assistance and eviction prevention to low income families.

Daycare Assistance – This project helps to keep young parents in school by providing daycare assistance to eligible families enrolled at San Juan College.

Part Ten: Other Actions 91.220(f)

To develop institutional structure, and to enhance coordination between public and private housing, the City of Farmington is a member of the local Affordable Housing Alliance (AHA). Also, all RFP submittals for CDBG projects include a pre-proposal meeting to allow agencies the opportunity to ask questions and learn how to put together a quality proposal.

Part Eleven: Public Housing 91.22 (f)(2)

There are no public housing projects in Farmington, or San Juan County, NM.

Part Twelve: Monitoring 91.230

The City of Farmington monitors the CDBG program in the following ways:

- Training
- Informal Monitoring
- Formal Monitoring
- Invoice Monitoring
- Mid-Year Financial Monitoring
- Contract Monitoring
- Accomplishments
- CAPER
- Long Term Monitoring

Training – The CDBG Division works with the management and case workers of partner agencies to ensure that all key personnel understand their contract's scope of services, pertinent Federal Regulations, and accomplishment reporting. This occurs after contracts are signed and as part of the project startup.

Informal Monitoring – Farmington is a relatively small community and the CDBG Division staff has frequent contacts with its partner agencies. Phone calls are also made to check-up on specific issues or just to see how things are going. Occasionally memos to the project file are created to document these conversations.

Formal Monitoring – CDBG Division has developed a multi-page monitoring worksheet. This worksheet includes a wide variety of review questions and regulation compliance check-offs. The partner agency is provided a copy of the worksheet and an appointment is made for an on-site visit. During that visit, case files are reviewed, the worksheet is filled out, and any findings or concerns are noted. A copy of the final worksheet is provided to the partner agency for their review. Any findings or concerns will be corrected and documentation of the fixes kept in the project file.

Invoice Monitoring – All partner agencies are required to submit documented invoices for CDBG payments. The documentation must include justification of paid expenses and required accomplishments. The CDBG Division reviews the invoices to ensure that they are both eligible and reasonable costs. This is the most frequent type of monitoring that occurs.

Mid-Year Financial Monitoring – This type of monitoring reviews the progress made in the implementation of the CDBG project and the progress of spending project funds prior to targeted project completion dates. A report on this monitoring is developed after March 31 or the end of the second CDBG fiscal quarter.

Contract Monitoring – The CDBG Division monitors expenditures by project contract to ensure that funds are being drawn down in a timely manner and to ensure contract compliance.

Accomplishments – All contracts for CDBG projects include in the scope of services, a requirement to provide an end of the year accomplishment report. These include all data required to report accomplishments in HUD's IDIS web page.

CAPER – The Consolidated Annual Performance Evaluation Report (CAPER) includes a summary of the year's monitoring efforts. This report is prepared by the CDBG Division, made available to the public for review and comment, presented to and adopted by the City Council, and submitted to HUD for Federal review. The CAPER focuses on accomplishments, financial reporting, and compliance with Federal regulations.

Long Term Monitoring - The City of Farmington has developed some CDBG projects that have long-term compliance requirements such as the development of housing, the operation of facilities, and liens on properties that are forgivable over time. These types of projects and long term scopes of services require an annual monitoring effort for 5, 10, or 15 years. Long term monitoring results are included in the annual CAPER.

Part Thirteen: Lead Based Paint Hazards 91.215 (g)

There are no specific Action Plan projects that relate to Lead-Based Paint prevention and there are no proposed housing rehabilitation projects.

Part Fourteen: Public Participation 91.105(a) (2)

All applicable citizen participation requirements have been met or exceeded for the 2012 Action Plan process. The following comes from the 2012 Annual Action Plan Work Schedule and details all of the publicly advertised meetings or hearings in the process. All public hearing notices were published 16 days prior to the meeting or hearing except for the Project Proposal RFP which was published 26 days prior to the submittal deadline. State Procurement Code requires a minimum of 21 days for Requests for Proposals (RFP). The Draft Action Plan Public Comment period was from June 26 through July 24 for 29 days.

2012 Annual Action Plan Public Participation Schedule

- **Introduction to the Action Plan Process . . . . . March 28, 4-6 pm**
- **RFP Publication Date . . . . . April 1**
- **Action Plan Pre-Proposal Meeting . . . . . April 11, 10:00 am**
- **CC Work Session Project Proposals . . . . . June 5, 9:00 am**
- **CC Work Session Project Selections and Budget . . . . . June 19, 9:00 am**
- **Draft Action Plan Available for Public Review . . . . . June 26 to July 24**
- **Public Hearing and Planned City Council adoption . . . July 24, 7:00 pm**

The opportunity for language, hearing, and accessibility assistance was part of the public notification and the 2012 Annual Action Plan was available for public review at the Public Library, City Clerk's office, the Community Development Department, and was posted on the City web site. The public notice for the Draft 2012 Annual Action Plan was also posted in the Farmington Indian Center, the Sycamore Park Community Center, and the Center for Independence. All public hearings were conducted in ADA-compliant facilities.

There were no written public comments on the plan submitted during the public review process.

