



City of Farmington  
**2010 Annual Action Plan**  
Year 2 of the Consolidated Plan  
**October 1, 2010 - September 30, 2011**

**July 27, 2010 City Council Hearing**

City of Farmington  
**2010 Annual Action Plan**  
 Year 2 of the Consolidated Plan  
**October 1, 2010 - September 30, 2011**

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**City of Farmington**  
**Year 5 Annual Action Plan**  
**October 1, 2007 - September 30, 2008**

**Part One: Executive Summary 91.220(b)**

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 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 2010 Annual Action Plan projects, budget, objectives, and outcomes

Table 1

Proposed Projects and Budget for the 2010 Annual Action Plan							
Eligible Activities	Project Description	Outcome Objectives	National Objectives	Type of Project	Year 2 Strategic Plan Budget	Proposed Year 2 Budget	% of Proposed Year 2 Budget
Production of new rental units 570.201(m)	Provide money per unit reserved for low income rentals. Extra funding for very low income.	DH-2	LMH	Capital Improvement	\$ 250,000	\$ 279,000	59.9%
3 Transitional Housing 570.201(c)	Provide funds for Transitional Housing Construction with a priority for Substance Abuse	SL-1	LMH	Capital Improvement	\$ 65,000	\$ 65,000	14.0%
05L Child Care Services 570.201(e)	Childcare assistance for low income students at San Juan College for Employment Training and Education	EO-1	LMC	Public Service	\$ 15,000	\$ 17,800	14.99%
05A Senior Services 570.201(e)	Home and Respite Care	SL-1	LMC	Public Service	\$ 20,000	\$ 20,000	
Rental assistance	Emergency rental assistance - Homelessness Prevention and Move in Assistance	DH-2	LMC	Public Service	\$ 17,000	\$ 19,000	
05 Public Services (General) 570.201(e)	English Proficiency, Parenting, Life Skills Classes	EO-1	LMC	Public Service	\$ 12,000	\$ 13,000	
21A General Program Administration	Grant Management - One half staff wages, consultants, training, supplies			Planning and Administrative	\$ 51,777	\$ 51,853	11.1%
Total Annual Budget					\$ 430,777	\$ 465,653	100.0%

Proposed New and Adjusted Projects	Project Description	Outcome Objectives	National Objectives	Type of Project	Current Funding Years 4 and 5	Additional Funding	Total Budget
Transitional Housing Addiction Treatment	Provide additional funds for Masada House for the purchase of an existing single family residence for Group Care	SL-1	LMH	Capital Improvement	\$ 129,963	\$ 50,000	\$ 179,963
Downtown Streetscape and Façade Improvements	Matching funds for façade improvements and streetscape improvements for pedestrian accessibility.	EO-1	LMA	Economic Development	\$ -	\$ 250,000	\$ 250,000

**Part Two: Available Funds 91.220(c)(1), (c)(2) and (l)(1)**

Federal Resources: 2010 budget for Farmington is estimated by HUD to be **\$465,654**. This is about \$35,000 more than last year's budget and more than estimated for the 2010 Federal Fiscal year in the 2009-2014 Consolidated Plan.

Income

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

Leveraging: There is no specific requirement for leveraging with CDBG grant funds. The 2010 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 contracts are negotiated.

City Resources: The City of Farmington supports Community Service Agencies through service contracts to benefit the community. Table 2 details the Farmington fiscal year 2010 proposed budget for Community Services.

Table 2

<b>City of Farmington Proposed 2010 Community Service Budget</b>	
Total Behavioral Health	\$ 100,000
4 Winds Recovery Center	\$ 273,600
The Roof Operations Contract	\$ 57,000
Family Crisis Center	\$ 12,000
Path	\$ 15,000
Childhaven	\$ 24,000
North West NM Seniors	\$ 1,400
PMS - Shield/Roundtree	\$ 20,000
4 Winds Grant Pass Thru	\$ 300,000
Safe Communities	\$ 80,000
Total	\$ 883,000

**Part Three: Summary of Priorities and Objectives 91.220(c)(3)**

All Action Plan projects and activities are based upon priorities developed through public input during the creation of the 2009 Consolidated Plan. Specific objectives prioritized in the Consolidated Plan are identified with each Action Plan project. All 2009 Consolidated Plan objectives are consistent with national HUD objectives. Table 3 lists the projects, priorities, objectives, and targeted clients for 2009. The Objectives are references to the Objectives in the adopted City of Farmington Consolidated Plan.

