



# Fifth Program Year CAPER

The CPMP Fifth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

The City of Farmington's Year 5 Annual Action Plan fiscal year ran from October 1, 2008 through September 30, 2009. The Grant amount for Year 5 was \$428,963. The total budget for all five years was \$2,332,349. The total expended for all five years at the end of the fiscal year was \$1,881,754.64. Final expenditures on the Sycamore Park Community Center accounted for \$205,034.46 of the spending in Year 5.

Table 1 below shows the approved projects and their budgets for the Year 5 Annual Action Plan.

**Table 1**

<b>Year 5 Annual Action Plan Budget, National Objectives and Outcomes</b>			
<b>Projects</b>	<b>Proposed Year 5 Budget</b>	<b>National Objectives</b>	<b>Outcome Objective</b>
Emergency Rental Assistance	\$ 22,000	LMC	DH-2
Senior Home Care	\$ 17,000	LMC	SL-2
Sycamore Park Community Center Construction	\$ 150,000	LMA	SL-1
Homebuyer Education	\$ 5,000	LMC	SL-2
Transitional Housing	\$ 89,963	LMC	DH-1
Day Care Assistance San Juan College	\$ 20,000	LMC	SL-2
Blight Removal	\$ 20,000	SBA	SL-3
Indian Center Rehabilitation	\$ 20,000	LMC	SL-3
Planning and Administration	\$ 85,000		
<b>Total Year 5 Budget</b>	<b>\$ 428,963</b>		

An amendment to the Year 5 Annual Action Plan was processed this year to meet the requirements of the CDBG-R grant, or Federal Stimulus funds provided to the City through CDBG. Table 2 below was taken from the plan amendment approved by the City Council. CDBG-R provided \$116,504 in extra funding for CDBG activities. Public service activities are limited to 15% of the grant amount. The maximum 15%, \$17,475.60 was put into Emergency Rental Assistance. Due to the change in the economy, the original \$22,000 for Emergency Rental Assistance was used up by June of 2009 and the infusion of CDBG-R funding helped to maintain the program. At the time of writing this report, more than \$14,000 has already been expended to help prevent homelessness. The remainder of the funds was put into the sidewalk construction project.

**Table 2**

CDBG- R		American Recovery and Reinvestment Act of 2009					
Jurisdiction/Grantee Name: <b>City of Farmington</b>		CDBG-R Formula Grant Amount: <b>\$116,504</b>				Date: <b>5/26/09</b>	
Activity Name	Activity Description	Eligibility (Regulatory or HCDA Citation)	National Objective Citation	CDBG-R Project Budget (\$)	Additional Recovery Funds (\$)	Other Leveraged Funding (\$)	Total Activity Budget
<b>Sidewalk Construction</b>	The Improvements to sidewalks, street crossings and removal of ADA impediments creates accessible connections to jobs and services within the Low- and Mod-Income Targeted Neighborhood. City Construction Inspection estimates approximately 3500 feet of ne	<b>570.201c</b>	570.208 a 1	\$99,028.40		Current CDBG Funding \$ 95,975	\$195,003.78
<b>Emergency Rental Assistance</b>	Emergency Rental Assistance to help prevent homelessness for those who are at risk of becoming homeless.	570.201 e	570.208.a.2.i.A	\$17,475.60		\$22,000	\$ 39,475.60
Project Totals				\$116,504.00		\$117,975	\$234,479.38

**General Questions**

1. *Assessment of the one-year goals and objectives:*
  - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
    1. Sycamore Park Community Center – A grand opening was held on November 16, 2008 and operations began at the center but installation of landscaping and other site improvements continued into the summer of 2009.
    2. Pedestrian Infrastructure – After some delays, the City finally received approval from the State Historic Preservation Office for sidewalk construction. There were some design issues related to gas meter, fire hydrant, and fencing relocation, but at the time of writing this report, construction crews have begun working on the new sidewalks. Additional funds from CDBG-R (Federal Stimulus) are also being used to build new sidewalks in the same targeted low-income neighborhood.

These funds were approved under an amendment to the Year 5 Annual Action Plan. CDBG-R Funds have been partially expended and

3. Transitional Housing Facilities – CDBG Staff tried once again to find a participant to make use of these funds this year and it appears that we now have two interested parties. A letter of interest was published and the Purchasing Department published a Request for Proposals.
4. Blight Removal – CDBG funded two successful Refrigerator and Electronic Waste Recycling projects this year. The City Clean and Beautiful Project collected 328 refrigerators, 220 computer monitors, and 135 televisions. This project addressed visual blight, environmental concerns, and improved child safety.
5. Elderly and Disabled Home Making Services – This project has been providing steady accomplishments while assisting the elderly. A total of 16 clients were provided with 1,240 hours of service
6. Emergency Rental Assistance – This project provides move-in assistance to the homeless and eviction prevention assistance. This year the full budget was expended by June due to significantly increased community need for assistance. In Year 5 of the CDBG grant, 24 households were assisted with move in or homeless prevention assistance. Of the 24 households, 17 earned less than 30% of the median family income MFI.

Emergency Rental Assistance CDBG-R - Through the additional funding provided through the Federal Stimulus called CDBG-R an additional \$17,475.60 was provided for rental assistance. In August and September alone, 18 households were assisted with \$14,275.

7. Homebuyer Education – A new provider was selected this year to finish off the last available funds for this project. One class was held in August with eight students. Additional classes will be held until all funding is expended.
8. Child Care Assistance – This project provides daycare assistance through a contract with the San Juan College Daycare Center to qualified fulltime students. This program has finished its third year and has been a great success. During Year 5, 23 student parents with 30 children were assisted with a total of 23,553 hours of day care assistance.
9. Indian Center Rehabilitation – This project was not started again this year. City Staff in charge of the Indian Center have decided not to move forward with the work. They are concerned that a larger scale remodel may be necessary and are looking at options.

