CITY of ALBUQUERQUE
TWENTY SEVENTH COUNCIL

COUNCIL BILL NO. R-26-15 ENACTMENT NO. _____

SPONSORED BY: Nichole Rogers, by request

RESOLUTION

ADOPTING THE 2026 ACTION PLAN AND PROGRAM INVESTMENT SUMMARY FOR THE EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDS AND WORKFORCE HOUSING TRUST FUNDS (WHTF). PROVIDING AN APPROPRIATION TO THE DEPARTMENT OF HEALTH, HOUSING & HOMELESSNESS FOR 2026 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ENTITLEMENT AND WORKFORCE HOUSING TRUST FUNDS.

WHEREAS, the Department of Health, Housing & Homelessness solicited public input in accordance with the City of Albuquerque Citizen Participation Plan and made recommendations on how the City of Albuquerque can meet community development, public service, affordable housing, and homeless intervention needs, and those recommendations were incorporated into the 2023 – 2027 Consolidated Plan which was adopted as Resolution R-23-115; and

WHEREAS, the Department of Health, Housing & Homelessness developed the 2026 Action Plan and Program Investment Summary for the allocation of funds received in Program Year 2026 that is consistent with the Consolidated Plan; and

WHEREAS, the City has been allocated funding from the U.S. Department of Housing and Urban Development in the amounts of $4,395,720 in CDBG, $1,957,085 in HOME, and $371,047 in ESG.

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

[Bracketed/Underscored Material] - New
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Section 1. That the attached 2026 Action Plan, including the 2026 CDBG, HOME, and ESG Investment Summary included as "Exhibit A" is hereby adopted.

Section 2. That upon notification of a grant award by HUD, the Mayor is authorized to enter into a grant agreement and take all necessary and appropriate steps to implement the grant program.

Section 3. That upon award of the grant by HUD, funds in the amount $5,222,908, consisting of $4,395,720 CDBG Funds from HUD, $817,352 in CDBG Program Income, and $9,836 in Prior Years CDBG Funds are hereby appropriated to the Community Development Fund (205) for Program Year 2026. Of this amount, $147,280 is for indirect costs.

Section 4. That upon award of the grant by the HUD, funds in the amount of $2,672,362 consisting of $1,957,085 HOME Grant Funds from HUD, $100,000 in HOME Program Income, $126,006 of Prior Years HOME, and $489,271 matching funds transferred to Operating Grants Program from the General Fund are hereby appropriated to the HOME Program in the Operating Grants Fund (265) for Program Year 2026. Of this amount, $47,050 is for indirect costs.

Section 5. That upon award of the grant by HUD, funds in the amount of $742,094, consisting of $371,047 ESG Funds from the HUD and $371,047 of matching funds transferred to the Operating Grants Program from the General Fund are hereby appropriated to the ESG Program in the Operating Grants Fund (265) in Program Year 2026. Of this amount $39,384 is for indirect costs.

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Docusign Envelope ID: 46F299AA-76A0-466A-8163-2433C862024F

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM February 19, 2026

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Adopting the 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF). Providing an appropriation to the Department of Health, Housing & Homelessness for 2026 U.S. Department of Housing and Urban Development (HUD) Entitlement and Workforce Housing Trust Funds.

This resolution would approve the 2026 Action Plan and Program Investment Summary (Action Plan) to be submitted to the U. S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) programs and Workforce Housing Trust Fund (WHTF). Funding for these programs will provide for community development, public services, affordable housing, homeless services and program administration. The resolution would also appropriate funds to the Department of Health, Housing & Homelessness for the 2026 Program Year.

In the 2026 Action Plan, the CDBG program provides $4,395,720 in Federal assistance, $9,836 in CDBG Prior Years Funds, $817,352 in CDBG Program Income, and $95,000 in General Fund leverage. The HOME program provides $1,957,085 in Federal assistance, $100,000 in Program Income, $126,006 in HOME Prior Years Funds and $489,271 of HOME Match from City General Funds. The ESG program provides $371,047 in Federal assistance and is matched by $371,047 from the City General Fund, with an additional $828,000 in General Fund leverage. A total of $923,000 in leverage funds will be appropriated from the City General Fund (110) in the Transfer to Operating Grants Fund (265) Program. In addition, WHTF provides $10,000,000 in resources for affordable housing.

This request is forwarded to the Council for consideration and approval.

Docusign Envelope ID: 46F299AA-76A0-466A-8163-2433C862024F

TITLE/SUBJECT OF LEGISLATION: Adopting the 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF). Providing an appropriation to the Department of Health, Housing & Homelessness for 2026 U.S. Department of Housing and Urban Development (HUD) Entitlement and Workforce Housing Trust Funds.

Approved:

Samantha Sengel, EdD Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
Lauren Keefe 3/3/2026 | 8:50 AM MST
1A21D96D32C74EE...
Lauren Keefe Date
City Attorney

Recommended:

DS
PP

DocuSigned by:
Gilbert Ramirez 2/25/2026 | 4:31 PM MST
F9705DFAA0D2484...
Gilbert Ramirez Date
Director, Health, Housing and Homelessness

Cover Analysis

1. **What is it?**

   This legislation is for the Council adoption of the 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF). Providing an appropriation to the Department of Health, Housing & Homelessness for 2026 U.S. Department of Housing and Urban Development (HUD) Entitlement and Workforce Housing Trust Funds.

2. **What will this piece of legislation do?**

   The resolution will adopt the 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF) and will appropriate a total of $19,560,364: $6,859,694 from three federal grants; $860,318 in City general funds for the required local match, $917,352 in estimated program income, $923,000 in General Fund leverage and $10,000,000 in WHTF. The allocations are broken down for each program as follows:
   a. $4,395,720 in federal CDBG funds, $817,352 in estimated program income, $9,836 in CDBG Prior Years funds, and $95,000 of General Fund leverage.
   b. $1,957,085 in federal HOME funds, $489,271 in City general funds for the required 25% local match, $100,000 in estimated program income, and $126,006 in HOME Prior Years funds.
   c. $371,047 in federal ESG funds, $371,047 in City general funds for the required 100% local match, and $828,000 of General Fund leverage.
   d. $10,000,000 in Workforce Housing Trust Funds.