**Table 3**

<b>Projects for the 2010 Annual Action Plan</b>					
<b>Eligible Activities</b>	<b>Survey Respondents Ranking 0 to 10</b>	<b>Potential Action Plan Project</b>	<b>Outcome Objectives</b>	<b>National Objectives</b>	<b>Type of Project</b>
Production of new rental units 570.201(m)	7.95	Provide money per unit reserved for low income rentals. Extra funding for very low income	DH-2	LMH	Capital Improvement
05L Child Care Services 570.201(e)	6.56	Child care for students at San Juan College for Employment Training	EO-1	LMC	Public Service
05A Senior Services 570.201(e)	5.68	Home and Respite Care	SL-1	LMC	Public Service
Rental assistance	8.26	Emergency rental assistance	DH-2	LMC	Public Service
05 Public Services (General) 570.201(e)	5.97	English Proficiency, Parenting, Life Skills Classes	EO-1	LMC	Public Service
<b>3. Chronic Substance Abuse First Choice for Transitional Housing</b>	<b>8.11</b>	<b>Provide funds for Transitional Housing for Substance Abuse</b>	SL-1	LMC	Transitional Housing New Capacity
21A General Program Administration		Grant Management			Planning and Administrative
1st Quartile = Low Need					Total Annual Budget
2nd Quartile = Med Need					
3rd Quartile High Need					
4th Quartile Highest Need					

  

<b>Outcome Objective Definitions</b>			
	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 Four: 2010 Annual Action Plan Projects and Budget**

Table 4 details the proposed 2010 Annual Action Plan projects and budget. The grey shaded cells show the increased funding due to the increase in available funds above the 2009 Consolidated Plan's 5 Year Strategic Plan's estimated budget.

There are two projects listed at the bottom of the table which represents amendments to previous Annual Action Plans.

The first is the Transitional Housing Project. An additional \$50,000 was approved by a vote of the City Council on June 22, 2010 as a minor plan amendment. This brings the total funding available to \$173,963 for this project. The annual action plan projects in Years 4 and 5 of the first Consolidated Plan

The second project is brand new but being funded out of a canceled project's previously approved budget. The \$250,000 was originally approved for the Transitional Daycare Project. Unfortunately this project will be officially canceled as a Major Amendment with the public hearing processes of this 2010 Annual Action Plan. The funding is being reallocated to the Downtown Streetscape and Façade Improvements project.

Table 4

Proposed Projects and Budget for the 2010 Annual Action Plan							
Eligible Activities	Project Description	Outcome Objectives	National Objectives	Type of Project	Year 2 Strategic Plan Budget	Proposed Year 2 Budget	% of Proposed Year 2 Budget
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21A General Program Administration	Grant Management - One half staff wages, consultants, training, supplies			Planning and Administrative	\$ 51,777	\$ 51,853	11.1%
Total Annual Budget					\$ 430,777	\$ 465,653	100.0%

Proposed New and Adjusted Projects	Project Description	Outcome Objectives	National Objectives	Type of Project	Current Funding Years 4 and 5	Additional Funding	Total Budget
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#### **Part Four: Expenditure Limits**

The Year 5 Annual Action Plan complies with the expenditure limits established by HUD.

**Administrative Cap** - The maximum 20% administrative cap will not be exceeded. HUD has projected the formula grant amount to be **\$465,654**. The proposed 2010 Annual Action Plan administrative budget is **\$51,777** or 11.1%, which is less than the of the maximum 20% cap of \$93,130.80.

**Service Cap** - The maximum 15% service cap will not be exceeded. The proposed 2010 Annual Action Plan Public Service budget percentage is 14.99%, as shown in Table 4 above.

**Low/Mod Benefit** – 24CFR Section 570.484 – Excluding administrative costs, 100% of all budgeted funds will be used to assist either Low-Moderate Clientele or Low-Moderate Areas.

#### **Part Five: Mapping 91.220 (d)**

While developing the new Downtown Streetscape and Façade Improvement project 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.

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 yellow shading shows tracts that meet the CFR 570.208 (a) (1) (ii) (A) exception, which states: the highest quartile of block groups of Low-Mod concentration qualifies.

The following map shows all of the qualifying block groups that make up the City's targeted low- and moderate-income neighborhoods.

Table 5

<b>Low-Mod Concentration by Census Track Block Groups</b>				
<b>Track</b>	<b>Block Group</b>	<b>Low-Mod Universe</b>	<b>Low-Mod Population</b>	<b>Low-Mod Percent</b>
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%
000501	2	0	0	-
000606	3	0	0	-

Source HUD Data Users Web Page 2010



**Part Six: Geographic Distribution of Funds 91.220(d) and (f)**

Table 6 shows the geographic allocation of priorities for all of the 2010 Annual Action Plan projects, which are all Community Wide. Table 6 also shows that the Transitional Housing budget increase will be a Community Wide project, while the new Downtown Streetscape and Façade Improvements project will be LMA project within a Targeted Low- and Mod-Neighborhood

Table 6

<b>2010 Annual Action Plan Geographic Distribution of Funds</b>		
	Community Wide	Targeted Neighborhood
New Affordable Rental Units	\$ 279,000	
Transitional Housing	\$ 65,000	
Child Care Services	\$ 17,800	
Senior Services	\$ 20,000	
Rental assistance	\$ 19,000	
Public Service Classes	\$ 13,000	
General Program Administration	\$ 51,853	
	Community Wide	Targeted Neighborhood
Budgeted	\$ 465,653	\$ -
Percent by Geographic Type	<b>100%</b>	<b>0%</b>