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Table 3 shows all action plan projects for years 1-5 and their total amended budgets, total project drawdowns, total project balance, percent of total project funds remaining, the national objective, and outcome objective. At the bottom of Table 1 are column totals and the total percentage remaining. The total percentages remaining for Years 3 and 4 were 40% and 14.2%, while this year's CAPER has 16.4% remaining. The City of Farmington may still expend the remaining funds as long as we meet the 1.5 spending requirements each year. Later this Federal fiscal year, staff will propose an Action Plan amendment to reallocate some of the remaining funds into projects where we can guarantee expenditure in a timely manner.

The following Table 3A shows the definitions of the Federal Outcome Objectives and Table 3B shows the definitions of the National Objectives.

**Table 3**

<b>CAPER Year 5 - Total Budget and Expenditure by Project</b>						
<b>Projects</b>	<b>Total Amended Budget Years 1-5</b>	<b>Total Project Drawdowns</b>	<b>Total Project Balance</b>	<b>Percent of Project Funds Remaining</b>	<b>National Objectives</b>	<b>Outcome Objective</b>
Homeless Shelter Facility	\$242,112	\$242,112	\$0	0.0%	LMC	DH-1
Homeless Shelter Planning	\$50,000	\$50,000	\$0	0.0%	LMC	DH-1
Sycamore Park Community Center	\$645,000	\$629,937	\$15,063	2.3%	LMA	SL-1
Pedestrian Transportation Infrastructure	\$225,000	\$130,150	\$94,850	42.2%	LMA	SL-3
Transitional Housing Catholic Charities	\$93,000	\$93,000	\$0	0.0%	LMC	DH-1
Transitional Housing Years 4 and 5	\$ 129,963.00	\$0	\$129,963	100.0%	LMC	DH-1
Blight Removal	\$92,957	\$85,672	\$7,285	7.8%	SBA	SL-3
Lead-Based Paint Inspections in Residences	\$10,000	\$7,888	\$2,112	21.1%	SBR	DH-3
Elderly and Disabled Homemaking Services	\$77,000	\$76,456	\$544	0.7%	LMC	SL-2
Affordable Housing – Emergency Rental Assistance	\$118,750	\$117,492	\$1,258	1.1%	LMC	DH-2
Home Buyer Education Program	\$21,000	\$14,908	\$6,092	29.0%	LMC	SL-2
Transportation Services for Youth	\$37,000	\$36,314	\$686	1.9%	LMC	SL-2
Child Care Assistance San Juan College	\$71,000	\$68,410	\$2,590	3.6%	LMC	SL-2
Indian Center Remodel	\$50,000	\$0	\$50,000	100.0%	LMC	SL-1
Planning and Admin.	\$421,679	\$357,543	\$64,136	15.2%		
<b>Totals</b>	<b>\$2,284,461</b>	<b>\$1,909,882</b>	<b>\$374,579</b>	<b>16.4%</b>		
	Total Budget	Total Expenditures	Total Balance	Total % Remaining		

Table 3A

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

Table 3B

National Objective Definitions	
LMC	Low Moderate Income Clientelle
LMA	Low Moderate Area
SBA	Blight Area
SBR	Blight Urban Renewal

Table 4 shows all expenditures and budgets for all projects for Years 1 through 5 broken down by the Outcome Objectives.

Table 4

Years 1 Through 5 Expenditures by Goals and Objectives							
	SL-1	SL-2	SL-3	DH-1	DH-2	DH-3	
Homeless Shelter Facility				\$242,112			Expenditures
				\$242,112			Budget
Homeless Shelter Planning				\$50,000			Expenditures
				\$50,000			Budget
Sycamore Park Community Center	\$ 629,937						Expenditures
	\$ 645,000						Budget
Pedestrian Transportation Infrastructure			\$ 130,150				Expenditures
			\$ 225,000				Budget
Transitional Housing Catholic Charities				\$ 93,000			Expenditures
				\$ 93,000			Budget
Transitional Housing Years 4 and 5				\$ -			Expenditures
				\$ 129,963			Budget
Blight Removal			\$ 85,672				Expenditures
			\$ 92,957				Budget
Lead Based Paint Inspections			\$ 7,888				Expenditures
			\$ 10,000				Budget
Elderly and Disabled Homemaking Services		\$ 76,456					Expenditures
		\$ 77,000					Budget
Affordable Housing – Emergency Rental Assistance					\$ 117,492		Expenditures
					\$ 118,750		Budget
Child Care Assistance		\$ 68,410					Expenditures
		\$ 71,000					Budget
Indian Center Remodel	\$ -						Expenditures
	\$ 50,000						Budget
Homebuyers Education		\$ 14,905					Expenditures
		\$ 21,000					Budget
Transportation Services of Youth New Bus		\$ 36,314					Expenditures
		\$ 37,000					Budget
Total Expended	\$ 629,937	\$ 196,085	\$ 223,711	\$ 385,112	\$ 117,492	\$ -	
Total Budgeted	\$ 695,000	\$ 206,000	\$ 327,957	\$ 515,075	\$ 118,750	\$ -	
	SL-1	SL-2	SL-3	DH-1	DH-2	DH-3	

- c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

Pedestrian Infrastructure – This project was delayed due to a problem with the State Historic Preservation Office (SHPO). There were further delays starting the project due to the timing of the new Block-to-Block contracts. In addition, there were difficulties inherent to the project, such as relocation of fencing, utility meters, and other obstructions to accessible access. However, this project began construction this fall and we hope to finish this winter.