The following section on Public Participation is from the 2009-2014 Consolidated Plan:

Sec. 91.100 Consultation; local governments

1. *The City of Farmington shall consult with other public and private agencies that provide assisted housing, health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during preparation of the Consolidated Plan.*
2. *When preparing the portion of the Consolidated Plan describing the jurisdiction's homeless strategy, the City of Farmington shall consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.*
3. *When preparing the Consolidated Plan's section concerning lead-based paint hazards, the City of Farmington shall consult with state or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.*
4. *When preparing the description of priority nonhousing community development needs, the City of Farmington shall notify and work with San Juan County and the adjacent Cities of Aztec and Bloomfield.*
5. *The City of Farmington will also consult with San Juan County and the adjacent Cities of Aztec and Bloomfield particularly for problems and solutions that go beyond a single jurisdiction.*

During this 2012 Annual Action Plan year, the City of Farmington will continue to consult with area governments and local agencies. The City is an active member of the local Affordable Housing Alliance (AHA) which is a mixture of many nonprofit service providers, developers, banking, and real estate representatives. This diverse group will be consulted on a variety of issues and AHA will be specifically invited to comment on all upcoming plans and reports. They will be an integral component of the CDBG Public Participation Process. City of Farmington CDBG staff will also continue to work with the County and the other two neighboring cities, Aztec and Bloomfield.

Part Fifteen: Community Profile 91.205 and 91.210

The CDBG Division is currently working on a new 2012 Housing Affordability Update, and it will be submitted to HUD and presented to the City Council as a stand-alone document in the near future.

To provide a community profile element to this Action Plan, a section from the new update on income, rental affordability, and housing affordability has been added at the end of this report in the attachments section.

A. Barriers to Affordable Housing 91.210(e)
The City of Farmington's new 2011 Analysis to Impediments to Fair Housing (AI) report was accepted by the City Council on October 11, 2011. In the AI, creating a Credit Repair Class was identified as a highly ranked need, and for the 2012 Annual Action Plan a new Credit Repair project has been selected by the City Council.

The City of Farmington also plans on the following actions during the 2012 fiscal year:

- Public information display in the public lobby of the Community Development Department and in the CDBG office.
- Public information display and handouts at the San Juan Homebuilders Expo.
- Public awareness actions during April as Fair Housing Month.
- Active recruitment of annual action plan project partners who can provide AI related projects including projects that assist the disabled and address credit repair or counseling.

B. Affordable Housing Goals 91.215(b)
The City of Farmington City Council adopted its first Affordable Housing Strategic Plan on May 24, 2011. This document built upon the CDBG Division's Housing Affordability 2010 Update and Housing Needs Assessment in the 2009-2014 Consolidated Plan. City Staff has created a draft Affordable Housing Ordinance which has been sent to the New Mexico Mortgage Finance Authority for review.

C. Special Populations 91.220(e)
The 2009-2014 Consolidated Plan includes documentation of Homeless Needs and the Special Needs of the Non-Homeless Populations.

Key issues or needs identified include:
- Substance abuse and alcohol addiction
- Services for the elderly and frail elderly
- Services for the disabled and disabled veterans
- Families in poverty

Only one area in the special populations needs assessment was identified as an area of low priority and that was assistance to persons with HIV/AIDS. There are very small numbers of HIV/AIDS patients identified in this community as reported in the 2008 Community Health Assessment.

Of the identified needs, the 2011 Annual Action Plan projects address three out of four of them. There is no current project that specifically addresses the needs of the disabled.

Part Sixteen: Project Summaries 91.220(c)

A. 2012 Annual Action Plan Project Descriptions 91.220(c)

The following are descriptions of the proposed 2012 Annual Action Plan projects:

A PATH Home –
This project will develop 12 one-bedroom transitional housing units for families with children.

San Juan County Partnership Rental Assistance -
San Juan County Partnership will provide rental assistance to low- and mod-income families for homelessness prevention or move-in assistance.

San Juan College Family Resource Center Daycare Assistance –
This is a continuation of an existing project from previous plan years, which provides day care assistance to low income students at San Juan College to keep students in school. This is a public service project but can also be considered an economic development project.

Northwest New Mexico Seniors Home Care –
This is a continuation of an existing project from previous plan years. The Senior Home Care project provides home and respite care to frail elderly, who are over 65 with documented medical conditions. Three to six hours of service are typically provided every week to low- and mod-income participants.

Credit Repair and Financial Counseling –
ECHO will conduct Financial Literacy/Credit Repair to low income families in the City of Farmington. Four sets of classes will be provided that will be 8 days for a total of 20 classroom hours with 8 students in each class for a total of 32 persons assisted. This specific activity was identified in the 2010 Analysis of Impediments to Fair Housing Choice as the recommended action to address the identified impediment of poor credit.

Lessons to Live –
This project will be managed by the City of Farmington Parks and Recreation Department. This project will offer subsidized swimming lessons to youth in underserved populated areas, reducing the drowning risk by teaching aquatics skills to be safe in, on, and around the water. Fifty (50) underserved youth will receive one (1) session 8 (30 minute) lessons=1 session of swimming lessons. Participants will be instructed accordance with American Red Cross lesson standards.

Transitional Housing Addiction Treatment -
MASADA House will provide counseling and treatment services to women living in the MASADA House transitional care facility. Clients are presumed to be principally low and moderate income persons due to their homeless status as residents of a transitional housing shelter undergoing substance abuse counseling.

B. Project Summaries and Eligibility Determinations 91.220(c)

The following worksheets describe the individual projects and document the determinations on how the projects meet the HUD eligibilities and Federal objectives. All Action Plan project proposals from the RFP process were reviewed prior to being evaluated by the evaluation review committee.

CDBG Project Summary and Eligibility Review

Name of Project:
A Path Home Phase II Building B

Name of Contractor/Subrecipient
Four Corners Foundation

Project Description:
Building B is a 6,000 square foot building with 12 one-bedroom apartment units for transitional housing. Individuals and families with children will be served.

