

# CITY of ALBUQUERQUE

## TWENTY FOURTH COUNCIL

COUNCIL BILL NO. R-20-91 ENACTMENT NO. R-2020-089

SPONSORED BY: Klarissa J. Peña

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### RESOLUTION

APPROVING FISCAL YEAR 2021 APPROPRIATIONS TO SUPPLEMENT FUNDING FOR EVICTION PREVENTION ASSISTANCE PROGRAMS DURING THE PUBLIC HEALTH EMERGENCY.

WHEREAS, the COVID-19 Pandemic struck amid a severe affordable housing crisis in the United States and locally in Albuquerque; and

WHEREAS, according to the latest analysis of weekly U.S. Census data, “as federal, state and local protections and resources expire and in the absence of robust and swift intervention, an estimated 30–40 million people in America could be at risk of eviction in the next several months.”; and

WHEREAS, in the early weeks of the pandemic in the U.S., researchers at the Turner Center at the University of California, the Urban Institute, the Joint Center for Housing at Harvard, the National Low Income Housing Coalition and the Furman Center at NYU separately estimated that the number of at-risk renter households employed in jobs that were most vulnerable to COVID-19-related job loss were between 27% and 34% of renter families; and

WHEREAS, according to the most recent U.S. Census Bureau Household Pulse Survey (Week 12), 18.3% of renters nationally report that they were unable to pay July’s rent on time. Forty-three percent of renter households with children and 33% of all renter households have slight or no confidence that they can pay August rent on time. Among renter households earning less than \$35,000 per year, 42% have slight or no confidence in their ability to pay next month’s rent; and

WHEREAS, incomes have remained flat for many Americans over the last two decades, but median asking rents have increased by 70 percent, adjusting

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1 for inflation so there's a shrinking gap between what families are earning and  
2 what they have to pay for basic shelter; and

3 WHEREAS, eviction goes on your record and can bar you from moving into  
4 Section-8 housing or negatively affect future ability to rent; and

5 WHEREAS, studies show that eviction is linked to job loss and negatively  
6 affects mental and physical health; and

7 WHEREAS, according to Children's HealthWatch, which is a nonpartisan  
8 network of pediatricians, public health researchers, and children's health and  
9 policy experts, "People who are threatened with eviction, even before they  
10 lose their home, are more likely to report poor health, high blood pressure,  
11 depression, anxiety, and psychological distress. Eviction often leads to  
12 residential instability, moving into poor quality housing, overcrowding, and  
13 homelessness, all of which associated with negative health among adults and  
14 children."; and

15 WHEREAS, housing instability can affect a child's feelings of security and  
16 have lasting effects on their development; and

17 WHEREAS, according to the Urban Institute, children and parents  
18 experiencing high levels of stress from instability may be less receptive to  
19 information to be gleaned from intervention programs. "For example,  
20 achieving school readiness among children enrolled in a prekindergarten  
21 program is difficult without first ensuring children have safe and secure  
22 housing, proper nutrition and medical care, and stable and supportive parents  
23 who can foster regular school attendance."; and

24 WHEREAS, according to the Eviction Lab at Princeton University,  
25 Albuquerque was listed as one of the top 100 eviction areas in the country in  
26 2016 when there were 4,541 evictions in Albuquerque, which amounts to 12.44  
27 households evicted every day; and

28 WHEREAS, according to the 2018-2022 City of Albuquerque Consolidated  
29 Plan the most common household type in Albuquerque is small family  
30 households, representing 41.9 percent of all households in the city and nearly  
31 a third (30.2 percent) of small family households and approximately 38 percent  
32 of large family households earn less than 80 percent of AMI, indicating  
33 significant household economic stress regardless of family size; and

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1 WHEREAS, according to the 2018-2022 City of Albuquerque Consolidated  
2 Plan the most common housing problem in the City is cost burden with the  
3 greatest risk of homelessness being among renters; and

4 WHEREAS, the Albuquerque Eviction Program, which is funded through  
5 the United States Department of Housing and Urban Development's  
6 Community Development Block Grant (CDBG), is designed to assist with both  
7 past due rent and/or utilities and which can only be applied a maximum 3-  
8 months of arrears and has been funded at \$121,040 for the past two years  
9 while it served 722 household members in program year 2018 (Fiscal Year  
10 2019); and

11 WHEREAS, the Department of Family and Community Services manages a  
12 special revenue account that is funded through private donations for  
13 Emergency Rental and Utility Assistance designed to assist with both past  
14 due rent and/or utilities assist with a maximum of \$1,000 per household, if  
15 criteria is met. Since the start of COVID-19 epidemic the program has  
16 expended over \$47,000 to eligible clients; and

17 WHEREAS, assistance from Eviction Prevention programs in Albuquerque  
18 may fall desperately short of the need that has been created by the COVID-19  
19 epidemic; and

20 WHEREAS, the City Council approved Resolution R-20-34 on May 4, 2020,  
21 which accepted and appropriated \$150,364,461 of CARES Act funding from the  
22 U.S. Department of the Treasury, and required that all indirect COVID-19  
23 related expenditures from the funds be approved by the City Council before  
24 they are expended; and

25 WHEREAS, the approval to spend these funds is timely and necessary.

26 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY  
27 OF ALBUQUERQUE:

28 Section 1. That \$300,000 is hereby approved as an expenditure from the  
29 CARES Act Grant in the Operating Grants Fund (265), to be administered by  
30 the Family and Community Services Department to provide eviction  
31 prevention assistance to Albuquerque Residents for the duration of the  
32 COVID-19 related public health orders.

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1 PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF August, 2020  
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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4 Excused: Harris

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10 Patrick Davis, President  
11 City Council

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13 APPROVED THIS 25 DAY OF August, 2020  
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16 Bill No. R-20-91  
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22 Timothy M. Keller, Mayor  
23 City of Albuquerque  
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28 ATTEST:

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31 Ethan Watson, City Clerk  
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