Transitional Housing – During Year 4, the City was not able to find a viable project for this activity. The Year 5 budget added additional funds to the Year 4 project to make this a more attractive activity. A request for proposals was published, proposals were reviewed, and we now have a project partner selected. The project will involve the United Methodist Church remodeling one of their existing buildings to construct new transitional housing units. Staff hopes the construction will begin in early summer of 2010.

Indian Center Remodel – The initial \$30,000, from the Year 4 project budget, was not enough to complete the proposed kitchen expansion/remodel project, so an additional \$20,000 has been added in the Year 5 Annual Action Plan. Since then Rod Hunt, the City of Farmington General Services Director, has advised against beginning the project as more extensive reconstruction is being considered.

Homebuyer Education – After a new class provider was selected, there were some delays caused by CDBG staff due to the work on the new 2009-2014 Consolidated Plan. However, the first new class has been held and others will be scheduled quarterly.

2. *Describe the manner in which the recipient would change its program as a result of its experiences.*

Based upon the City's five years of experience with CDBG, the new 2009-2014 Consolidated Plan has been approved with fewer projects overall to try to create larger better funded projects for the community. A change that CDBG staff would recommend to HUD is to change the 15% Maximum Public Service Cap to 30% or even 50% for CDBG entitlement communities with a budget of less than \$1,000,000. Public services as defined by HUD are the among the highest priority needs identified in our community. Our typical \$430,000 annual budget does not allow the City to develop larger construction projects or create public housing.

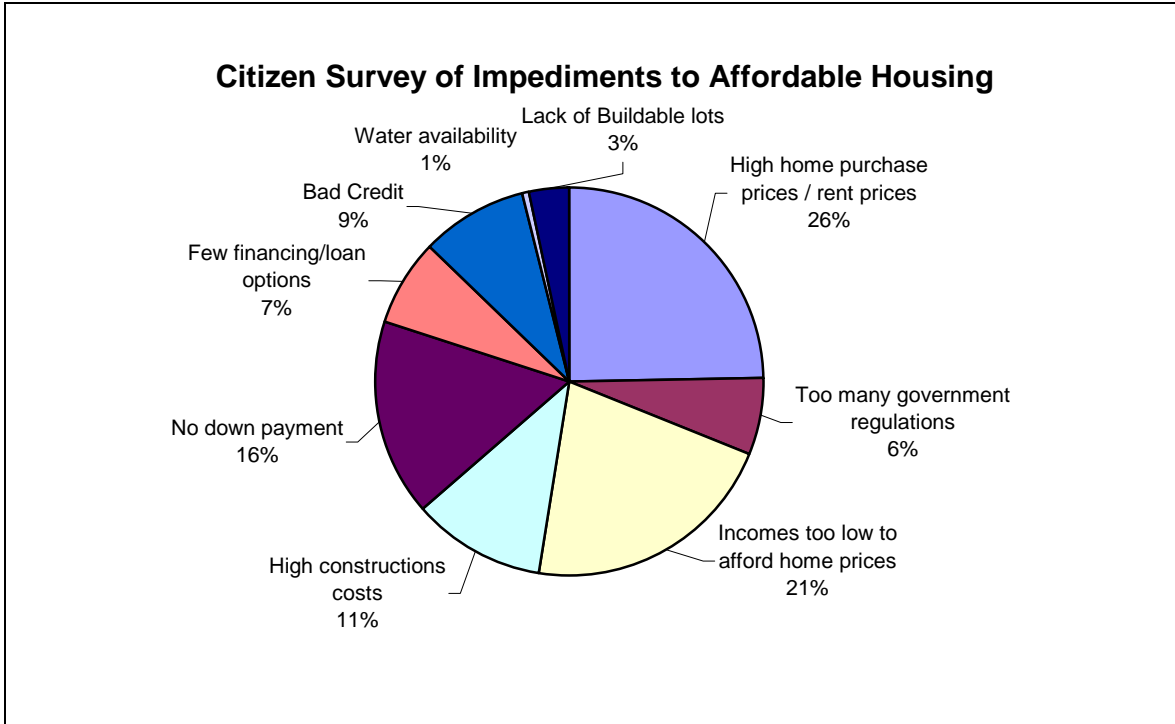
3. *Affirmatively Furthering Fair Housing:*  
a. *Provide a summary of impediments to fair housing choice.*

In March 28, 2006, the City of Farmington CDBG staff published an update to its Analysis of Impediments to Fair Housing report (AI). This addendum to the AI addresses the fair housing issues raised by the recently released Farmington Report: Civil Rights for Native Americans 30 Years Later, by the Civil Rights Commission.

A survey was conducted for the AI and a key question was:  
What are the biggest obstacles to obtaining an affordably priced house? The answers are depicted on Chart 1 below.

The major impediments to an affordably priced house are related to household economics. Only 6% of the responses indicated government regulations as a barrier to affordable housing.

Chart 1



The following survey results are areas that the City of Farmington can try to address to remove barriers to affordable housing:

- “Too many government regulations” is a vague or general complaint cited by a low percentage of respondents. The City of Farmington has developed its Unified Development Code (UDC) to update the zoning code and subdivision regulations developed in 1969. The UDC does not decrease the number of rules but it does put all of the codes in a single document, which is more user-friendly. There was significant public input from, key person interviews, stakeholder meetings, and public meetings, so the public has helped shape the new regulations.
- Only 3% of the respondents cited the lack of buildable lots, but land availability is an issue in Farmington. The Navajo Reservation, State, and Federal BLM properties surround the City of Farmington. One solution may be for the City to work with the BLM and State to secure the release of public property specifically for the development of affordable housing.
- Few financing/loan options and bad credit accounted for 16% of the responses. Homebuyer education and credit counseling are potential projects that could address this need.

The responses to the question “How should the City of Farmington encourage affordable housing?” were:

- 19% - faster permits approved to lower costs of home;
- 15% - improvements (City subsidies) of city road, sewer, and water;
- 14% - provide smaller lots to lower cost of homes; and
- 14% - increase City land area available for building.