Project Location:
☒Address 520 Hydroplant Road
☐City Wide
☐Targeted Low- and Mod-Income Neighborhood

Project Budget: $ 228,893 CDBG

Plan Year: 2012

Objective category:	☒Suitable Living Environment	☐Decent Housing	☐Economic Opportunity
Outcome category:	☒Availability/Accessibility	☐Affordability	☐Sustainability

HUD Objective: LMH

Objective Citation: 570.208 (a) (2) (A)

HUD Matrix Code: 03C

Eligibility Citation: 570.201 (c)

Accomplishment Type: Public Facility, number of beds and number of family units.
Accomplishment Data: Number of beds created. Long term records, number of persons or families assisted, race, disability, female head of household, and LMC Income.

Eligibility Determination:
The project is specifically directed at low income transitional housing. The project will create a public facility operated by a non-profit organization. LMC presumed - all clients will be part of the homeless community and therefore the project will be presumed to serve the low income.

Consolidated Plan Needs Determination:
Transitional Housing for homeless families with children was ranked 9.15 out of 10 and transitional housing for chronic substance abuse was ranked 8.11 out of 10. Transitional housing was identified as a project on the Consolidated Plan's Strategic Plan.

Staff Sign-Off

Name: Jay Peterman

Date: Friday, April 27, 2012

CDBG Project Summary and Eligibility Review

Name of Project:
Daycare Assistance

Name of Contractor/Subrecipient
San Juan College Family Resource Center

Project Description:
San Juan College Family Resource Center's Daycare Center provides daycare assistance for fulltime students of San Juan College who earn less than 80% of the median family income. Assistance for 20 to 25 children is proposed with a 50% to 100% daycare rate subsidy depending on the number of children cared for per semester.

Project Location:
☒Address 4601 College Boulevard (on campus)
☐City Wide
☐Targeted Low- and Mod-Income Neighborhood

Project Budget: **Plan Year:**
CDBG $ 8,000 2012

Objective category:	☐Suitable Living Environment	☐Decent Housing	☒Economic Opportunity
Outcome category:	☐Availability/Accessibility	☒Affordability	☐Sustainability

HUD Objective: LMC **Objective Citation:** 570.208 (a) (2) (i) (c)

HUD Matrix Code: 05L **Eligibility Citation:** 570.201 (e)

Accomplishment Type: Number of Children Assisted
Accomplishment Data: Long term records, number of children assisted, race, LMC Income, and disability status.

Eligibility Determination:
The project is specifically directed at low income student parents. All must be full time students, in good standing with San Juan College, and meet the LMC Income Limit 80% MFI.

Consolidated Plan Needs Determination:
Daycare Assistance is a project identified in the Consolidated Plan's Strategic Plan and had a ranking of 6.56 out of 10 in the Consolidated Plan's Needs Assessment. Daycare Assistance was also identified in the 2008 San Juan County Needs Assessment.

Staff Sign-Off

Name: Jay Peterman Date: Thursday, April 26, 2012

CDBG Project Summary and Eligibility Review

Name of Project:
Emergency Rental Assistance

Name of Contractor/Subrecipient
San Juan County Partnership

Project Description:
Provide emergency rental assistance for one or more months to those living in the City of Farmington earning less than 80% MFI. Move-in assistance or Homeless Prevention assistance. San Juan County Partnership maintains a public office for intake of clients at the Farmington Indian Center.

Project Location:
☐Address _____
☒City Wide
☐Targeted Low- and Mod-Income Neighborhood - Census Tract # _____

Project Budget: CDBG $12,000

Plan Year: 2012

Objective category: ☐Suitable Living Environment ☒Decent Housing ☐Economic Opportunity
Outcome category: ☐Availability/Accessibility ☒Affordability ☐Sustainability

HUD Objective: LMH **Objective Citation:** 570.208 (a) (2) (C)

HUD Matrix Code: 05S **Eligibility Citation:** 570.201 (e) (1)

Accomplishment Type: Number of Families or individuals served
Accomplishment Data: Number, race, income level, female head of household, and disability.

Eligibility Determination:
Public service rental assistance for a maximum of 90 days. One to three months of assistance will be provided. LMH requires certification of 80% MFI.

Consolidated Plan Needs Determination:
Emergency Rental Assistance is a project identified in the Consolidated Plan's Strategic Plan and had a ranking of 8.26 out of 10 in the Consolidated Plan's Needs Assessment.

Staff Sign-Off

Name: Jay Peterman Jr. Date: Thursday, April 26, 2012

CDBG Project Summary and Eligibility Review

Name of Project:
Senior Home Care

Name of Contractor/Subrecipient
Northwest New Mexico Seniors

Project Description:
Provide home care or respite care to frail elderly seniors with a low income and with documented medical problems.

Project Location:
☐Address
☒City Wide
☐Targeted Low- and Mod-Income Neighborhood - Census Tract #

Project Budget: CDBG $12,000
Plan Year: 2012

Objective category:	☒Suitable Living Environment	☐Decent Housing	☐Economic Opportunity
Outcome category:	☐Availability/Accessibility	☒Affordability	☐Sustainability

HUD Objective: LMC **Objective Citation:** 570.208(a)(2)(i)(C).

HUD Matrix Code: 05A Seniors **Eligibility Citation:** 570.201(e)

Accomplishment Type: Number of seniors
Accomplishment Data: Number, race, income level, female head of household, and disability status

Eligibility Determination:
The project is specifically directed at low income seniors with medical conditions. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service.
Clients must certify their income to be less than 80% MFI

Consolidated Plan Needs Determination:
Senior Home Care is a project identified in the Consolidated Plan's Strategic Plan and had a ranking of 5.68 out of 10 in the Consolidated Plan's Needs Assessment. Senior Home Care was also identified as a need in the 2008 Community Needs Assessment.

Staff Sign-Off

Name: Jay Peterman Jr. Date: Thursday, April 26, 2012

CDBG Project Summary and Eligibility Review

Name of Project:
Financial Literacy/Credit Repair

Name of Contractor/Subrecipient
ECHO

Project Description:
Provide Financial Literacy/Credit Repair to low income families in the City of Farmington. Four sets of classes that will be 8 days for a total of 20 classroom hours with 8 students in each class for a total of 32 persons assisted.