<b>Budget Amendment and New Project Distribution of Funds</b>		
Transitional Housing Addiction Treatment	\$ 50,000	
Downtown Streetscape and Façade Improvements		\$ 250,000
	Community Wide	Targeted Neighborhood
Budgeted	\$ 50,000	\$ 250,000

### **Part Six: Homeless and Other Special Needs Activities 91.220(i)**

The 2010 Annual Action Plan specifically addresses the homeless and those with special needs with four projects:

- Production of New Affordable Rental Units
- Rental Assistance
- Transitional Housing
- Senior Home Care

To address Homelessness Prevention, the City of Farmington organized local community service providers in a collaborative effort to apply for and receive approximately \$350,000 in Homeless Prevention and Rapid Re-housing (HPRP) Stimulus Grant funding through the New Mexico MFA. As the Economic downturn hit Farmington, specifically with a large number of layoffs in the gas well industry, it resulted in more than doubling the local unemployment rate. This has made it difficult for many families to maintain mortgage payments and to pay rent.

### **Part Seven: Other Actions 91.220(k)**

To develop institutional structure, and enhance coordination between public and private housing, the City of Farmington is an active member of the local Affordable Housing Alliance (AHA). The City of Farmington CDBG Grant manager chairs the Needs Committee and assists the Tennant/Landlord Committee. AHA builds and maintains working connections for a variety of public and private agencies.

### **Part Eight: Public Housing 91.22 (h)**

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

### **Part Nine: Monitoring 91.230**

All planned programs include monitoring methods and/or goals in the HUD Table 3 descriptions.

The City of Farmington will continue to monitor the timeliness of drawdowns and expenditures to meet the 1.5 carryover standard. The City of Farmington will continue to monitor its subrecipients with the use of expenditure reports, accomplishment data, and onsite inspections. A new monitoring procedures document has been developed along with a monitoring worksheet to assist with the documentation of monitoring visits.

## **Part Ten: Public Participation 91.220(b)**

All applicable citizen participation requirements have been met or exceeded for this process. The City of Farmington presented the 2010 Projects, Goals, and Priorities document at an advertised public open forum, on May 12, 2010 and to the City Council Work Session, on May 18, 2010, to solicit public input and project guidance. The 2010 Projects, Goals, and Priorities document was the basis for choosing the number and type of projects to be conducted and their budgets. The Draft 2010 Annual Action Plan was advertised and made available for public review on June 27, 2010. A public hearing was held with the City Council on July 27, 2010 for adoption of the 2010 Annual Action Plan by Resolution.

The opportunity for language, hearing, and accessibility assistance was part of the public notification and the 2010 Annual Action Plan was available for public review at the Public Library, City Clerk, Community Development Department, and was posted on the City web page.

A copy of the approved City Council Minutes may not be available until September, but will be provided as an amended attachment when available.

Public hearing advertisements are attached.

Responses to Public submitted public comments are attached.

## **Part Eleven: Community Profile**

Attached, as a companion document, is the City of Farmington Housing Affordability 2010 Update. This document focuses on housing affordability but includes the very latest statistics for the community.

### **A. Barriers to Affordable Housing 91.220(j)**

The City of Farmington's past AI and the 2009-2014 Consolidated Plan identified housing affordability as the primary barrier to Fair Housing.

The 2008 San Juan County Needs Assessment included in the Consolidated Plan was the countywide community needs assessment to help identify and prioritize areas of greatest need in San Juan County. On the issues of finding and affording housing respondents were asked whether they had experienced specific difficulties finding housing in the past 5 years.

Findings are as follows:

- 31% had trouble finding a place to live they could afford
- 27.8% had trouble finding a place to live because of limited availability
- 17% had experienced barriers because of race, gender, family status, or other prejudices

The City of Farmington is also in the process of reviewing the draft of our new Housing Affordability Strategic Plan. The plan will make specific recommendations to local policy makers including the development of an Affordable Housing City Code to encourage the development of affordable housing and to eliminate some of the barriers to affordable housing.

**B. Affordable Housing Goals 91.220(g)**

For the first time the City of Farmington is working two important projects to address affordable housing. First, the City of Farmington has partnered with San Juan County and is developing an Affordable Housing Strategic Plan. This is the next step since the CDBG staff's development of the Housing Affordability Study and Housing Needs Assessment. The Affordable Housing Strategic Plan was developed in conjunction with the New Mexico MFA requirements so the plan can be a stepping stone to the adoption of an Affordable Housing Act by local governments.

The second project that Farmington CDBG staff is working on is the development of new affordable rental units. The action plan years 2009 and 2010 did and is budgeting CDBG fund to assist the development of new rental units. Land acquisition, site preparation, and utility costs are some of the eligible expenses. Direct construction costs are not allowed.