*b. Identify actions taken to overcome effects of impediments identified.*

The City of Farmington has completed an affordable housing study in 2006 that showed a growing affordability gap especially for young and minority populations. CDBG staff, in partnership with the Affordable Housing Alliance (AHA) of San Juan County, has completed a San Juan County needs assessment. The City has also finished a housing needs assessment, which was incorporated into the 2009-2014 Consolidated Plan. The next step in the process is the creation of a Housing Strategic Plan. The City, as a partner with AHA and San Juan County, has selected a contractor to develop the Housing Strategic Plan for San Juan County and the three Cities.

*4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*

The following Action Plan projects undertaken by the City of Farmington specifically address the needs of the underserved:

- The Roof Homeless Shelter provides shelter for the homeless.
- Sycamore Park Community Center is located in a CDBG targeted neighborhood area and provides access to a variety of community programs.
- The sidewalk projects provide safe accessible access to jobs, services, and recreation opportunities.
- The Blight Removal project is providing environmental, safety, and visual improvements to low income neighborhoods.
- The emergency rental project gives people assistance to end homelessness and help to prevent people from becoming homeless.
- The homebuyer education project is helping to educate people to be more financially literate.
- The daycare assistance project is helping to provide affordable quality daycare to people who are attending college provide for their families.

*5. Leveraging Resources*

*a. Identify progress in obtaining “other” public and private resources to address needs.*

City Resources: The City of Farmington supports Community Service Agencies through service contracts to benefit the community. Table 2 details the Farmington fiscal year 2009 proposed budget for Community Services.

Table 5

<b>City of Farmington Proposed 2008 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
ECHO Grant Pass Thru	\$ 200,000
Safe Communities	\$ 80,000
Total	\$ 783,000

b. *How Federal resources from HUD leveraged other public and private resources.*

None of the Year 5 CDBG projects specifically leveraged any other additional Federal or private funds.

### **Managing the Process**

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

The CDBG Staff has produced assessments of the Annual Action Plan projects and finances to ensure timeliness standards were met. A detailed IDIS drawdown and expenditure spreadsheet is used with the City Accounting offices to ensure accurate record keeping. Staff has met with the project contactors and subrecipients and monitored their projects, finances, and client files.

### **Citizen Participation**

All applicable citizen participation requirements were met or exceeded to create the Year 5 Annual Action Plan and this Year 5 CAPER. A public hearing was held with the City Council on January 12, 2010 for adoption by Resolution.

The opportunity for language, hearing, and accessibility assistance was part of the public notification and the Year 5 CAPER was available for public review at the Public Library, City Clerk's Office, Community Development Department, and was posted on the City web page.

- A copy of the approved City Council Minutes will be provided as an amended attachment when available.
- Public hearing advertisements are attached.

Neither during the public hearing nor during the public review time period were any comments received, verbal or in writing.

## **Geographic Distribution of Funds**

Table 6 below shows the expenditures and budget of all CDBG projects from Years 1 through 5 broken down by Community Wide and Targeted Neighborhoods. Projects that are Community wide are open to everyone in the City limits though most have income limitations. For example, the Daycare Assistance project is not location specific but open to qualifying student parents in the community. Another example is the Homebuyer Education project. The provided classes are open to the public and are not income or location dependent. Projects in targeted neighborhoods have a presumed low-mod income benefit due to the economic conditions within a particular neighborhood that the project serves. For example, the sidewalk project is assumed to help low-mod families because the sidewalks are located within a low-mod targeted neighborhood. The majority of the CDBG projects are community wide but targeted neighborhood projects are all construction activities and use the majority of the budgeted funds.

Table 6

<b>CAPER Years 1 Through 5 Geographic Distribution of Expenditures and Budget by Project</b>			
	Community Wide	Targeted Neighborhoods	
Homeless Shelter Facility		\$ 242,112	Expenditures
		\$ 242,112	Budget
Homeless Shelter Planning		\$ 50,000	Expenditures
		\$ 50,000	Budget
Sycamore Park Community Center		\$ 629,937	Expenditures
		\$ 645,000	Budget
Pedestrian Transportation Infrastructure		\$ 130,150	Expenditures
		\$ 225,000	Budget
Transitional Housing Catholic Charities	\$ 93,000		Expenditures
	\$ 93,000		Budget
Transitional Housing Years 4 and 5	\$ -		Expenditures
	\$ 129,963		Budget
Blight Removal	\$ 85,672		Expenditures
	\$ 92,957		Budget
Lead Based Paint Inspections		\$ 7,888	Expenditures
		\$ 10,000	Budget
Elderly and Disabled Homemaking Services	\$ 76,456		Expenditures
	\$ 77,000		Budget
Affordable Housing – Emergency Rental Assistance	\$ 117,492		Expenditures
	\$ 118,750		Budget
Child Care Assistance	\$ 68,410		Expenditures
	\$ 71,000		Budget
Indian Center Remodel		\$ -	Expenditures
		\$ 50,000	Budget
Homebuyers Education	\$ 14,905		Expenditures
	\$ 21,000		Budget
Transportation Services of Youth New Bus	\$ 36,314		Expenditures
	\$ 37,000		Budget
<b>Total Expended</b>	<b>\$ 492,249</b>	<b>\$ 1,060,087</b>	Expenditures
<b>Total Budgeted</b>	<b>\$ 640,670</b>	<b>\$ 1,222,112</b>	Budget
<b>Percent by Geographic Type</b>	<b>Community Wide</b>	<b>Targeted Neighborhoods</b>	
Expended	32%	68%	
Budgeted	34%	66%	

Table 7 below shows the targeted Census Block Groups and their Low-Mod populations. The tracts shaded green qualify as 51 percent. The yellow shading shows tracts that do not meet the 51 percent requirement but have large populations of Low-Mod people. The orange shading shows the block groups that are included by geography, and the blue shading is for the Annexed area. The full justification for

the inclusion of the block groups that do not meet the 51% standard is included in 2009-2014 Consolidated Plan and in the City's first Consolidated Plan.