3. **Why is this project needed?**

The City's Action Plan guiding the use of these HUD grant funds provides for a range of projects and activities focused around the following goals:

- Preserving the current affordable housing supply
- Increasing access to safe, decent, and affordable housing for low- to moderate-income residents
- Creating affordable homeownership opportunities for low- to moderate-income residents
- Increasing access to homelessness prevention programs
- Reducing homelessness by increasing access to homelessness services and programs
- Enhancing and developing public facilities and infrastructure in the city
- Improving access to public services for low- to moderate-income residents.

4. How much will it cost and what is the funding source?

The total cost will be $19,560,364. Which consists of the following: $6,859,694 from three federal grants; $860,318 in City general funds for the required local match, $917,352 in estimated program income, $923,000 in General Fund leverage and $10,000,000 in WHTF. The allocations are broken down for each program as follows:

a. $4,395,720 in federal CDBG funds, $817,352 in estimated program income, $9,836 in CDBG Prior Years funds, and $95,000 of General Fund leverage.
b. $1,957,085 in federal HOME funds, $489,271 in City general funds for the required 25% local match, $100,000 in estimated program income, and $126,006 in HOME Prior Years funds.
c. $371,047 in federal ESG funds, $371,047 in City general funds for the required 100% local match, and $828,000 of General Fund leverage.
d. $10,000,000 in Workforce Housing Trust Funds.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

In addition to the $6,859,694 from the three federal grants and the $860,318 in City general funds for the required local match, the

department will generate an estimated $917,352 in program income funds.

6. **What will happen if the project is not approved?**

   If the Resolution is not approved, public services, infrastructure activities, affordable housing preservation, affordable homeownership opportunities and affordable housing development projects that serve low- to moderate-income persons, as well as homeless services will not be funded and therefore not available.

7. **Is this service already provided by another entity?**

   The services provided through this legislation are specific to the Department of Health, Housing & Homelessness.

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FISCAL IMPACT ANALYSIS

TITLE: Adopting 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF). Providing an appropriation to the Department of Health, Housing & Homelessness for 2026 U.S. Department of Housing and Urban Development (HUD) Entitlement and Workforce Housing Trust Funds.

R: FUND: 205 DEPT: HHH

O:

[ ] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[x] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

		Fiscal Years 2027	2028	2029	Total
Base Salary/Wages		486,971			486,971
Fringe Benefits at		244,894	-		244,894
		731,865	-	-	731,865
					-
Operating Expenses		4,333,927	-		4,333,927
Property			-	-	-
Indirect Costs	15.00%	147,280	-	-	147,280
					-
Total Expenses		$ 5,213,072	$ -	$ -	$ 5,213,072
[ ] Estimated revenues not affected					
[x] Estimated revenue impact					
Amount of Grant		4,395,720	-		4,395,720
Program Income		817,352			817,352
Prior Year				-	-
					-
			-	-	-
Total Revenue		$ 5,213,072	$ -	$ -	$ 5,213,072

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 5.96

COMMENTS: The resolution appropriates $4,395,720 in Community Development Block Grant funds, $817,352 in estimated program income.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY: VICKI SCHWAB

DocuSigned by: Vicki Schwab 2/25/2026 | 2:19 PM MST
ACTING FISCAL MANAGER (date)

APPROVED: GILBERT RAMIREZ

DocuSigned by: Gilbert Ramirez 2/25/2026 | 4:31 PM MST
DIRECTOR (date)

REVIEWED BY:

Signed by: Diane Shaver 2/25/2026 | 5:09 PM MST
EXECUTIVE BUDGET ANALYST

Signed by: Donna Sandoval 2/28/2026 | 7:20 AM MST
BUDGET OFFICER (date)

Signed by: Christine Bonner 3/3/2026 | 8:48 AM MST
CITY ECONOMIST

CDBG Personnel for FIA

LOCAT	LOCATION	LOCATION	LOCATION	LOCATION	LOCATIC	LOCATIO	LOCATIC	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	
10000	City Hall	700139	10005532	Program Specialist	MD 3	2	Filled		29.84	29.84		0.60	$ 37,240.32	
10000	City Hall	700139	10005494	Program Specialist	MD 3	2	Filled		29.84	29.84		0.60	$ 37,240.32	
10000	City Hall	700139	10004446	Program Specialist	MD 3	2	Filled		29.84	29.84		0.60	$ 37,240.32	
												TOTAL M	$ 111,720.96	
10000	City Hall	700364	10007024	Contract Coordinator	EFA	2	Filled		36.25	36.25		0.80	$ 60,320.00	
10000	City Hall	800115	10000656	Management Analyst II	EFC	2	Filled		33.97	33.97		0.80	$ 56,526.08	
10000	City Hall	800102	10004292	Fiscal Officer	ME 3	2	Filled		40.63	40.63		0.80	$ 67,608.32	
10000	City Hall	800330	10006997	Community Services Project Mgr	EGE	2	Filled		40.76	40.76		0.50	$ 42,390.40	
10000	City Hall	800201	10003804	Comm Srvcs Division Mgr	EHF	2	Filled		64.25	64.25		0.50	$ 66,820.00	
10000	City Hall	U00193	10001238	Asst City Attorney	UNCL		Filled		52.04	52.04		0.50	$ 54,121.60	
10000	City Hall	800224	10008109	Fiscal Manager	EHG	2	Filled		50.50	50.50		0.26	$ 27,463.40	
					1.80							TOTAL E	375,249.80	
					4.16									

				FCS Personnel	FTEs		Hrs	Salary - actuals	Blended Rate		Rate for OEB Health			
				M Series	1.80		2080	$ 111,720.96	32.66%	$ 36,488.07	18.5000%	$ 20,668.38		
				E Series	4.16		2080	$ 375,249.80	31.53%	$ 118,316.26	18.5000%	$ 69,421.21		
								$ 486,970.76	32.10%	$ 154,804.33	18.5000%	$ 90,089.59	50.60%	
										Salary Total	$ 486,970.76			
										Fringe total	$ 244,893.92			
										IDOH	$ 109,779.70			

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FISCAL IMPACT ANALYSIS

TITLE: Adopting 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF). Providing an appropriation to the Department of Health, Housing & Homelessness for 2026 U.S. Department of Housing and Urban Development (HUD) Entitlement and Workforce Housing Trust Funds.