**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 addition
- Services for the elderly and frail elderly
- Services for the disabled and disabled veterans
- Families in poverty

Only one area in the special populations need assessment was identified as an area of low priority and that was assistance to persons with Aids. There are very small numbers of Aids patients identified in this community. Of the identified needs, the 2010 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 Twelve: Project Summaries

### A. Annual Action Plan Project Total Budgets

Table 12 shows all Annual Action Plan projects to date. Each project's total budget, total expenditures, and total balance is shown along with projected expenditures and the projected balance at the end of the 2009 Federal fiscal year. In the last two columns are the projected expenditures and projected drawdowns through 9/30/10, and the projected balance at 9/30/10. The projects identified as closed have been completed and closed out, no additional funding is expected.

Table12

ANNUAL ACTION PLAN TOTAL PROJECT BUDGETS					
Year 1 - 6 Total					
Projects	Total Budget	Total Drawdowns IDIS	IDIS Grant Balance as of June 8, 2008	Projected Expenditures and IDIS Drawdowns Through 9/30/10	Projected Balance 9/30/10
Emergency Rental Assistance	\$118,750	\$117,007	\$1,743	\$1,743	\$0
Senior Home Care	\$97,000	\$76,456	\$20,544	\$12,000	\$8,544
Pedestrian Infrastructure Sidewalks	\$225,000	\$129,025	\$95,975	\$95,975	\$0
Youth Transportation Bus	\$37,000	\$36,314	\$686	Closed	
Sycamore Park Community Center Design	\$50,000	\$50,000	\$0	Closed	
Sycamore Park Community Center Construction	\$645,000	\$631,498	\$13,502	\$0	\$13,502
The Roof Design	\$50,000	\$50,000	\$0	Closed	
The Roof Construction	\$242,112	\$242,112	\$0	Closed	
Homebuyer Education	\$21,000	\$21,000	\$0	Closed	
Transitional Housing Catholic Charities	\$93,000	\$93,000	\$0	Closed	
Day Care Assistance San Juan College	\$51,000	\$46,061	\$4,939	\$0	\$4,939
Lead Based Paint Inspections	\$7,888	\$7,888	\$0	Closed	
Blight Removal	\$72,957	\$38,869	\$34,088	Closed	
Indian Center Kitchen Remodel	\$50,000	\$0	\$50,000	\$0	\$50,000
Transtional Housing - Past Years 4 and 5	\$139,963	\$0	\$139,963	\$0	\$139,963
Transitional Housing - New	\$65,000	\$0	\$65,000	\$0	\$65,000
Youth Daycare Center	\$250,000	\$0	\$250,000	\$0	\$250,000
Production of new rental units	\$65,000	\$0	\$65,000	\$0	\$65,000
Planning and Administration	\$473,456	\$413,385	\$60,071	\$35,000	\$25,071
Totals	\$2,754,126	\$1,952,614	\$801,511	\$144,718	\$622,019
Percent of Total Budget		70.9%	29.1%	5.3%	22.6%

### B. Year 2010 Project Descriptions 91.220(d) and (e)

The following are descriptions of the proposed 2010 Annual Action Plan projects:

**Production Of New Rental Units** - No specific project is identified at this time. This project will provide funds to help with the construction of new affordable rental units by paying for: acquisition of property, clearance, site assemblage, provision of site improvements and provision of public improvements and certain housing pre-construction costs. A mix of 4, 3, and 2 bedroom units will be developed. The rental rates will target the 50% and 80% MFI to assist moderate and low income families.

#### **Transitional Housing –**

This is the first of four years of funding that is budgeted for transitional housing. The total funds allocated in the 2009 Consolidated Plan's Strategic Plan are just over \$1,000,000. The funds will develop new capacity as either a single large care facility or will develop a number of scattered sites. There were different types of transitional

care identified in the Consolidated Plan but the primary goal is to develop facilities for the treatment of addiction.

**Child Care –**

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 also an economic development project.

**Senior Home Care –**

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 provided every week to low- and mod-income participants.

**Rental Assistance -**

Rental assistance is provided to low- and mod-income families for homelessness prevention or move-in assistance.

**Public Service Classes –**

English Proficiency, Parenting, and Life Skills classes are provided to low income persons. The classes are being taught through San Juan College and are being held at the Sycamore Park Community Center.

The following are descriptions of the Action Plan Amendment projects:

**Transitional Housing -**

In Annual Action Plans Year 4 and 5 of the first Consolidated Plan a total of \$129,963 was budgeted for transitional housing. The City Council recently approved a budget adjustment to increase the funding by \$50,000 for this project. CDBG staff is working with Masada House, who was recently selected through the RFP process, to develop a transitional housing project for women recovering from addiction. The additional funding will help Masada to purchase a house to be used as a group care home.

**Downtown Improvements -**

After two rounds of publicized Requests for Proposals the City has been unable to find a partner for the Youth Transitional Daycare project CDBG staff recommended to the City Council that these funds be used to create an economic development project, in conjunction with the Metropolitan Redevelopment Area. Plans for the project include streetscape improvements involving a new accessible walkway linking a new public parking lot to Broadway. Landscaping islands, public art, benches, and lighting are also possible projects. The façade improvements project will involve providing matching funds to private businesses for exterior building improvements including facades, awnings, signage, and roof repairs. Ten or more grants of up to \$20,000 will be made available.