Table 7

Targeted Low- and Moderate- Income Block Groups				Census	
Census Tract	Block Group	Total Population	Low-Mod Persons	Low-Mod Percent	
100	5	638	431	67.6%	Qualify by 51%
205	3	1,558	910	58.4%	Large Pop
100	2	1,190	695	58.4%	Geography
402	4	1,593	898	56.4%	Annexed in 05/24/00
100	4	1,391	776	55.8%	
401	3	1,732	932	53.8%	
402	5	1,371	652	47.6%	
204	2	1,577	716	45.4%	
205	4	2,448	1,033	42.2%	
501	1	2,328	900	38.7%	
302	4	954	365	38.3%	
100	1	162	47	29.0%	
		Total Families	Low-Mod Families		
606	2	2,007	978	48.7%	

Source: 2000 Census

The following map, Geographic Distribution of CDBG Projects, shows the targeted low- and mod-income areas of Farmington and the locations of the three completed CDBG projects.



## **Institutional Structure**

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

The City of Farmington has continued as an active member in the Affordable Housing Alliance (AHA) to ensure communication between public entities, non-profit service organizations, and for profit developers. The City of Farmington has also involved San Juan County Staff and members of AHA in the Strategic Housing Plan processes.

## **Monitoring**

1. *Describe how and the frequency with which you monitored your activities.*

- **Sycamore Park Community Center**  
Design and construction contracts were reviewed by the Purchasing Department of the City of Farmington. All construction and materials invoices were reviewed prior to IDIS drawdown.
- **Blight Removal**  
This project is managed by the City's Parks and Recreation Department. CDBG staff meets with Parks staff prior to each clean and beautiful event to discuss advertising, budget, and expenditures, removal contracts, and billing.
- **Elderly and Disabled Homemaking Services**  
CDBG staff contact with this service provider is through on-site visits, phone contacts, and a formal site visits to review sample client case files. In addition, CDBG staff reviews monthly invoices detailing the amount and type of care provided and wages of employees.
- **Affordable Housing – Emergency Rental Assistance**  
CDBG staff contact with this service provider is through on-site visits, phone contacts, and one formal site visit to review sample client case files and administrative documents. Staff reviews invoices detailing services provided prior to approving payment. This year the contractor has hired new case management staff and CDBG staff has assisted in training.
- **Home Buyer Education Program**  
CDBG Staff or representatives have attended the classes and reviewed invoices.
- **Child Care Assistance**  
CDBG staff contact with this service provider is through on-site visits, phone contacts, and a formal site visit to review sample client case files. Extra training was provided to this client to ensure accounting of invoices, payments, and IDIS drawdowns were accurate.

2. *Describe the results of your monitoring including any improvements.*

Monitoring has provided open communication with our contractors. Everyone has been very positive during monitoring visits. During the accomplishments phase of the CAPER some discrepancies were found between CDBG staff's records and two contractors. In both cases, the contractors there were mistakes made by the City and the Contractors that were found and corrected. The very open process along with the both formal and informal communication has allowed CDBG staff to catch mistakes and insure accurate accounting records.

3. Self Evaluation

- a. *Describe the effect programs have in solving neighborhood and community problems.*
- b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*

The following are Year 5 Action Plan projects that are making a difference in the community:

- **Blight Removal – CDBG funded two successful Refrigerator and Electronic Waste Recycling projects this year. The City Clean and Beautiful Project collected 328 refrigerators. This project addressed visual blight, environmental concerns, and improved child safety.**
  - **Elderly and Disabled Homemaking Services**  
Homemaker and respite services provide an opportunity for the elderly to live at home or with family and stay out of nursing homes longer.
  - **Affordable Housing – Emergency Rental Assistance**  
This program helps the homeless with move-in assistance from shelters or transitional housing into rental units. The program also provides a safety net to keep people from becoming homeless with eviction prevention assistance.
  - **Home Buyer Education Program**  
This class provides training in financial literacy, credit counseling, and how to buy a home.
  - **Child Care Assistance**  
This project provides financial assistance for daycare for qualified students at San Juan Community College, which helps students stay in school.
- c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*

The transitional housing project and the action plan projects providing Emergency Rental Assistance, Elderly and Disabled Homemaking, and Blight Removal all specifically addressed the needs for decent housing and a suitable living environment. The transitional housing project is providing four new housing units for the homeless. The rental assistance has allowed homeless people to make the transition from shelter care to independent living and has prevented evictions from making more people homeless. The homemaking services have allowed elderly people to stay longer in their own homes. The blight removal projects have improved the living environment in low-income neighborhoods with community cleanup and the removal of refrigerators from people's yards.

- d. *Indicate any activities falling behind schedule.*

Pedestrian Infrastructure – While processing the Environmental Assessment a problem with the State Historic Preservation Office has occurred, delaying the project. There have been further delays caused by project design and the timing of the selection of the new annual City Contractor.

- e. *Describe how activities and strategies made an impact on identified needs.*  
f. *Identify indicators that would best describe the results.*

- The Blight Removal Project has removed visual and environmental impacts to low income neighborhoods, and assisted in community cleanup efforts.
- The Elderly and Disabled Homemaking Services project has allowed people to continue to live in dignity.
- The Emergency Rental Assistance project helped very low-income families and individuals move into apartments from homelessness, transitional housing, and sheltered care. It has also, prevented households from becoming homeless.
- The Home Buyer Education classes have been well received by the public, providing financial literacy and credit counseling.
- The Childcare Assistance project has provided assistance to parents who are full time students.