R: O:

FUND: 265

DEPT: HHH

[ ] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[x] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

		Fiscal Years 2027	2028	2029	Total
Base Salary/Wages		98,788			98,788
Fringe Benefits at		49,872	-		49,872
Subtotal Personnel		148,660	-	-	148,660
Operating Expenses		2,350,646	-		2,350,646
Property			-	-	
Indirect Costs	15.00%	47,050	-	-	47,050
Total Expenses		$ 2,546,356	$ -	$ -	$ 2,546,356
[ ] Estimated revenues not affected					
[x] Estimated revenue impact					
	Amount of Grant	1,957,085	-		1,957,085
	Program Income	100,000			100,000
	City Match 25%	489,271		-	489,271
	Prior Year HOME				-
			-	-	-
Total Revenue		$ 2,546,356	$ -	$ -	$ 2,546,356

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 1.23

COMMENTS: The resolution appropriates $1,957,085 in HOME Investment Partnerships funds, $100,000 in estimated program income, and $489,271 in city match.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY: VICKI SCHWAB

DocuSigned by: Vicki Schwab 2/25/2026 | 2:19 PM MST

ACTING FISCAL MANAGER (date)

APPROVED: GILBERT RAMIREZ

DocuSigned by: Gilbert Ramirez 2/25/2026 | 4:31 PM MST

DIRECTOR

REVIEWED BY:

Signed by: Diane Shaver 2/25/2026 | 5:09 PM MST

EXECUTIVE BUDGET ANALYST

Signed by: Donna Sandoval 2/28/2026 | 7:20 AM MST

BUDGET OFFICER (date)

Signed by: Christine Bonner 3/3/2026 | 8:48 AM MST

CITY ECONOMIST

HOME Personnel for FIA

DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID	DEPTID
3080000	FC-Grant Clearing	10000	City Hall	700139	10005532	FCS Program Specialist	MD 3	2	Filled		29.84	29.84		0.33	$ 20,482.18
3080000	FC-Grant Clearing	10000	City Hall	700139	10005494	FCS Program Specialist	MD 3	2	Filled		29.84	29.84		0.30	$ 19,239.86
														TOTAL M	$ 39,722.04
3080000	FC-Grant Clearing	10000	City Hall	700364	10007024	Contract Coordinator	EFA	2	Filled		36.25	36.25		0.10	$ 7,540.00
3080000	FC-Grant Clearing	10000	City Hall	800330	10006997	Community Services Project Mgr	EGE	2	Filled		40.76	40.76		0.10	$ 8,478.08
3080000	FC-Grant Clearing	10000	City Hall	800201	10003804	Comm Srvcs Division Mgr	EHF	2	Filled		64.25	64.25		0.09	$ 12,027.60
3024400	FC-Fiscal/Mgmt Suppo	10000	City Hall	800505	10003642	Sr Principal Accountant/FCS	EGG	2	Filled		44.94	44.94		0.15	$ 14,021.28
3031600	HH-Department Adm	10000	City Hall	U00193	10001238	Asst City Attorney	UNCL		Filled		52.04	52.04		0.06	$ 6,494.59
3024400	FC-Fiscal/Mgmt Suppo	10000	City Hall	800224	10008109	Fiscal Manager	EHG	2	Filled		50.50	50.50		0.10	$ 10,504.00
														TOTAL E	59,065.55

						FCS Personnel	FTEs		Hrs	Salary - actuals	Blended Rate		Rate for OEB Health		
						M Series	0.63		2080	$ 39,722.04	32.66%	$ 12,973.22	7,349	$ 60,043.83	
						E Series	0.60		2080	$ 59,065.55	31.53%	$ 18,623.37	10,927	$ 88,616.05	
							-			$ 98,787.59	32.10%	$ 31,596.59	18,276	$ 148,659.88	
							-								
							1.23								
												Salary Total	98,787.59		
												Fringe total	49,872.29		
												IDOH @ 15%	22,298.98		
													170,958.86		

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FISCAL IMPACT ANALYSIS

TITLE: Adopting 2026 Action Plan and Program Investment Summary for the expenditure of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) funds and Workforce Housing Trust Funds (WHTF). Providing an appropriation to the Department of Health, Housing & Homelessness for 2026 U.S. Department of Housing and Urban Development (HUD) Entitlement and Workforce Housing Trust Funds.

R: FUND: 265

O:

DEPT: HHH

[ ] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[x] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

		Fiscal Years 2027	2028	2029	Total
Base Salary/Wages		8,320			8,320
Fringe Benefits at		4,243	-		4,243
Subtotal Personnel		12,563	-	-	12,563
Operating Expenses		690,147	-		690,147
Property			-	-	
Indirect Costs	15.00%	39,384	-	-	39,384
Total Expenses		$ 742,094	$ -	$ -	$ 742,094
[ ] Estimated revenues not affected					
[x] Estimated revenue impact					
Amount of Grant		371,047	-		371,047
City Match		371,047		-	371,047
			-	-	-
Total Revenue		$ 742,094	$ -	$ -	$ 742,094

These estimates do not include any adjustment for inflation.