**C. Project Summaries and Eligibility Determinations**

The following worksheets describe individual projects and document the determinations from CDBG Staff on how the projects meet the HUD eligibilities and Federal objectives.

# CDBG Project Summary and Eligibility Review

**Name of Project:**

Production of new affordable rental units

**Name of Contractor/Subrecipient**

None selected yet

**Project Description:**

No specific project is identified at this time. This project will provide funds to help with the construction of new affordable rental units by paying for: **acquisition of property, clearance, site assemblage, provision of site improvements and provision of public improvements and certain housing pre-construction costs.**

A mix of 4, 3, and 2 bedroom units will be developed. The rental rates will target the 50% and 80% MFI to assist moderate and low income families.

**Project Location:**

- Address To be determined
- City Wide
- Targeted Low- and Mod-Income Neighborhood

**Project Budget:**

CDBG \$ 65,000  
CDBG \$ 250,000

**Plan Year:**

2009  
2010

**Objective category:**

**Outcome category:**

- Suitable Living Environment
- Decent Housing
- Economic Opportunity
- Availability/Accessibility
- Affordability
- Sustainability

**HUD Objective:** LMH

**Objective Citation:** 570.208 (a) (3)

**HUD Matrix Code:** 12

**Eligibility Citation:** 570.201(a), 570.201 (m), 570.206(g) and 570.207 (b)(3)

**Accomplishment Type:**

LMH, number of units created

**Accomplishment Data:**

Number of units created. Long term records, number of persons or families assisted, race, LMC Income

**Eligibility Determination:**

570.207 (3)  
(3) *New housing construction/*  
clearance, site assemblage, provision of  
site improvements and provision of  
public improvements and certain housing

pre-construction costs set forth in  
§ 570.206(g)

570.206 (g)

(1) The cost of conducting preliminary surveys and analysis of market needs;

(2) Site and utility plans, narrative descriptions of the proposed construction, preliminary cost estimates, urban design documentation, and "sketch drawings," but excluding architectural, engineering, and other details ordinarily required for construction purposes, such as structural, electrical,

plumbing, and mechanical details;

(3) Reasonable costs associated with development of applications for mortgage and insured loan commitments, including commitment fees, and of applications and proposals under the Section 8 Housing Assistance Payments Program pursuant to 24 CFR parts 880–883;

(4) Fees associated with processing of applications for mortgage or insured

(3) *Housing activities.* An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. This would include, but not necessarily be limited to, the acquisition or rehabilitation of property by the recipient, a subrecipient, a developer, an individual homebuyer, or an individual homeowner; conversion of nonresidential structures; and new housing construction.

If the structure contains two dwelling units, at least one must be so occupied, and if the structure contains more than two dwelling units, at least 51 percent of the units must be so occupied.

Where two or more rental buildings being assisted are or will be located on the same or contiguous properties, and the buildings will be under common ownership and management, the grouped buildings may be considered for this purpose as a single structure.

Where housing activities being assisted meet the requirements of paragraph § 570.208 (d)(5)(ii) or (d)(6)(ii) of this section, all such housing may also be considered for this purpose as a single structure. For rental housing, occupancy by low and moderate income households must be at affordable rents to qualify under this criterion. The recipient shall adopt and make public its standards for determining "affordable rents" for this purpose. The following shall also qualify under this criterion:

(i) When less than 51 percent of the units in a structure will be occupied by low and moderate income households, CDBG assistance may be provided in the following limited circumstances:

(A) The assistance is for an eligible activity to reduce the development

cost of the new construction of a multifamily, non-elderly rental housing project;

(B) Not less than 20 percent of the units will be occupied by low and moderate income households at affordable rents; and

(C) The proportion of the total cost of developing the project to be borne by CDBG funds is no greater than the proportion of units in the project that will be occupied by low

## Staff Sign-Off

Name: Jay Peterman Jr. Date: Friday, June 04, 2010

### Copy of E-mail from HUD Rep

"Gonzales, Monica M" <Monica.M.Gonzales@hud.gov>

06/22/2010 11:02 AM

Hi Jay,

Everything looks good here except for 2 things:

1. Acquisition would be under a different eligibility determination at 570.201(a) *Acquisition*.
2. You should probably add 570.206(g) to the Production of new affordable rental units project eligibility criteria.

Monica Gonzales  
Financial Analyst  
Department of Housing and Urban Development  
Office of Community Planning and Development  
625 Silver Avenue SW, Suite 100  
Albuquerque, NM 87102-3185  
505.346.7345  
Fax 505.346.7344  
[monica.m.gonzales@hud.gov](mailto:monica.m.gonzales@hud.gov)

**From:** jpeterman@fmtn.org [mailto:jpeterman@fmtn.org]

**Sent:** Friday, June 04, 2010 11:11 AM

**To:** Gonzales, Monica M

**Subject:** Project Determination

Dear Monica Gonzales,

I would like a HUD determination on the eligibility of CDBG assistance for the creation of new affordable rental units.