- g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*

One barrier to fulfilling the goals of the Farmington Consolidated plan is the HUD required 15% service cap. Farmington's relatively small CDBG budget does not allow significant capacity improvement projects and the service cap limits our ability to provide services to the diverse special needs populations.

- h. *Identify whether major goals are on target and discuss reasons for those that are not on target.*

Farmington's major goals are being met. Farmington is meeting the timeliness expenditure requirements, priority action plan projects are being successfully run and managed, and goals and objectives of the Consolidated Plan are being met within the limited CDBG budget.

- i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

Farmington has identified goals, objectives, strategies, and activities to attain them. The primary limitation is the size of the CDBG budget and the HUD required 15% service cap. To address the sidewalk project, Farmington may need to select alternative sites, or reallocate the funds to meet a different Consolidated Plan objective.

## Lead-based Paint

1. *Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

No Action Plan projects required lead-based paint inspections this year. The emergency rental assistance project does not qualify for TBRA status, as it is not Home or Section 8 funded, also the project allows only a one month subsidy which does not activate the 100 day minimum standard of § 35.115 Exemptions.

## HOUSING

### Housing Needs

1. *Describe Actions taken during the last year to foster and maintain affordable housing.*

No Action Plan projects specifically addressed affordable housing. However, a Housing Affordability Study and Housing Needs Assessment were created and incorporated into the new 2009-2014 Consolidated Plan. Staff is also working on the development of a Strategic Housing Plan.

### Specific Housing Objectives

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*

No Action Plan projects specifically addressed affordable housing.

2. *Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*

No Action Plan projects specifically addressed affordable housing.

3. *Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.*

The City has developed a Housing Affordability Study and a Housing Needs Assessment and is in the process of hiring a contractor to create a Strategic Housing Plan.

### Public Housing Strategy

1. *Describe actions taken during the last year to improve public housing and resident initiatives.*

There is no public housing in Farmington.

### Barriers to Affordable Housing

1. *Describe actions taken during the last year to eliminate barriers to affordable housing.*

The Year 5 Annual Action Plan's Homebuyer Education project has helped the public by providing credit counseling and financial literacy. The City of Farmington completed an Affordable Housing report and a Housing Needs Assessment to document affordability issues and housing needs in the area. The City is also an active participant in the Affordable Housing Alliance (AHA).

## HOMELESS

### Homeless Needs

1. *Identify actions taken to address needs of homeless persons.*

The Year 5 Annual Action Plan Emergency Rental Assistance project helps the homeless with move-in assistance to leave shelter style housing. The Catholic Charities Transitional Housing Project created four new housing units, two studio and two one bedroom, to help homeless families.

2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*

The Year 4 Annual Action Plan Emergency Rental Assistance project helps the homeless with move-in assistance to leave shelter style housing.

3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

No new funds have been sought.

### Specific Homeless Prevention Elements

1. *Identify actions taken to prevent homelessness.*

This year the City of Farmington spearheaded the effort to apply for the Homeless Prevention and Rapid Re-Housing stimulus grant through the New Mexico Mortgage Finance Authority (MFA). The MFA would not allow the City of Farmington to act as the lead agency so the San Juan County Partnership, who was to be an integral partner in the process anyway, filed the application and was approved. These funds will be used in San Juan County for Emergency Rental Assistance to prevent homelessness.

In addition, the Year 4 Annual Action Plan project Emergency Rental Assistance helps prevent homelessness by providing eviction prevention assistance.

## COMMUNITY DEVELOPMENT

### Community Development

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*

- a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*

Table 9 below shows the individual Annual Action Plan projects and the Consolidated Plan Objectives that they address. Table 9 lists all the Consolidated Plan Objectives. The objectives addressed by the Year 5 Annual Action Plan projects are shown with shading

**Table 8**

Objectives Addressed by the Year 4 Action Plan	Complet List of Consolidated Plan Objectives
Objective B1:	Establish a Community Development Advisory Board to Oversee the Management of the Consolidated Plan and to Recommend Plans, Plan Amendments, Annual Action Plans and Annual Evaluation and Appraisal Reports to the City Council for Adoption
Objective B2:	Strengthen the Farmington Planning Division Staff's Capability to Serve the CDAB and manage the HUD Programs, which requires the production of Annual Action Plans, Plan Amendments, Annual Evaluation and Appraisal Reports, Environmental Assessments, and Ov
Objective B3:	Provide Technical Assistance to Area Non-Profits, the Private Sector and Local Governments Regarding Consolidated Plan Requirements, including: Grant Writing, Information Management and Services, and CDBG Fund Recipient Training.
Objective B4:	The City Council, the Community Development Advisory Board and Staff Shall Coordinate with Service Agencies and the Private Sector to Maximize the Leverage of Consolidated Plan Entitlement Grant Monies and to Mobilize the Resources Necessary to Achieve th
Objective B5:	Build and Support Regional Coalitions that Address the Needs and Objectives Identified Within this Plan
Objective B6:	Establish an Organization that may Coordinate and Administer the Implementation of those Economic and Housing Development Activities of this Plan that Afford Solicitation of Support from Private Foundations.
Objective C1:	Support Coordinated Activities to Implement the Economic Development Strategy Proposed within this Plan in Collaboration with the City Council, Area Service Providers, and Private Industry
Objective C2:	Support the Establishment of a City Coordinated Work Crew Program that affords Sheltered Work Opportunities for the Community's Special Populations.
Objective C3:	Promote Workforce Development Programs to Enhance the Skills of the Labor Force and the Productivity of Area Business Enterprise
Objective C4:	Promote Farmington as a Good Place to Do Business through Modifications in Land Use Plans and Unified Development Code Regulations, Marketing and Promotional Activities, and Establishment or Modification of Development Incentives.
Objective C5:	Establish and/or Strengthen Economic Information Management Systems that Support Economic Development Activities and Provide Timely Market Information to Economic Development Interests to Improve the Efficiency of the Marketplace.
Objective D1:	The City of Farmington shall Support all Initiatives under Federal Fair Housing Requirements.
Objective D2:	The City of Farmington in Collaboration with Agency Service Providers, Financial Institutions, and the Construction/Development Industry shall Address Affordable Housing as an Economic Development Issue.
Objective D4:	Support the Development of Affordable Home Ownership Opportunities to Accom-modate the Needs of Low- and Moderate-Income Households.
Objective D5:	Support the Development of Quality Affordable Rental Housing Opportunities to Accommodate the Needs of Low- and Moderate-Income Households.
Objective D6:	Proactively Support the Rehabilitation and Restoration of Low and Moderate-Income Residential Areas within the City through the Development of Neighborhood Plans.
Objective D8:	Mitigate the Risks and Dangers Posed by Lead-Based Paint in Older Residences
Objective E1:	Increase the Availability of Emergency Shelter for Homeless and At-Risk Populations, including: Individuals, Families and Children, Victims of Domestic Violence, HIV/AIDS populations, and Young Adults At-Risk of Becoming Homeless.
Objective E2:	Increase the Availability of Group Homes and Transitional Housing for the Special Populations identified within the City of Farmington.
Objective E3:	Increase the Availability of Emergency and Longer-Term Rental Vouchers and Housing Opportunities to Meet Needs of Special, Low, and Moderate Income Populations.
Objective E4:	Establish and/or Strengthen Case Management Systems that Improve Coordination and Centralize Information Management Functions Associated with the Special Populations of this Consolidated Plan