Project Location:
☐Address
☒City Wide
☐Targeted Low- and Mod-Income Neighborhood - Census Tract #

Project Budget: **Plan Year:**
CDBG $10,000 2012

Objective category:	☐Suitable Living Environment	☐Decent Housing	☒Economic Opportunity
Outcome category:	☒Availability/Accessibility	☐Affordability	☐Sustainability

HUD Objective: LMC **Objective Citation:** 570.208(a) (2) (C).

HUD Matrix Code: 05J Fair Housing **Eligibility Citation:** 570.201(e)

Accomplishment Type: Number of Students
Accomplishment Data: Number, race, income level, female head of household, disability status, and hours of class time provided.

Eligibility Determination:
The project is specifically directed at low income clientele. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service.
Clients must certify their income to be less than 80% MFI.

Consolidated Plan Needs Determination:
Financial Literacy/Credit Repair falls under 05J Fair Housing Activities, which had a ranking of 7.11 out of 10 in the Consolidated Plan's Needs Assessment. Also, this specific activity was identified in the 2011 Analysis of Impediments to Fair Housing Choice as the recommended action to address the identified impediment of poor credit. Poor credit was identified as the number one reason why home loans were being denied.

Staff Sign-Off

Name: Jay Peterman Jr. Date: Friday, April 27, 2012

CDBG Project Summary and Eligibility Review

Name of Project:
Transitional Treatment Services

Name of Contractor/Subrecipient
MASADA

Project Description:
Provide counseling and treatment services to women living in the MASADA House transitional care facility.

Project Location:
☒Address 514 N. Dustin Avenue
☐City Wide
☐Targeted Low- and Mod-Income Neighborhood - Census Tract #

Project Budget: CDBG $8,827.75
Plan Year: 2012

Objective category: ☐Suitable Living Environment ☐Decent Housing ☒Economic Opportunity
Outcome category: ☒Availability/Accessibility ☐Affordability ☐Sustainability

HUD Objective: LMC **Objective Citation:** 570.208(a) (2) (A).

HUD Matrix Code: 05F Substance Abuse **Eligibility Citation:** 570.201e

Accomplishment Type: Number of residents provided counseling.
Accomplishment Data: Number, race, income level, female head of household, disability status, and hours and type of counseling provided.

Eligibility Determination:
The project is specifically directed at low income clientele. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service. Clients are presumed to be principally low and moderate income persons due to their homeless status as residents of a transitional housing shelter undergoing substance abuse counseling.

Consolidated Plan Needs Determination:
This project falls under 05F Substance Abuse Services, which had a ranking of 6.89 out of 10 in the Consolidated Plan's Needs Assessment. These services will also be provided in a prior CDBG project location, the MASADA House Transitional Facility. Prior year funding was used to purchase and remodel an existing residence.

Staff Sign-Off

Name: Jay Peterman Jr. Date: Friday, April 27, 2012

CDBG Project Summary and Eligibility Review

Name of Project:
Swimming: Lessons to Live

Name of Contractor/Subrecipient
City of Farmington Parks and Recreation and Cultural Affairs

Project Description:
This project will offer subsidized swimming lessons to youth in underserved populated areas, reducing the downing risk by teaching aquatics skills to be safe in, on, and around the water. Fifty (50) underserved youth will receive one (1) session 8 (30 minute) lessons=1 session of swimming lessons. Participants will be instructed according to American Red Cross lesson standards.

Project Location:
☒Address 1151 North Sullivan Avenue - Farmington Aquatic Center
☐City Wide
☐Targeted Low- and Mod-Income Neighborhood - Census Tract #

Project Budget: CDBG $2,000
Plan Year: 2012

Objective category: ☐Suitable Living Environment ☐Decent Housing ☒Economic Opportunity
Outcome category: ☒Availability/Accessibility ☐Affordability ☐Sustainability

HUD Objective: LMC **Objective Citation:** 570.208(a) (2) (C).

HUD Matrix Code: 05D Youth Services **Eligibility Citation:** 570.201e

Accomplishment Type: Number of Students
Accomplishment Data: Number, race, income level, female head of household, disability status, and hours of class time provided.

Eligibility Determination:
The project is specifically directed at low income clientele. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service.
Clients must certify their income to be less than 80% MFI.

Consolidated Plan Needs Determination:
This project falls under 05D Youth Services which had a ranking of 7.44 out of 10 in the Consolidated Plan's Needs Assessment.

Staff Sign-Off

Name: Jay Peterman Jr. Date: Friday, May 04, 2012

C. Table 3's

The following are HUD Table 3's which document 2012 Action Plan projects.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **Four Corners Community Foundation, Inc.**

Priority Need: Transitional Housing is a highly ranked need in the 2009-2014 Consolidated Plan and is a proposed project in the Strategic Plan.

Project Title: **A PATH Home**

Project Description:
Phase II Building B of the A PATH Home transitional housing facility is 12 one-bedroom family units. The proposed project location is between Melba Lane and the Animas River. The facility will focus on the treatment of addiction.

Objective category:	□Suitable Living Environment	■Decent Housing	□Economic Opportunity
Outcome category:	□Availability/Accessibility	■Affordability	□Sustainability

Location:
520 Hydroplant Road.