I have attached a copy of the Project Summary and Eligibility Determination worksheet for your review. Please note the bold text in the project description which identifies the specific types of assistance proposed for this project. In this description I have included acquisition of property. The phrase "site assemblage" is under the allowed assistance paragraph. Can acquisition be considered site assemblage?

I have included citations for objectives, eligibility, and citations for ineligibility from which the specific types of assistance are derived. With the included limitations I think that this will work.

JPJ

599-1309

# CDBG Project Summary and Eligibility Review

**Name of Project:**

Transitional Housing

**Name of Contractor/Subrecipient**

None selected yet

**Project Description:**

No specific project is identified at this time. This project will provide funds to help with the design and or construction of new transitional housing units. The primary goal is to focus on dependency recovery. The funds will be used for the creation of new capacity.

**Project Location:**

- Address To be determined
- City Wide
- Targeted Low- and Mod-Income Neighborhood

**Project Budget:**

CDBG \$ 65,000

**Plan Year:**

2010

**Objective category:**

Suitable Living Environment

Decent Housing

Economic Opportunity

**Outcome category:**

Availability/Accessibility

Affordability

Sustainability

**HUD Objective:** LMC

**Objective Citation:** 570.208 (a) (2) (D) and/or (C)

**HUD Matrix Code:** 03C Homeless Facilities

**Eligibility Citation:** 570.201 (c)

**Accomplishment Type:**

Public Facility, number of beds

**Accomplishment Data:**

Number of beds created. Long term records, number of

persons or families assisted, race, LMC Income

**Eligibility Determination:**

The project is specifically directed at low income transitional housing. The project will create a public facility. LMC Income Limit 80% of MFI = \$45,326 (2008 ACS Farmington MSA)

**Staff Sign-Off**

Name: Jay Peterman

Date: Monday, June 21, 2010

# 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 Daycare Center provides daycare assistance for fulltime students of San Juan College who earn less than 80% of the median family income.

**Project Location:**

- Address 4601 College Boulevard (on campus)
- City Wide
- Targeted Low- and Mod-Income Neighborhood

**Project Budget:**

CDBG \$ 20,000  
CDBG \$ 19,000  
CDBG \$ 17,800

**Plan Year:**

2008  
2009  
2010

**Objective category:**  
**Outcome category:**

Suitable Living Environment  
 Availability/Accessibility

Decent Housing  
 Affordability

Economic Opportunity  
 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:**  
Income

Long term records, number of children assisted, race, LMC

**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% of MFI = \$45,326 (2008 ACS Farmington MSA)

**Staff Sign-Off**

Name: Jay Peterman

Date: Friday, June 18, 2010

# 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 documented medical problems.

**Project Location:**

Address \_\_\_\_\_

City Wide

Targeted Low- and Mod-Income Neighborhood - Census Tract # \_\_\_\_\_

**Project Budget:**

CDBG \$ \$17,000

CDBG \$ \$20,000

**Plan Year:**

2008

2009

**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)(A).

**HUD Matrix Code:** 05A Seniors

**Eligibility Citation:** 570.201e

**Accomplishment Type:**

Number of seniors

**Accomplishment Data:**

number, race, income level

**Eligibility Determination:**

The project is specifically directed at low income seniors. The project is a public service and counts towards the 15% cap. 24 CFR 570.201e public service.

LMC Income Limit 80% of MFI = \$45,326 (2008 ACS Farmington MSA)

**Staff Sign-Off**

Name: Jay Peterman Jr.

Date: Friday, June 18, 2010

# 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 1 to a MAX of 3 months. Move In assistance or Homeless Prevention.

**Project Location:**

Address \_\_\_\_\_

City Wide

Targeted Low- and Mod-Income Neighborhood - Census Tract # \_\_\_\_\_

**Project Budget:**

CDBG \$ \$22,000

CDBG \$ \$0

**Plan Year:**

2008

2009

**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

**Accomplishment Data:**

number, race, income level, female head of household

**Eligibility Determination:**

Public service rental service max 1 to 3 months.

**Staff Sign-Off**

Name: Jay Peterman Jr.

Date: Friday, June 18, 2010

# CDBG Project Summary and Eligibility Review

**Name of Project:**

Public Service Classes

**Name of Contractor/Subrecipient**

San Juan College

**Project Description:**

English Proficiency, Parenting, and Life Skills classes are provided to low income persons. The classes are being taught through San Juan College and are being held at the Sycamore Park Community Center.

**Project Location:**

Address \_\_\_\_\_

City Wide

Targeted Low- and Mod-Income Neighborhood - Census Tract # \_\_\_\_\_

**Project Budget:**

CDBG \$ \$25,000

CDBG \$ \$13,000

**Plan Year:**

2009

2010

**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:** 05 Other Public Services

**Eligibility Citation:** 570.201 (e) (1)

**Accomplishment Type:**

Number of persons taking classes

**Accomplishment Data:**

number, race, income level

**Eligibility Determination:**

The project is a public service and counts towards the 15% cap.