Table 7 Continued

Objectives Addressed by the Year 4 Action Plan	Complet List of Consolidated Plan Objectives
Objective E6:	Continue to Provide Support for General Elderly Services focusing on Meeting the Needs of the Bonnie Dallas Senior Center
Objective E7:	Enhance the Self-Sufficiency and Self Care Disability Support Services for the Frail Elderly and the Physically, Mentally, and Developmentally Disabled Populations
Objective E8:	Enhance the Effectiveness and Scope of Services Provided for At Risk Youth and for Young Adult Programs.
Objective E 9:	Provide Increased Support for Single Parent Families Living Near or Below the Poverty Level to Reduce the Number of Children Living in Poverty Through Self-Sufficiency Investments.
Objective F1:	Establish Neighborhood Planning as the Leading Mechanism for Coordinating the Development and Redevelopment of the Downtown, Low and Moderate Income Neighborhoods and Prioritizing Actions stated within this Plan.
Objective F3:	Improve the functional characteristics of Downtown and Reinstate Downtown as a Viable Economic Component of the Community in Coordination with Farmington Downtown Association, Neighborhood Associations, and the Parks Department.
Objective F5:	Improve the Efficiency & Effectiveness of Transportation Services Available in the City of Farmington.
Objective F6:	Coordinate with Health Care Providers to enhance access to medical services.
Objective F7:	Coordinate with Social Service Agencies to Improve Services Available to Low and Moderate Income Neighborhoods, Special Populations and in School Programs.
Objective F8:	Upgrade and Develop Public Facilities within Farmington, particularly as they relate to the Needs of Special, Low and Moderate Income Populations.
Objective F 9:	Support Farmington Parks Department Activities to Improve the Quality of the Living Environment within the Downtown, Low and Moderate-Income Neighborhoods
Objective F10:	Support the Establishment of a City Coordinated Work Crew Program that affords Sheltered Work Opportunities for the Community's Special Populations.
Objective F11:	Improve the Economic Performance of Infrastructure Investments in Farmington
Objective F12:	Improve the Suitability of the Living Environment through Enhancements to Environmental Quality and the Urban Design of the City.
Objective F13:	Prioritize Transportation Improvements within the Downtown, Low and Moderate –Income Neighborhoods of Farmington focusing on Maintenance, Rehabilitation and Improvements to the Pedestrian Environment.
Objective F14:	Support the Strategic Expansion of the Water and Sewer Distribution Systems to Strengthen Downtown, Low and Moderate Income Neighborhoods, to Support Development of Affordable Housing, and to Support Annexation of Appropriate Lands for Affordable Housing
Objective F15:	Support the Improvement of the Area Storm Water Facilities.
Objective F16:	Strengthen the City's Solid Waste Management Operations through Expansion of Recycling Programs and Hazardous Materials Management Operations.
Objective F16:	Strengthen the City's Solid Waste Management Operations through Expansion of Recycling Programs and Hazardous Materials Management Operations.

- b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*

In Year 4, there were no Action Plan projects that specifically addressed affordable housing.