Number of Positions created 0.13

COMMENTS: The resolution appropriates $371,047 in HESGs funds and City Match of $371,047.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY: VICKI SCHWAB

DocuSigned by: Vicki Schwab 2/25/2026 | 2:19 PM MST
ACTING FISCAL MANAGER (date)

APPROVED: GILBERT RAMIREZ

DocuSigned by: Gilbert Ramirez 2/25/2026 | 4:31 PM MST
DIRECTOR (date)

REVIEWED BY:

Signed by: Dinna Shaver 2/25/2026 | 5:09 PM MST
EXECUTIVE BUDGET ANALYST

Signed by: Donna Sandoval 2/28/2026 | 7:20 AM MST
BUDGET OFFICER (date)

Signed by: Christine Berner 3/3/2026 | 8:48 AM MST
CITY ECONOMIST

HESG Personnel for FIA

POSITION NUMBER	JOBTITLE	GRADE	STEP	Position Vacan	Total Hourly Rate	Base Hourly Rate		FTE HESG	Total Cost	
10005264	Fiscal Analyst II	ME3	2	Filled	32.86	32.86		0.04	$ 2,733.95	
10007150	Program Specialist	MD 3	2	Filled	29.84	29.84		0.04	$ 2,482.69	
10003604	Program Specialist	MD 3	2	Filled	29.84	29.84		0.03	$ 1,862.02	
								TOTAL M	$ 7,078.66	
10010075	Community Outreach Coord	EFA	2	Filled	30.66	30.66		0.02	$ 1,241.46	
								TOTAL E	1,241.46	
FTEs		Hrs		Salary - actuals	Blended Rate		Rate for OEB Health			
0.11	M Series	2080		$ 7,078.66	32.66%	$ 2,311.89	1,309.55	$ 10,700.10		
0.02	E Series	2080		$ 1,241.46	31.53%	$ 391.43	229.67	$ 1,862.56		
				$ 8,320.11	32.0950%	$ 2,703.32	1,539.22	$ 12,562.65		
					-					

Executive Summary

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

1. Introduction

The City of Albuquerque is a U.S. Department of Housing and Urban Development (HUD) Entitlement jurisdiction, which means it is eligible for Community Planning and Development (CPD) formula block grant programs. Therefore, the City must submit a Consolidated Plan and an Annual Action Plan to HUD. Submission of both Plans is necessary to secure Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. The Consolidated Plan provides HUD with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG, HOME, and ESG funds to address these needs over a five-year period. The current Consolidated Plan covers the time period from July 1, 2023 through June 30, 2028. The 2026 Program Year (PY) Action Plan is the fourth Action Plan to be submitted under the City's 2023 - 2027 Consolidated Plan, outlining the City's goals from July 1, 2026 – June 30, 2027. The Action Plan follows the priorities set out in the Consolidated Plan which were developed after extensive community input and analysis of the existing data at the time.

In addition, the City will comply, in all respects, with all applicable Federal anti-discrimination laws as material to the U.S. Government's payment decisions for purpose of section 3729(b)(4) of title 31, United States Code and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964. The City will not utilize these grant funds to promote "gender ideology", as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

2. Summarize the objectives and outcomes identified in the Plan

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

Priority needs for the 2023-2027 five-year Consolidated Plan were identified through focus group discussions, interviews, a community survey and other relevant data. High priority needs included both housing and non-housing related needs. The priority needs identified are: Affordable Housing Preservation, Affordable Housing Development, Affordable Homeownership Opportunities, Homeless Prevention Programs, Homeless Services and Programs, Public Facilities and Infrastructure, Public Services and Economic Development Opportunities.

Consistent with HUD's national goals for the CDBG, HOME and ESG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will continue to be addressed through the 2026 Program Year Action Plan.

3. Evaluation of past performance

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

During the development of the current five-year Consolidated Plan, focus groups, one-on-one interviews and a community survey were used to gain public input on priorities as well as goals. Over the past three (3) years of the current Consolidated Plan significant progress has been made towards those goals. Along with other federal, state and local funding, HUD resources have allowed the City, and its many partners, to continue to make positive impacts in the community. During the current Consolidated Plan, the City has made progress towards accomplishing the following goals:

- Preserving the current affordable housing supply
- Increasing access to safe, decent, and affordable housing for low- to moderate-income residents
- Creating affordable homeownership opportunities for low- to moderate-income residents
- Increasing access to homeless prevention programs
- Reducing homelessness by increasing access to homeless services and programs
- Enhancing and developing public facilities and infrastructure in the city
- Improving access to public services for low- to moderate-income residents.

A Notice of Community Development Block Grant (CDBG) Funding Opportunity for the 2026 Action Plan was released for the solicitation of project applications. CDBG projects selected for funding during PY 2026 from the Notice were evaluated to ensure that they met a Consolidated Plan priority and goal, as well as a National Objective, and that the project(s) would assist in meeting the City's 5-year goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City encouraged public participation in the 2026 Action Plan process. Efforts were made to encourage participation by low- and moderate-income persons, by residents of predominantly low- and moderate-income neighborhoods and by public housing residents, participation of minorities and non-English speaking persons, as well as persons with disabilities. The Community Development Division presented the 2026 Action Plan on Wednesday, January 14, 2026 at 5:30 p.m. to the public in person at a centrally located facility and virtually via Zoom. Details regarding the meeting, including funding amounts and proposed funded projects were advertised in the Albuquerque Journal on Wednesday, December 31, 2025, in both English and Spanish. The Legal Ad informed the public that if there were

increases or decreases to the final HUD allocations, these amounts would be distributed based upon need, and any remaining balance would be proportionally distributed amongst projects. Notices with this information were posted at City Health & Social Services Centers, Community Centers, Senior Centers and Albuquerque Housing Authority, as well as being posted on the City's website. The notice was also sent out via email to the Department's email list serv of approximately 3,000 recipients, which includes current and past subrecipients. Information regarding the 30-Day Comment Period was included in the Notice and reiterated during the Public Hearing. The Comment Period began on January 15, 2026 and ended on February 13, 2026. The draft Action Plan, along with the Action Plan PowerPoint presentation was posted on the City website January 15, 2026, following the Public Hearing.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the Public Hearing there were zero (0) comments received. During the 30-day comment period two (2) comments were received. The first comment received was from a city resident in regards to federal grant administrative costs and matching funds. The second was from The Housing Trust CEO indicating that the project that was to be implemented by the agency was not eligible as a CDBG housing activity.

All comments are attached in Appendix A.