LMC Income Limit 80% of MFI = \$45,326 (2008 ACS Farmington MSA) All students must be income qualified.

**Staff Sign-Off**

Name: Jay Peterman Jr.

Date: Friday, June 18, 2010

# CDBG Project Summary and Eligibility Review

**Name of Project:**

Downtown Improvements

**Name of Contractor/Subrecipient**

To be determined

**Project Description:**

Façade and Streetscape improvements for the Downtown. A new pedestrian access linking a public parking lot with the Downtown and a Façade Improvement Grant is proposed. The Façade Improvement Grant project will provide up to \$10k in 50/50 matching funds for exterior improvements to prevent the deterioration of commercial buildings.

**Project Location:**

- Address      Located in downtown Farmington
- City Wide
- Targeted Low- and Mod-Income Neighborhood

**Project Budget:**

CDBG \$ 50,000

**Plan Year:**

2010

**Objective category:**

**Outcome category:**

Suitable Living Environment

Availability/Accessibility

Decent Housing

Affordability

Economic Opportunity

Sustainability

**HUD Objective:** LMA

**Objective Citation:** 570.208 (a) (1) (ii) (A)

**HUD Matrix Code:** 14E

**Eligibility Citation:** 570.201 (c) and 570.202 (a) (3)

**Accomplishment Type:**

Businesses assisted, completion of streetscape

**Accomplishment Data:**

Businesses assisted, completion of streetscape

**Eligibility Determination:**

570.208 (a) (1) (ii) (A) The downtown district's Block Group is 4.02.05, which has a 47.6% Low Mod population. This citation states that the highest quartile block group is acceptable if less than 51%. Under (ii) it states that HUD will determine the lowest percentage. I looked at the number of block groups and it appears there are 34 when you add the annexed territory. Therefore, the highest 8 block groups should be included in the Low Mod areas. 4.02.05 is the eighth highest Low Mod area.

**§ 570.202 Eligible rehabilitation and preservation activities.**

(a) *Types of buildings and improvements eligible for rehabilitation assistance.*

CDBG funds may be used to finance the rehabilitation of:

(3) Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations (further improvements to such buildings may be undertaken pursuant to § 570.203(b));

**Objective Determination:**

**§ 570.209 Guidelines for evaluating and selecting economic development projects**

(b) *Standards for evaluating public benefit.*

The grantee is responsible for making sure that at least a minimum level of public benefit is obtained from the expenditure of CDBG funds under the categories of eligibility governed by these guidelines

(1) *Standards for activities in the aggregate.*

Activities covered by these guidelines must, in the aggregate, either:

or

(ii) Provide goods or services to residents

**§ 570.201 Basic eligible activities.**

(c) *Public facilities and improvements.*

CDBG funds may be used for the following activities:

Such activities may also include the execution of architectural design features, and similar treatments intended to enhance the aesthetic quality of facilities and improvements receiving CDBG assistance, such as decorative pavements, railings, sculptures, pools of water and fountains, and other works of art.

of an area, such that the number of low- and moderate-income persons residing in the areas served by the assisted businesses amounts to at least one low- and moderate-income person per \$350 of CDBG funds used.

(F) Provides assistance to business(es) that operate(s) within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty;

**Staff Sign-Off**

Name: Jay Peterman Jr.

Date: Friday, June 18, 2010

**D. Table 3's**

The following are HUD Table 3's which document action plan projects.

**Table 3  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: A**

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

**Priority Need:** Production of New Affordable Rental Units: Affordable Rental Units was one of the highest needs identified in the community.

**Project Title:** New Affordable Rental Units

**Project Description:**

No specific project is identified at this time. This project will provide funds to help with the construction of new affordable rental units by paying for: acquisition of property, clearance, site assemblage, provision of site improvements and provision of public improvements and certain housing pre-construction costs. A mix of 4, 3, and 2 bedroom units will be developed. The rental rates will target the 50% and 80% MFI to assist moderate and low income families.

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

**Location:**

A specific location has not been selected yet.

Objective Number DH-2	Project ID
HUD Matrix Code 03C	CDBG Citation 570.208.a.2.i.A
Type of Recipient LMH	CDBG National Objective 570.208 (a) (3)
Start Date 10/01/2010	Completion Date 09/30/2012
Performance Indicator Number of Units	Annual Units
Local ID E/FFY 3-3	Units Upon Completion

**Funding Sources:**

CDBG	\$250,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$65,000
Assisted Housing	
PHA	
Other Funding	
Total	\$315,000

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 the 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 transitional housing facility.

**HUD Objective:** LMH                      **Objective Citation:** 570.208 (a) (3)

**HUD Matrix Code:** 12

**Eligibility Citation:** 570.201(a), 570.201 (m), 570.206(g) and 570.207 (b)(3)

**Table 3  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: B**

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

**Priority Need:** **Transitional Housing Facilities:** Transitional housing was a high need within the agency survey results: this project will address this need.