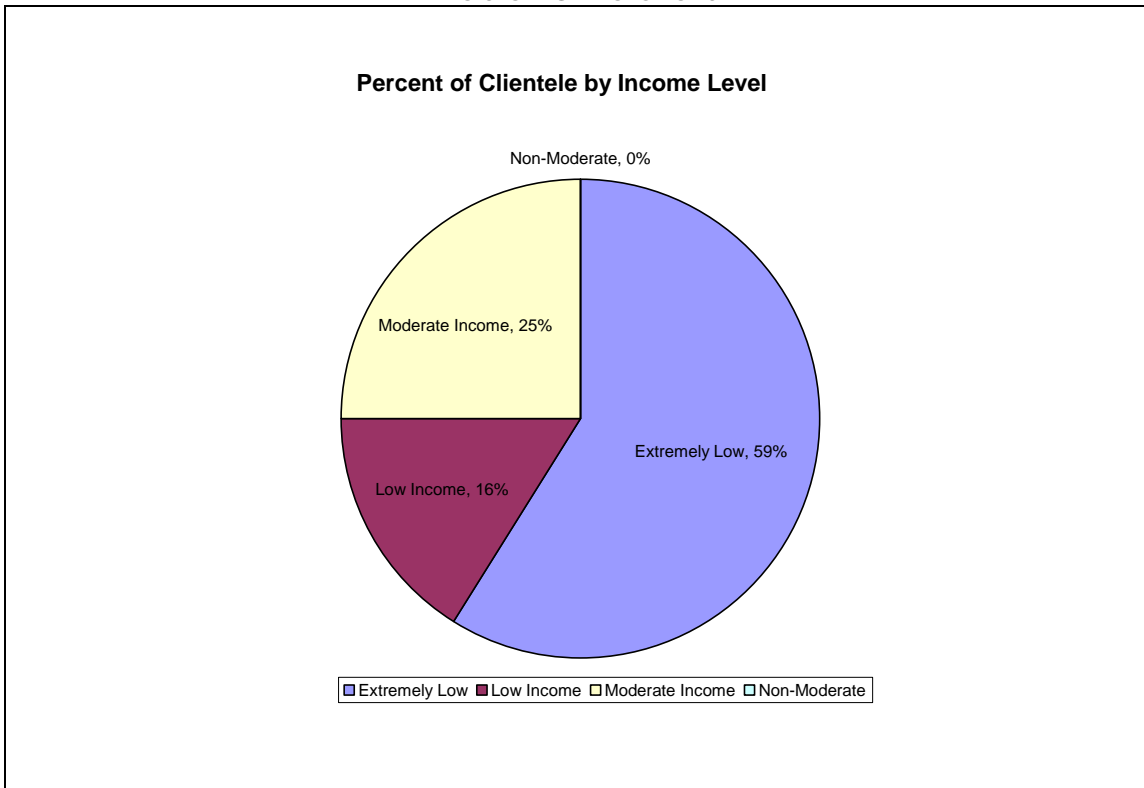
c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Table 10 shows the median family income levels of extremely low, low, and moderate incomes, the number of people assisted, and the percentage of people assisted by income level. The Table 10 Pie Chart depicts the percentage of Clientele by income level.

**Table 9**

<b>Number and Percentage of Clientele Assisted by Income Level</b>				
MFI = \$50,069	Income Level % of Median Family Income 2006			
	< 30%	< 50%	< 80%	> 80%
	<b>Extremely Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Non-Moderate</b>
Low-Mod Clientele Projects	\$ 15,021	\$ 25,035	\$ 40,055	
Rental Assistance	17	5	2	
Senior home care	13	2	1	
Homebuyer	0	2	3	
SJC Day Care	10	2	11	
<b>Number of Assisted by Income Level</b>	<b>40</b>	<b>11</b>	<b>17</b>	<b>0</b>
Total Assisted =	68			
<b>Percent of Assisted by Income Level</b>	<b>59%</b>	<b>16%</b>	<b>25%</b>	<b>0%</b>

**Table 10 Pie Chart**



2. *Changes in Program Objectives*

- a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

There were no specific changes made to the Consolidated Plan objectives this year.

3. *Assessment of Efforts in Carrying Out Planned Actions*

- a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

The City of Farmington has diligently sought to expend all grant monies in a timely manner to avoid the loss of grant funds.

- b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*

The provided certification of consistency insures that all grant funds expended during Year 5 were consistent with the goals and strategies of the Farmington Consolidated Plan.

- c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

CDBG staff has worked diligently to implement the Year 5 Action Plan. The areas of delay are detailed in this CAPER.

4. *For Funds Not Used for National Objectives*

- a. *Indicate how use of CDBG funds did not meet national objectives.*  
b. *Indicate how did not comply with overall benefit certification.*

All funds expended met national objectives and complied with the approved Year 5 Action Plan.

5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*

- a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*  
b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*  
c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

No Action Plan projects required the displacement or relocation of any residents.

6. *Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons*

- a. *Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*  
b. *List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*  
c. *If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

No Year 4 Annual Action Plan projects involve economic development.

7. *Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit*
  - a. *Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

Table 7 and its accompanying Map above show the targeted low- and mod-income neighborhoods and the low- and mod-income populations by Census block groups.

8. *Program income received*
  - a. *Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
  - b. *Detail the amount repaid on each float-funded activity.*
  - c. *Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
  - d. *Detail the amount of income received from the sale of property by parcel.*

No Year 4 Annual Action Plan project generated any program income.

9. *Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*
  - a. *The activity name and number as shown in IDIS;*
  - b. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
  - c. *The amount returned to line-of-credit or program account; and*
  - d. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

Not Applicable

10. *Loans and other receivables*
  - a. *List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
  - b. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
  - c. *List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
  - d. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
  - e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

Not Applicable

11. *Lump sum agreements*

- a. *Provide the name of the financial institution.*
- b. *Provide the date the funds were deposited.*
- c. *Provide the date the use of funds commenced.*
- d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

Not Applicable

12. *Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year*

- a. *Identify the type of program and number of projects/units completed for each program.*
- b. *Provide the total CDBG funds involved in the program.*
- c. *Detail other public and private funds involved in the project.*

Not Applicable

13. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies*

- a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

Not Applicable

### **Antipoverty Strategy**

1. *Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

The one Year 5 Annual Action Plan project that applies to Antipoverty would be the Child Care Assistance project. This project makes it easier for parents to pursue education so that they can improve their employability.

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs**

1. *Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

The Year 4 Annual Action Plan project Elderly and Disabled Homemaking Services assists the elderly and their families to allow them to live in their homes longer than would otherwise be possible. In addition, the Years 4 and 5 Action Plans established funds for the development of transitional housing. A service provider has been selected by RFP process to expand their existing center for victims of domestic violence.