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

N/A

7. Summary

The public had opportunity to review and comment on the 2026 draft Action Plan, as community input was solicited in several ways. A public notice, in English and Spanish, was placed in the Albuquerque Journal with a list of projects and funding amounts. The notice, in English and Spanish, was posted at City facilities, as well as Albuquerque Housing Authority, and was also sent out via email to the Department's email list serv. A Public Hearing presenting the draft 2026 Action Plan was held on January 14, 2026. The draft Action Plan, as well as the PowerPoint presentation, was posted on the City website on January 15, 2026, which began the 30-Day Comment Period. The PowerPoint contained information on how to submit comments regarding the draft Action Plan. There were zero (0) comments received during the Public Hearing and two (2) comments received during the 30-day comment period. The comments submitted and accepted are attached in Appendix A.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ALBUQUERQUE	
CDBG Administrator	ALBUQUERQUE	Department of Health, Housing & Homelessness
HOPWA Administrator		
HOME Administrator	ALBUQUERQUE	Department of Health, Housing & Homelessness
ESG Administrator	ALBUQUERQUE	Department of Health, Housing & Homelessness
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Monica Montoya, Community Development Division Manager, Department of Health, Housing & Homelessness

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

1. Introduction

The City regularly consults with representatives from community service providers, City departments, advocacy groups, and organizations involved in the development of affordable housing, the creation of job opportunities for low- and moderate-income residents, and/or the provision of services to children, elderly persons, persons with disabilities, persons with mental health and/or substance use disorders, and homeless persons. When developing the current Consolidated Plan, which contains five-year priorities and goals, and informs this Action Plan, the City solicited feedback through the following methods:

- Citywide community survey
- Focus Group discussions with service providers and community residents;
- Stakeholder interviews;
- Public Hearings; and
- Receipt of written comments.

The input received from the methods above as well as the ongoing, regular consultations helped establish and inform the Program Year 2026 Action Plan.

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

The City understands the importance of continued coordination and alignment with organizations and providers while developing the Consolidated Plan and subsequent Action Plans. The City will continue to look towards these partners to assist in the implementation of projects using CDBG, HOME, and ESG funds. City-directed housing and community development programs and functions have been consolidated into the Department of Health, Housing and Homelessness (HHH). By consolidating its HUD formula and competitive grant programs, as well as oversight of its homeless initiatives, the City is able to target, plan and implement programs more seamlessly and with greater impact. It is also able to be more efficient in delivering resources and services, monitoring service providers, and creating collaborative relationships with other City departments. The Affordable Housing Committee is an example of these positive working partnerships. The Committee has representation from the private lending industry, the affordable housing industry, HHH, the City's Planning Department, the Albuquerque Housing Authority, homeless/low-income populations, and the New Mexico Mortgage Finance Authority (MFA). The purpose of the Committee is to advise the City on its affordable housing strategies.

The City also continues to promote ongoing coordination among various health and social service entities that treat the most severely mentally ill, those with severe alcohol and drug addictions, and others in critical of intervention to stay permanently housed and out of the custody of law enforcement. The ongoing collaboration of the behavioral health community and Albuquerque Police Department work towards bringing awareness to the specific needs of at-risk individuals.

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

Albuquerque's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers that utilizes several federal, state and local resources to provide services for persons experiencing homelessness. The City also provides general fund resources for services that assist those experiencing homelessness and those at risk of experiencing homelessness. The City's nonprofit community plays a key role in the Continuum of Care system. Numerous organizations throughout the city administer programs ranging from meals to providing permanent supportive housing opportunities. These services are available to single men and women experiencing homelessness, as well as families with children. The City's nonprofit community also serves special needs populations, such as victims of domestic violence, veterans, persons with disabilities, persons with HIV/AIDS, and youth.

At an institutional level, the City partners with the New Mexico Coalition to End Homelessness (NMCEH) in the administration and delivery of Continuum of Care (CoC) services. In addition to the leadership provided by the CoC Board of Directors, the Albuquerque Strategic Collaborative holds monthly meetings at which members develop and vote on CoC related issues, such as the CoC Governance Charter and Common Standards.

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

The City contracts with the NMCEH to manage and coordinate the CoC. Under the CoC Governance Charter, each year NMCEH will work with the City to develop performance standards for evaluating the effectiveness of ESG program funded activities. These performance standards will be presented to the Albuquerque CoC's monthly meetings for discussion and feedback. Based on feedback from the Albuquerque CoC, the City will use the performance standard data to determine if the current allocation strategy is effectively meeting the City's goals for reducing and preventing homeless.

The City recognizes that due to several factors including the rising costs of housing, the homeless population in Albuquerque has grown in recent years. Providing housing and additional services for this

population has also been difficult due to the shortage of affordable housing in the community. The City has pledged its own resources, as well as CDBG, HOME, ESG and CoC funds to increase services for at-risk populations and increase affordable housing opportunities for its most vulnerable populations.

NMCEH provides coordination and management of the local Homeless Management Information System (HMIS) and is responsible for maintaining policies and procedures for the use of HMIS throughout the CoC. NMCEH worked collaboratively with CoC member organizations to develop the local HMIS system. In addition, NMCEH provides technical assistance to its CoC member organization in order to meet HMIS requirements.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Albuquerque Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albuquerque Housing Authority (AHA) provided data related to residents, properties, and waiting lists and needs for affordable housing. Additionally, the Executive Director participated in a stakeholder interview, members of the Board participated in the focus groups, and AHA residents participated in the community survey. AHA also provides data on their voucher program and public housing units. AHA has also participated in discussions regarding the preservation of existing affordable housing. Staff of AHA participates in the Affordable Housing Committee regularly.
2	**Agency/Group/Organization**	CABQ Metropolitan Redevelopment Agency
	Agency/Group/Organization Type	Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Albuquerque Metropolitan Redevelopment Agency (MRA) participated in several stakeholder interviews and provided data as needed. The Department meets monthly with MRA to coordinate efforts on affordable housing.
3	**Agency/Group/Organization**	City of Albuquerque Planning Department
	Agency/Group/Organization Type	Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the Planning Department participated in stakeholder interviews and help informed the completion of sections of the Plan addressing zoning regulations and policies, barriers to affordable housing, code enforcement, climate change and hazard mitigation and the City's Comprehensive Plan. The Planning Department is represented at the regular Affordable Housing Committee meetings.
4	**Agency/Group/Organization**	City of Albuquerque Department of Senior Affairs
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Other government - Local Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Senior Affairs staff participated in stakeholder interviews and focus groups. Focus groups with seniors occurred at two of the community senior centers. Additionally, staff helped publicize the survey to residents.
5	**Agency/Group/Organization**	NEW MEXICO COALITION TO END HOMELESSNESS
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The New Mexico Coalition to End Homelessness staff participated in stakeholder interviews and focus groups for the Consolidated Plan. Additionally, NMCEH provided data to help populate sections of the report.