Objective Number SL-1	Project ID
HUD Matrix Code 03C	CDBG Citation 570. 201. (c)
Type of Recipient LMC	CDBG National Objective 570.208 (a) (2) (i) (A)
Start Date 10/01/2011	Completion Date 09/30/2012
Performance Indicator 11 - Public Facility	Annual Units 1
Local ID	Units Upon Completion 1

Funding Sources:	
CDBG	$228,893
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	$166,591.44
Assisted Housing	
PHA	
Other Funding	$1,933,408.56
Total	$2,328,863

The primary purpose of the project is to help: ☒ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population - Homeless and recovering substance abuse population.

Monitoring and Evaluation - The City will comply with state and federal regulations for acquisition, construction, and environmental assessments that pertain to CDBG funds expended for project land selection and purchase, for design, for construction and/or remodeling requirements of the planned transitional housing facility.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **San Juan College Family Resource Center**

Priority Need: **Child Care Assistance:** Daycare Assistance is a project identified in the Consolidated Plan's Strategic Plan and had a ranking of 6.56 out of 10 in the Consolidated Plan's Needs Assessment.

Project Title: **Daycare Assistance**

Project Description:
The City of Farmington staff shall coordinate with the San Juan College Family Resource Center Daycare Center to provide daycare assistance for fulltime students of San Juan College who earn less than 80% of the median family income.

Objective category:	□Suitable Living Environment	□Decent Housing	■Economic Opportunity
Outcome category:	□Availability/Accessibility	■Affordability	□Sustainability

Location:
4601 College Blvd. - San Juan College Daycare Center

Objective Number SL-2	Project ID
HUD Matrix Code 05L	CDBG Citation 570.201 (e)
Type of Recipient LMC	570.208 (a)(2)(i)(C)
Start Date 10/01/2011	Completion Date 09/30/2012
Performance Indicator 01 - People	Annual Units 20
Local ID	Units Upon Completion 20

Funding Sources:	
CDBG	$8,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$8,000

The primary purpose of the project is to help: ☐ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population - Families with low to moderate income (less than 80% of MFI) who are full time students of San Juan College.

Monitoring and Evaluation – The family income and number of families and children assisted. The City shall ensure that this program is consistent with Federal and City purchasing requirements.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **San Juan County Partnership**

Priority Need: **Affordable Housing – Emergency Rental Assistance** was identified as an urgent need within the Housing Market Analysis and within the agency survey results.

Project Title: **Emergency Rental Assistance**

Project Description:
San Juan County Partnership provides rental assistance ranging from 50% to 100% of the rent for up to a maximum of 90 days to prevent eviction and prevent homelessness, and assists people leaving transitional care or the homeless.

Objective category:	□Suitable Living Environment	■Decent Housing	□Economic Opportunity
Outcome category:	□Availability/Accessibility	■Affordability	□Sustainability

Location:
Community wide

Objective Number DH-2	Project ID
HUD Matrix Code 05Q	CDBG Citation 570.201 (e)(1)
Type of Recipient LMC	CDBG National Objective 570.208 (a) (2) (i) (C)
Start Date 10/01/2011	Completion Date 09/30/2012
Performance Indicator 01 - People	Annual Units 18 households
Local ID	Units Upon Completion 18

Funding Sources:	
CDBG	$12,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding (MFA)	
Total	$12,000

The primary purpose of the project is to help: ☒ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population – Low/Mod Clientele.

Monitoring and Evaluation - City shall ensure consistency with HUD income guidelines. The City will ensure that rental prices will be at fair market housing rates. A maximum of one month of rental assistance will be provided per family.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **Northwest New Mexico Seniors**

Priority Need: **Elderly and Disabled Homemaking Services** was identified as a priority need within the San Juan Regional Medical Center sponsored elderly needs assessment as well as the 2009-2014 Consolidated Plan.

Project Title: **Homemaker and Respite Services – Elderly and Disabled**

Project Description:
The NW NM Seniors will implement this program that provides additional homemaker services to the frail elderly and disabled. Generally, the monies will be used to support two part-time year-round workers in the provision of homemaker and respite services, an area that the elderly survey identified as a growing concern. Homemaker services within this program may include home maintenance and cleaning, meal preparation and shopping errands. Respite services include temporary substitute support services for older persons homebound in order to provide brief periods of relief or rest for family members or other caregivers.

Objective category:	■Suitable Living Environment	□Decent Housing	□Economic Opportunity
Outcome category:	□Availability/Accessibility	■Affordability	□Sustainability

Location:
Community wide

Objective Number SL-2	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201 (e)
Type of Recipient LMC	CDBG National Objective 570.208 (a)(2)(i)(A)
Start Date 10/01/2010	Completion Date 09/30/2011
Performance Indicator 01 - People	Annual Units 25
Local ID	Units Upon Completion 25

Funding Sources:	
CDBG	$12,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$12,000

The primary purpose of the project is to help: ☐ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population - Meeting the homemaker needs of the elderly and respite care needs of families providing primary care for elderly family members.

Monitoring and Evaluation - The City shall ensure that homemaker and respite services are provided to the frail elderly and monitor the number of people served and the hours of service provided.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **ECHO**

Priority Need: Financial Literacy/Credit Repair falls under 05J Fair Housing Activities, which had a ranking of 7.11 out of 10 in the Consolidated Plan's Needs Assessment. Also, this specific activity was identified in the 2010 Analysis of Impediments to Fair Housing Choice as the recommended action to address the identified impediment of poor credit. Poor credit was identified as the number one reason why home loans were being denied.

Project Title: **Financial Literacy/Credit Repair**

Project Description:
Provide Financial Literacy/Credit Repair to low income families in the City of Farmington. Four sets of classes that will be 8 days for a total of 20 classroom hours with 8 students in each class for a total of 32 persons assisted. The project is specifically directed at low income clientele. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service. Clients must certify their income to be less than 80% MFI.