**Project Title:** Transitional housing for addiction recovery

**Project Description:**

No specific project is identified at this time. This year's funds will be saved up for a larger project. This project will provide funds to help with the design and or construction of new transitional housing units for dependency recovery, victims of domestic violence, or other care type identified as and transitional housing need. The funds will be used for the creation of new capacity.

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

**Location:**

A specific location has not been selected yet.

Objective Number DH-1	Project ID
HUD Matrix Code 03C	CDBG Citation 570.208.a.2.i.A
Type of Recipient	CDBG National Objective Low-Moderate Income Clientele
Start Date 10/01/2011	Completion Date 09/30/2013
Performance Indicator Completion of Project	Annual Units Bed spaces created
Local ID E/FFY 3-3	Units Upon Completion

**Funding Sources:**

CDBG	\$65,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$65,000

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 the 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 transitional housing facility.

**Table 3  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: C**

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

**Priority Need:** **Child Care Assistance:** Childcare was identified as and important issue to address in the public survey.

**Project Title:** Childcare Voucher Program

**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:**

San Juan College Daycare Center

Objective Number SL-2	Project ID
HUD Matrix Code 05L	CDBG Citation 570.210 (e)
Type of Recipient	Low-Moderate Income
Start Date 10/01/2010	Completion Date 09/30/2011
Performance Indicator Number of Families	Annual Units Families
Local ID L/FFY 3-8	Units Upon Completion

**Funding Sources:**

CDBG	\$17,800
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$17,800

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  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: D**

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

**Priority Need:** Elderly and Disabled Homemaking Services was identified as a priority need within the SJRMC sponsored elderly needs assessment as well as the 2009 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 570.210 (e)
Type of Recipient	CDBG National Objective Low-Moderate Income Clientele
Start Date 10/01/2010	Completion Date 09/30/2011
Performance Indicator SL-2	Annual Units People served/Hours of service
Local ID H/FFY 3-5	Units Upon Completion

**Funding Sources:**

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

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  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: E**

**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:** Tenant Based Rental Assistance (TBRA) Program

**Project Description:**

San Juan County Partnership provides rental assistance ranging from 50% to 100% of the rent for up to a maximum of three months 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 05S	CDBG Citation 570.204
Type of Recipient	CDBG National Objective Low-Moderate Income Clientele
Start Date 10/01/2006	Completion Date 09/30/2007
Performance Indicator Homeless Prevention	Annual Units 30-34 households
Local ID I/FFY 3-6	Units Upon Completion

**Funding Sources:**

CDBG	\$19,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding (MFA)	
Total	\$19,000

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

Benefiting Population – Low/Mod Clientele. The distribution of the population served by Affordable Housing is as follows: 74% Native American, .8% African American, .2% Pacific Islander, and 25% White and Hispanic homeless persons. Homeless persons with mental illness, dependency issues, victims of domestic violence, persons with disabilities, and any other adult population that is homeless or at risk of being homeless.

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

**Table 3  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: F**

**Applicant's Name:** San Juan College

**Priority Need:** Self-improvement classes for economic opportunity

**Project Title:**

**Project Description:**

English Proficiency, Parenting, and Life Skills classes are provided to low income persons. The classes are being taught through San Juan College and are being held at the Sycamore Park Community

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location:**

Classes will be held at the Sycamore Park Community Center in the Low- and Mod-Income Targeted Area.

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

**Funding Sources:**

CDBG	\$25,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding (MFA)	
Total	\$25,000

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 – The City shall monitor the number of students, their race, and income.

**Table 3  
Consolidated Plan Listing of Projects**

**Annual Action Plan Projects: G**

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**Applicant's Name:** Farmington

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**Priority Need:** The Farmington Metropolitan Redevelopment Area Plan recommended façade improvements as a high need to spur economic development in the downtown area.

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**Project Title:** Downtown Façade Improvements

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**Project Description:**

The City of Farmington CDBG and MRA Planning Staff will work together to provide one to one matching grants for façade improvements and streetscape improvements for pedestrian access. A planned streetscape project is a pedestrian linkage from a new public parking lot to the Broadway sidewalk.

---

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

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**Location:**

Metropolitan Redevelopment Area – The historic downtown and surrounding areas.

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Objective Number SL-2	Project ID
HUD Matrix Code 14E	CDBG Citation 570.202
Type of Recipient	Low-Moderate Area
Start Date 10/01/2009	Completion Date 09/30/2010
Performance Indicator	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$250,000
ESG	
HOME	
HOPWA	
Total Formula	
Assisted Housing	
PHA	
Other Funding	
Total	\$250,000

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

Benefiting Population – Downtown economic development will affect the LMA population.

Monitoring and Evaluation – Successful completion of building improvements and one or more streetscape projects.

City of Farmington  
**2010 Annual Action Plan**  
October 1, 2010 - September 30, 2011

**Attachments**

- City Council Resolution Adopting the 2010 Annual Action Plan
- Public Hearing Notice Affidavits of Publication
- Public Comment Responses