6	**Agency/Group/Organization**	High Desert Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	High Desert Housing participated in a stakeholder interview. This consultation helped inform the unique needs of special populations, such as persons with disabilities and seniors.
7	**Agency/Group/Organization**	Centro Savila
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Centro Savila participated in a stakeholder interview. This consultation helped inform the needs of persons with mental health conditions and the Hispanic community.

8	**Agency/Group/Organization**	Hopeworks
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hopeworks participated in a stakeholder interview. This consultation helped inform the needs, both housing and services, for people experiencing homelessness.
9	**Agency/Group/Organization**	Albuquerque Healthcare for the Homeless
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Albuquerque Healthcare for the Homeless staff participated in stakeholder interviews and focus groups. This consultation helped provide necessary information to complete sections of the plan and to identify non-housing related needs of people experiencing homelessness in Albuquerque.
10	**Agency/Group/Organization**	Albuquerque Heading Home
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Heading Home staff participated in stakeholder interviews and focus groups. This consultation provided information necessary to complete sections of the Plan addressing the need for emergency and transitional housing for vulnerable communities, as well as necessary support services to keep them permanently housed.
11	**Agency/Group/Organization**	GREATER ALBUQUERQUE HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Albuquerque Housing Partnership (Sol Housing) staff participated in stakeholder interviews and focus group discussions. This consultation provided information for the needs assessment and housing market analysis. Staff from Sol Housing participates in the Affordable Housing Committee regularly.
12	**Agency/Group/Organization**	YES HOUSING, INC.
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YES Housing, Inc. participated in stakeholder interviews and the community survey. This consultation provided information necessary to complete sections of the Plan addressing supportive service needs of the vulnerably housed, affordable housing development and housing rehabilitation. Staff from YES Housing participates in the Affordable Housing Committee regularly.
13	**Agency/Group/Organization**	New Mexico Mortgage Finance Authority
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Other government - State Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mortgage Finance Authority participated in stakeholder interviews, focus groups, and public hearings. This consultation provided information necessary to complete sections of the Plan addressing affordable home ownership, the needs of vulnerable populations and the precariously housed, and investment in affordable housing development. The MFA is represented on the City's Affordable Housing Committee and was informed of the 2026 Action Plan and public comment period. By coordinating with the MFA on strategic planning issues, the City will improve coordination on the joint funding of many of the City's affordable housing development projects. The City also consulted with the MFA's Community Development Section regarding HOPWA funds, which resulted in an MOU where the MFA administers those funds for the City.
14	**Agency/Group/Organization**	Enlace Comunitario
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Enlace Comunitario members participated in a focus group discussion. This consultation provided information necessary to complete sections of the Plan addressing the supportive service needs of women and children who are victimized by domestic violence, from emergency housing to health and social services.

15	**Agency/Group/Organization**	Adelante Development Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Adelante Development Center, Inc. participated in focus group discussions. This consultation provided information necessary to complete sections of the Plan addressing the housing and social service needs of disabled persons in the community, including disabled veterans and frail elderly. Adelante also provided information of technology literacy and the "digital divide" for seniors, persons of color, women and people with disabilities.
16	**Agency/Group/Organization**	Albuquerque Department of Economic Development
	Agency/Group/Organization Type	Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Albuquerque's Department of Economic Development staff participated in stakeholder interviews. This consultation provided information necessary to complete sections of the Plan addressing business development as a component of an anti-poverty strategy.

17	**Agency/Group/Organization**	University of New Mexico Health Sciences Center
	Agency/Group/Organization Type	Services-Health Services-Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	University of New Mexico Health Sciences Center participated in stakeholder interviews and focus group discussion. This consultation provided information necessary to complete sections of the Plan addressing business development and career training as a components of anti-poverty strategies.
18	**Agency/Group/Organization**	Accion
	Agency/Group/Organization Type	Small Business Assistance Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Accion participated in stakeholder interviews. This consultation provided information necessary to complete sections of the Plan addressing business development and entrepreneurship as key components of an anti-poverty strategy.
19	**Agency/Group/Organization**	HOMEWISE
	Agency/Group/Organization Type	Services-Education Regional organization Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homewise, Inc. participated in stakeholder interviews and focus group discussions This consultation provided information necessary to complete sections of the Plan addressing affordable home ownership, including education and support services for loan recipients, as part of an anti-poverty strategy. Consults with Homewise are done regularly regarding the current state of home sales and the housing market throughout the city.
20	**Agency/Group/Organization**	Albuquerque Area Agency on Aging, DFCS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Albuquerque's Area Agency on Aging participated in stakeholder interviews. This consultation provided information necessary to complete sections of the Plan addressing affordable housing for seniors, housing rehabilitation and accessibility, and public and supportive services for this vulnerable community.