Objective category:	□Suitable Living Environment	□Decent Housing	■Economic Opportunity
Outcome category:	■Availability/Accessibility	□Affordability	□Sustainability

Location:
Community wide

Objective Number EO-1	Project ID
HUD Matrix Code 05J	CDBG Citation 570.201 (e)
Type of Recipient LMC	CDBG National Objective 570.208 (a)(2)(C)
Start Date 10/01/2010	Completion Date 09/30/2011
Performance Indicator 01 - People	Annual Units 32
Local ID	Units Upon Completion 32

Funding Sources:	
CDBG	$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$10,000

The primary purpose of the project is to help: ☒ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population – Low Income persons or families with low credit scores.

Monitoring and Evaluation – Number of persons receiving services. Income verification.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **MASADA House**

Priority Need: This project falls under 05F Substance Abuse Services, which had a ranking of 6.89 out of 10 in the Consolidated Plan's Needs Assessment. These services will also be provided in a prior CDBG project location MASADA House Transitional Facility. Prior year funding was used to purchase and remodel an existing residence.

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Project Title: **Transitional Treatment Services**

Project Description:
Provide counseling and treatment services to women living in the MASADA House transitional care facility. The project is specifically directed at low income clientele. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service. Clients are presumed to be principally low and moderate income persons due to their homeless status as residents of a transitional housing shelter undergoing substance abuse counseling.

Objective category:	□Suitable Living Environment	□Decent Housing	■Economic Opportunity
Outcome category:	■Availability/Accessibility	□Affordability	□Sustainability

Location:
514 N. Dustin Avenue

Objective Number EO-1	Project ID
HUD Matrix Code 05F	CDBG Citation 570.201 (e)
Type of Recipient LMC	CDBG National Objective 570.208 (a)(2)(A)
Start Date 10/01/2010	Completion Date 09/30/2011
Performance Indicator 01 - People	Annual Units 7
Local ID	Units Upon Completion 7

Funding Sources:	
CDBG	$8,827.75
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$8,827.75

The primary purpose of the project is to help: ☒ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population – Women living in transitional housing for addiction recovery.

Monitoring and Evaluation – Number of persons receiving services.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **Four Corners Swimming – Parks and Recreation**

Priority Need: This project falls under 05D Youth Services which had a ranking of 7.44 out of 10 in the Consolidated Plan's Needs Assessment.

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Project Title: **Lessons to Live**

Project Description:
This project will offer subsidized swimming lessons to youth in underserved populated areas, reducing the downing risk by teaching aquatics skills to be safe in, on, and around the water. Fifty (50) underserved youth will receive one (1) session (eight 30 minute lessons = 1 session) of swimming lessons. Participants will be instructed according to American Red Cross lesson standards.

Objective category:	□Suitable Living Environment	□Decent Housing	■Economic Opportunity
Outcome category:	■Availability/Accessibility	□Affordability	□Sustainability

Location:
1151 North Sullivan Avenue – the Farmington Aquatic Center

Objective Number EO-1	Project ID
HUD Matrix Code 05D	CDBG Citation 570.201 (e)
Type of Recipient LMC	CDBG National Objective 570.208 (a)(2)(C)
Start Date 10/01/2010	Completion Date 09/30/2011
Performance Indicator 01 - People	Annual Units 50
Local ID	Units Upon Completion 50

Funding Sources:	
CDBG	$2,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	$2,000

The primary purpose of the project is to help: ☐ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population – Low income youth.

Monitoring and Evaluation – Number of persons receiving services. Income verification.

Table 3
2012 Action Plan Listing of Projects

Applicant's Name: **City of Farmington**

Priority Need:

Project Title: **Planning and Administration**

Project Description:
The City will administer the CDBG 2009-2014 Consolidated Plan and the 2012 Annual Action Plan. Expenditures will include wages and benefits for CDBG staff, office supplies, travel and training, and consultant work for plans and studies.

Objective category: □Suitable Living Environment □Decent Housing □Economic Opportunity
Outcome category: □Availability/Accessibility □Affordability □Sustainability

Location:
City of Farmington Community Development Department, 800 Municipal Drive

Objective Number	Project ID
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient	CDBG National Objective
Start Date 10/01/2011	Completion Date 09/30/2012
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:	
CDBG	$ 70,437.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding (MFA)	
Total	$ 70,437.00

The primary purpose of the project is to help: ☐ the Homeless ☐Persons with HIV/AIDS ☐Persons with Disabilities

Benefiting Population – Low/Mod Clientele

Monitoring and Evaluation – Meeting CDBG Program and budgetary goals.

City of Farmington

2012 Annual Action Plan

October 1, 2013 - September 30, 2013

Attachments

- Community Profile – Housing Affordability
- City Council Resolution Adopting the 2011 Annual Action Plan
- Public Hearing Minutes July 24 - Adoption (Pending)
- Affidavit of Publication July 24 - Adoption
- Public Hearing Minutes June 26 - Draft Plan Review Period
- Affidavit of Publication - Notice for June 26 – Draft Plan Review Period (Bi-lingual)
- City Council Work Session Minutes June 19 – Project Proposals Selection
- Affidavit of Publication - Notice for June 19 – Project Proposals Selection
- Affidavit of Publication – Notice for April 11 - RFP Pre-Proposal Meeting Notice
- Legal Ad – Published April 1 and April 8 – RFP for Action Plan Project Proposals
- Affidavit of Publication – Notice for March 28 – Intro to the Action Plan Process
- Certifications

Community Profile

a. 2010 Median Family Income

Table 1 below, shows the 2008-2010 3-Year Average Median Family Income (MFI) and income levels for the City of Farmington along with the number of families and percent of all families by group. The income groups, 80%, 50%, and 30% MFI, are standard income categories established by HUD for reporting and qualification of benefits. The three income groups also correlate to the descriptions Moderate, Low, and Very Low Income. For example, all CDBG projects administered by the City target 80% MFI or moderate income. In addition, the 50% MFI group or low income is one of the definitions of families in greatest need, which is part of the needs assessment in the 2009 – 2014 Consolidated Plan. This table shows that there are a total of 4,190 families in the City of Farmington that earn less than 50% MFI and are considered to be in greatest need.