21	**Agency/Group/Organization**	New Day Youth and Family Services (A New Day)
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	New Day participated in stakeholder interviews and focus group discussions. This consultation provided information necessary to complete sections of the Plan addressing the need for emergency and transitional housing for vulnerable communities, as well as necessary support services to keep them permanently housed.
22	**Agency/Group/Organization**	Youth Development, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Youth Development, Inc. participated in focus group discussions This consultation provided information necessary to complete sections of the Plan addressing the need for emergency and transitional housing for vulnerable communities, as well as necessary support services to keep them permanently housed.
23	**Agency/Group/Organization**	Tender Love Community Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tender Love participated in a stakeholder interview. This consultation help inform the needs assessment, especially for persons experiencing domestic violence and human trafficking.
24	**Agency/Group/Organization**	Endorphin Power Co.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Endorphin Power Co. Participated in focus group discussions. This consultation helped inform the needs assessment and housing market analysis, especially for transitional housing and special population persons with substance use challenges.
25	**Agency/Group/Organization**	Crossroads for Women
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Crossroads for Women participated in stakeholder interviews. This consultation help inform the needs assessment narrative.
26	**Agency/Group/Organization**	Division of Child and Family Development Services
	Agency/Group/Organization Type	Services-Children Services-Education Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Division of Child and Family Development participated in stakeholder interviews, focus groups, and public hearings. This consultation provided information necessary to complete sections of the Plan addressing homelessness, and various early childhood interventions as part of a strategy to increase opportunity and combat poverty among families with children.
27	**Agency/Group/Organization**	HUD Office of Fair Housing and Equal Opportunity
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HUD FHEO provided data on fair housing violations for the city of Albuquerque. This consultation provided data for the Assessment of Fair Housing and part of the Consolidated Plan.
28	**Agency/Group/Organization**	Federal Communications Commission
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Information from the Federal Communications Commission was used to address HUD's requirement to discuss broadband access and "the digital divide".

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

The City did not consult with other local governments, or participating jurisdictions, which work with similar grants. This was not done because Albuquerque, being the largest City in New Mexico, has very different issues and programs that are not directly comparable to other cities in the state.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New Mexico Coalition to End Homelessness	New Mexico Coalition to End Homelessness (NMCEH) serves as the Continuum of Care organization for Albuquerque. It is also the lead agency for the Homeless Management Information System (HMIS). NMCEH also manages the ABQ Coordinated Entry System that serves individuals and families experiencing homelessness. Both NMCEH and the COA have the same mission of homeless prevention and eliminating homelessness.
Assessment of Fair Housing	City of Albuquerque	As part of this Consolidated Plan, the City of Albuquerque developed the Assessment of Fair Housing (AFH). Contributing Factors identified in the AFH for Albuquerque are incorporated into the Consolidated Plan's Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The citizen participation process informed the development of priority needs identified in the Consolidated Plan and added context to the goal-setting process by visioning the types of programs and projects where CDBG, HOME, and ESG investments have the potential to improve neighborhood conditions and increase access to opportunity for all residents. In accordance with the City's adopted Citizen Participation Plan, all public notices for community meetings and public hearings were published in the Albuquerque Journal, a medium of general circulation in the city, as well as on the City's website.

The Program Year 2026 Action Plan was presented to the public on Wednesday, January 14, 2026 at 5:30 pm in-person and virtually via Zoom. The in-person Public Hearing was held at the Barelas Community Center. The Public Hearing marked the beginning of the 30-day comment period which ran through Friday, February 13, 2026. The details, time, and purpose of the public hearing were posted in the Albuquerque Journal on December 31, 2025, in both English and Spanish, two weeks prior to the hearing. The legal ad informed the public that if there were any increases or decreases to the final funding allocation from HUD, these amounts would be distributed based upon need and any remaining balance would be proportionally distributed amongst projects. The Notice (both English and Spanish) with all of this information was posted at City Community Centers, City Health & Social Service Centers, City Senior Centers, Albuquerque Housing Authority, and the City website. An email with the Notice was sent out to current and past subrecipients and contractors, which includes social service agencies and housing developers. The Action Plan PowerPoint presentation along with the draft Action Plan were posted on the City website on January 15, 2026, following the Public Hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice, in English and Spanish, was published on December 31, 2025 in the Albuquerque Journal announcing a Public Hearing to present the draft Program Year 2026 Action Plan for public review and comment.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Public Notice, in English and Spanish, was posted on the City website.			https://www.cabq.gov/health-housing-homelessness/transparency/consolidated-plans-and-amendments

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Posted at Public Facilities	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Public Notice, in English and Spanish, was posted at City Community Centers, Health & Social Service Centers, Senior Centers and Albuquerque Housing Authority.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The notice of pubic hearing was sent via email to current and past subrecipients and contractors, which included social service agencies and housing developers on a Department of Health, Housing & Homelessness email list. The email list serv contains approximately 3,050 recipients.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Public Hearing was held in-person and virtually. There were 3 community members, along with 8 Health, Housing & Homelessness staff members, at the in-person Public Hearing, along with 4 community member participants via Zoom.	No comments were received at the Public Hearing.		

6	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The draft Action Plan and Public Hearing PowerPoint were posted on the City website for public review and comment.	Two (2) public comments were received during the 30-day comment period. The first comment was regarding federal funding and administrative costs; and cyber security efforts by the City's Dept. of Technology and Innovation being eligible for grant admin costs. The second comment was from the CEO of the Housing Trust acknowledging that the Homeowner Mortgage	All comments accepted.	https://www.cabq.gov/health-housing-homelessness/transparency/consolidated-plans-and-amendments

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Reduction Assistance program they were allocated funding for was not an eligible CDBG housing activity.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates the availability of the following resources listed by fund type, inclusive of HUD entitlement funds, program income, prior year(s) HUD funds and local resources: CDBG - $5,222,907.78; HOME - $2,183,091.20; ESG - $371,047.00; General Fund- $1,783,318.22; and Workforce Housing Trust Fund (WHTF) - $10,000,000.00 for the Program Year 2026 Action Pan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,395,720.00	817,352.24	9,835.54	5,222,907.78	4,437,720.00	Prior years funds were unspent funds from executed agreements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,957,084.88	100,000.00	126,006.32	2,183,091.20	2,137,084.88	Prior years funds were unspent funds from executed agreements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	371,047.00	0.00	0.00	371,047.00	371,047.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
General Fund	public - local	Admin and Planning Multifamily rental new construction Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance	1,783,318.00	0.00	0.00	1,783,318.00	1,783,318.00	
Other	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	10,000,000.00	0.00	0.00	10,000,000.00	0.00	Local Bond Funds are subject to voter approval every odd year. These bond funds are generally used for new construction of rental housing.