Table 1

2010 3-Year Average Median Family Income MFI Moderate, Low, and Very Low Income Levels or the City of Farmington				
	Income	Number of Families	Percent of All Families	Income Group
MFI	$ 64,737			Median
80% MFI	$ 51,790	4,490	39%	Moderate
50% MFI	$ 32,369	2,679	24%	Low
30% MFI	$ 19,421	1,511	13%	Very Low
Source: ACS 2008-2010				

b. Rental Affordability for Socio-Economic Groups

The rental data from the Farmington Daily Times used in Table 2 below primarily comes from Farmington, Aztec, and Bloomfield but does cover rentals in the San Juan County area. Therefore the income data used to determine rental affordability is for San Juan County.

Table 2 below compares the median family incomes of key socio-economic groups and the median costs of rentals by number of bedrooms and the type of rental. On the left side of the table are the different family groups and types of households, with their median incomes. The next column shows the affordable (30 percent of gross monthly income) rental payment for each group. This is what the median family in a group can afford. Across the top of the table are the median rental prices by number of bedrooms and the type of rentals from the Farmington Daily Times data. In the comparison cells are a calculated percentage, which represents the percent of the group's median monthly income that must be expended to pay for the median cost by bedroom and type of rental. For example, the median income American Indian Family would have to pay 35.06 percent of their monthly income to rent a median priced three-bedroom rental, and this type of rental would be considered unaffordable. The comparison cells in the table are color coded by the percent of the monthly income required to pay for the rental. Families with the "greatest need" pay over 50 percent and are shaded purple. Families that pay 30 percent or more are considered unaffordable and are shaded orange. Families that pay 25 percent or more are considered marginally affordable and are shaded yellow. The green shaded cells are considered affordable.

The four-bedroom rental category is not affordable to any socio-economic group. One-bedroom units and apartments are the most affordable but are still not affordable to female head of householders, young households, and those earning 30% MFI or less. The median three-bedroom rental price is affordable to those making the median family income of $52,039, but is not affordable to those making 80% MFI or less, old or young households, Native Americans or Hispanics.

Table 2

Rental Housing Affordability - Median Income of Socio-Economic Groups by Median Rental Cost as a Percentage of Monthly Income
San Juan County Median Family Income and Farmington Daily Times Rental Survey

Race, Age, Family Type	# of Families or Households	2010 SJC Median Family Income	30% of Median Monthly Income (Max Affordable)	Rentals by Number of Bedrooms				Rentals By Type			
				1 Bed	2 Bed	3 Bed	4 Bed	Apartments	Townhome Condo	Houses	Mobile Homes
	Median Price by Type and Bed >>>			$ 500	$ 650	$ 900	$ 1,300	$ 600	$ 1,050	$ 1,100	$ 700
Median Family Income (all families)	# of Families	$ 52,039	$ 1,301	11.53%	14.99%	20.75%	29.98%	13.84%	24.21%	25.37%	16.14%
<80% MFI	13,060	$ 41,631	$ 1,041	14.41%	18.74%	25.94%	37.47%	17.29%	30.27%	31.71%	20.18%
<50% MFI	7,919	$ 26,020	$ 650	23.06%	29.98%	41.51%	59.96%	27.67%	48.43%	50.73%	32.28%
<30% MFI	4,753	$ 15,612	$ 390	38.43%	49.96%	69.18%	99.93%	46.12%	80.71%	84.55%	53.81%
RACE of FAMILY	# of Families										
White alone, not Hispanic or Latino	21,727	$ 55,409	$ 1,385	10.83%	14.08%	19.49%	28.15%	12.99%	22.74%	23.82%	15.16%
American Indian and Alaska Native	12,386	$ 30,805	$ 770	19.48%	25.32%	35.06%	50.64%	23.37%	40.90%	42.85%	27.27%
Hispanic or Latino origin (of any race)	6,964	$ 30,703	$ 768	19.54%	25.40%	35.18%	50.81%	23.45%	41.04%	42.99%	27.36%
HOUSEHOLD INCOME BY AGE OF	# of Households										
15 to 24 years	1,585	$ 15,856	$ 396	37.84%	49.19%	68.11%	98.39%	45.41%	79.47%	83.25%	52.98%
25 to 44 years	12,719	$ 44,851	$ 1,121	13.38%	17.39%	24.08%	34.78%	16.05%	28.09%	29.43%	18.73%
45 to 64 years	18,766	$ 54,100	$ 1,353	11.09%	14.42%	19.96%	28.84%	13.31%	23.29%	24.40%	15.53%
65 years and over	8,633	$ 32,542	$ 814	18.44%	23.97%	33.19%	47.94%	22.13%	38.72%	40.56%	25.81%
FAMILIES	# of Families										
With children under 18 years	13,154	$ 44,209	$ 1,105	13.57%	17.64%	24.43%	35.29%	16.29%	28.50%	29.86%	19.00%
With no children under 18 years	17,085	$ 59,497	$ 1,487	10.08%	13.11%	18.15%	26.22%	12.10%	21.18%	22.19%	14.12%
Married-couple families	19,292	$ 62,895	$ 1,572	9.54%	12.40%	17.17%	24.80%	11.45%	20.03%	20.99%	13.36%
Female householder, no husband present	6,320	$ 21,426	$ 536	28.00%	36.40%	50.41%	72.81%	33.60%	58.81%	61.61%	39.20%
Male householder, no wife present	4,627	$ 45,298	$ 1,132	13.25%	17.22%	23.84%	34.44%	15.89%	27.82%	29.14%	18.54%
HOUSEHOLD TENURE	# of Occupied Households										
Owner occupied (dollars)	29,328	$ 52,690	$ 1,317	11.39%	14.80%	20.50%	29.61%	13.66%	23.91%	25.05%	15.94%
Renter occupied (dollars)	12,375	$ 31,046	$ 776	19.33%	25.12%	34.79%	50.25%	23.19%	40.58%	42.52%	27.06%

Source: 2010 American Community-S1903 and City of Farmington Daily Times Rental Survey 2010 Data

>50% of Monthly Income = Families in the Greatest Need

>30% of Monthly Income = Unaffordable

>25% of Monthly Income = Marginally Affordable

<25% of Monthly Income = Affordable

c. Home Mortgage Affordability for Socio-Economic Groups

The housing price data from the San Juan County Assessor used in Table 3 below is specifically City of Farmington Data, therefore the income data used is also specifically for the City of Farmington to show the best comparison.

Table 3 compares the median family incomes of socio-economic groups and their ability to purchase the median priced home, townhome/condo, or manufactured home. On the left side of the table are the different family groups and household types with their median incomes. The next column shows the recommended maximum home value for each group. This value was calculated with the assistance of a banking loan officer and research on a number of internet loan calculators. A number of assumptions were made in this calculation: 10 percent down, 4.5 percent interest rate, PPI mortgage insurance, typical property insurance, and taxes. A number of mortgages were calculated for home values around the median prices and an average ratio of income to value was created. The final calculation used for this table is, a family's income is 26 percent of the recommended maximum home value. For example, if a family's income is $51,790 (80% MFI), divide the income by 0.26 and the recommended maximum home value is $199,191. Utilities are still not included for this estimate so like in the rental affordability section above, the concept of Marginally Affordable is used.

The assumptions used in Table 3 differ from the 2010 Housing Affordability Update, which used 2008 data. The 2010 Housing Affordability Update used 5 percent down, 6.5 percent interest, and a final ratio of 29 percent. Banks are now typically looking for higher down payments after the down turn in the housing market. If a family can put down 10 percent, the payments go down and homes become more affordable, but far fewer families can afford a $15,000 to $25,000 down payment since the recession. In doing this research it was found that there are some lenders allowing lower down payments but the interest charged for those loans is significantly higher and these loans are a very small percentage of the current local market.

In the comparison cells, the median price for houses, townhomes/condos, and manufactured homes is subtracted from the recommended maximum price by family and household groups. The green cells are positive numbers and represent affordability. The yellow cells are positive numbers but are less than $10,000 and are considered marginally affordable. If there are even minor changes in the terms of the loan or a family's income or credit rating, that type of housing could become unaffordable. The orange cells show negative numbers and by how much a family cannot afford the type of home.

American Indian, Hispanic, young and old families, those making less than 50% MFI, and Female Householders, are the most unable to afford to purchase housing. One key improvement since the 2008 data in the 2010 Housing Affordability Update is that now the median family income can afford the median priced site built home.

Table 3

Housing Affordability City of Farmington		Median Family Income by Race, Age, and Family Type Compared with Median Housing Prices by Structure Type and Median of All Sales				
Income Groups	**Median Income City of Farmington**	**Recommended Max Home Value**	**2010 City of Farmington Median Housing Price by Type**			**2010 Median of All Farmington Sales**
	2008-2010 3 Year Average	**Ratio 26%**	Houses	Town Homes/ Condos	Mobile Homes	All Types
			$ 197,000	$ 175,000	$125,000	$196,000
Median Family Income	**$ 64,737**	$ 248,988				
80% MFI	$ 51,790	$ 199,191	$ 2,191			$ 3,191
50% MFI	$ 32,369	$ 124,494	$ (72,506)	$ (50,506)	$ (506)	$ (71,506)
30% MFI	$ 19,421	$ 74,697	$ (122,303)	$ (100,303)	$ (50,303)	$ (121,303)
RACE of FAMILY						
White alone, not Hispanic or Latino	$ 63,154	$ 242,900				
American Indian and Alaska Native	$ 45,109	$ 173,496	$ (23,504)	$ (1,504)		$ (22,504)
Hispanic or Latino origin (of any race)	$ 39,013	$ 150,050	$ (46,950)	$ (24,950)		$ (45,950)
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER						
15 to 24 years	$ 17,522	$ 67,392	$ (129,608)	$ (107,608)	$ (57,608)	$ (128,608)
25 to 44 years	$ 54,255	$ 208,673				
45 to 64 years	$ 70,447	$ 270,950				
65 years and over	$ 40,033	$ 153,973	$ (43,027)	$ (21,027)		$ (42,027)
FAMILIES						
With own children under 18 years	$ 51,349	$ 197,496	$ 496			$ 1,496
With no own children under 18 years	$ 77,519	$ 298,150				
Married-couple families	$ 74,159	$ 285,227				
Female householder, no husband present	$ 29,733	$ 114,358	$ (82,642)	$ (60,642)	$ (10,642)	$ (81,642)
Male householder, no wife present	$ 51,379	$ 197,612	$ 612			$ 1,612
HOUSEHOLD TENURE						
Owner occupied (dollars)	$ 69,644	$ 267,862				
Renter occupied (dollars)	$ 38,290	$ 147,269	$ (49,731)	$ (27,731)		$ (48,731)

Source: 2008-2010 American Community Survey 3 Year Average, City of Farmington and 2010 San Juan County Assessor's Sales Data

Unaffordable (by how much)

Marginal Affordability = within 10k

Affordable