Table 5 - Expected Resources – Priority Table

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

Depending on the financing structure of a given project, it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

State Resources

- Housing New Mexico Low-Income Housing Tax Credit Program
- New Mexico Housing Trust Fund
- State Capital Outlay Funds

Local Resources

The City's Workforce Housing Trust Fund (WHTF) is a source of revenue used to support the preservation and production of affordable housing. These funds can be leveraged with additional resources, including HOME and CDBG, and have a long-term affordability requirement. The WHTF is funded by a biannual voter approved City bond. As described in § 14-9-5 Creation And Administration Of The Workforce Housing Trust Fund, "Projects receiving funding or land under the Workforce Housing Opportunity Act shall leverage non-city funds by at least a 4:1 ratio (non-city to city resources). Federal and state funds flowing through the city are not considered city funds for purposes of this requirement."

Mayor Tim Keller's "Albuquerque Housing Forward" initiative was implemented to close the affordable housing gap in the city. As part of this plan, the City Council appropriated $20 million as part of the Gross Receipts Tax Bond to provide more and/or preserve affordable housing. To supplement this bond funding, the City appropriated an additional $3 million from its Fiscal Year 2024 'mid-year clean-up' to be used in the Housing Forward Fund. These appropriations are one-time funding that has all since been committed to various projects currently in pre-development, construction and/or completed. Some of the strategies for this funding included the following:

- New construction of affordable housing
- Motel/hotel conversions to supportive/affordable housing
- Commercial/office building conversions to housing

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- Private Developer Contributions

Matching Requirements

The City provides a dollar-for-dollar cash match from the City's General Fund for the ESG program. The City contributes General Funds in order to meet the 25% HOME Match requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

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

Data compiled by the Planning Department indicates that the City owns vacant properties for the possible development of affordable housing located outside of floodplains and near principal arterial or major collector streets. Alternatively, these properties may be used for other civic purposes such as public facilities to benefit area residents.

Discussion

The expected resources listed will be utilized to achieve the overall goals of the Strategic Plan and subsequent Action Plans. Through the 2026 Program Year Action Plan, the fourth year of the current Consolidated Plan, for the CDBG, HOME and ESG programs, the City expects to have utilized approximately $17.6 million of CDBG, $9.2 million of HOME, $1.4 million of ESG, $5.8 million of General Fund, and $17.5 million of Workforce Housing Trust Funds. This covers the time period from July 1, 2023 through June 30, 2027.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide Investment	AFH Factor: Affordable Housing Preservation AFH Factor: Affordable Homeownership Opportunities AFH Factor: Homeless Prevention Programs	CDBG: $1,200,000.00	Rental units rehabilitated: 80 Household Housing Unit
2	Affordable Housing Development	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide Investment	AFH Factor: Affordable Housing Development AFH Factor: Homeless Prevention Programs	HOME: $1,837,382.71 General Fund: $489,271.22 Workforce Housing Trust Fund: $10,000,000.00	Rental units constructed: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Homeownership Opportunities	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide Investment	AFH Factor: Affordable Homeownership Opportunities	CDBG: $1,400,000.00 HOME: $100,000.00	Direct Financial Assistance to Homebuyers: 39 Households Assisted
4	Homeless Prevention Programs	2023	2027	Affordable Housing Homeless	Citywide Investment	AFH Factor: Affordable Housing Preservation AFH Factor: Affordable Housing Development AFH Factor: Homeless Prevention Programs Homeless Services and Programs	CDBG: $709,358.00	Homelessness Prevention: 591 Persons Assisted
5	Homeless Services and Programs	2023	2027	Affordable Housing Homeless	Citywide Investment	AFH Factor: Homeless Prevention Programs Homeless Services and Programs	ESG: $345,073.71 General Fund: $1,173,073.71	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted Homeless Person Overnight Shelter: 722 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 74 Beds Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development	Citywide Investment	Public Facilities and Infrastructure	CDBG: $934,405.78	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 92880 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 203 Households Assisted
7	Public Services	2023	2027	Non-Housing Community Development	Citywide Investment	Public Services	CDBG: $100,000.00 General Fund: $95,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	Economic Development Opportunities	2023	2027	Non-Housing Community Development	Citywide Investment	Economic Development Opportunities		
9	Program Administration	2023	2027	Non-Housing Community Development	Citywide Investment	Program Administration	CDBG: $879,144.00 HOME: $195,708.49 ESG: $25,973.29 General Fund: $25,973.29	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing Preservation
	Goal Description	**Goal:** Preserve the current affordable housing supply in Albuquerque. Preserving the current supply of affordable rental units in Albuquerque is critical to helping keep extremely low to low-income households from becoming homeless. Programs funded under this goal may include rehabilitation programs, energy efficiency improvements, lead-based paint testing and abatement, emergency repairs, weatherization, modernization of public housing and retrofit programs to help keep residents with mobility or disability challenges in their homes.
2	**Goal Name**	Affordable Housing Development
	Goal Description	**Goal:** Increase access to safe, decent, and affordable housing for low- to moderate-income residents Building new affordable rental housing is important to improve the severe shortage of housing in the city. Programs funded under this goal may include developing rental and/or single-family units, acquisition, clearance, relocation and converting motels or other reasonable commercial properties into affordable housing. To address the AFH Goal of Affordable Housing Development the City annually releases RFP's to develop affordable housing.
3	**Goal Name**	Affordable Homeownership Opportunities
	Goal Description	**Goal:** Create affordable homeownership opportunities for low- to moderate-income Albuquerque residents Increase homeownership for low to moderate-income households. Such mechanisms include down payment assistance or mortgage reduction assistance programs. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs. To address the AFH Goal of Affordable Homeownership Opportunities the City will contract with Homewise and Sawmill to provide mortgage reduction assistance for low- to moderate-income households.

4	**Goal Name**	Homeless Prevention Programs
	Goal Description	**Goal:** Increase access to homeless prevention programs Increased access to homeless prevention programs will help reduce the risk of homelessness. Programs funded under this goal may include Tenant Based Rental Assistance (TBRA), emergency rental assistance, and landlord/tenant legal services. To address the AFH Goal of Homeless Prevention the City will execute contracts for eviction prevention and legal services for tenants and landlords.
5	**Goal Name**	Homeless Services and Programs
	Goal Description	**Goal:** Reduce homelessness through access to homeless services and programs Programs funded under this goal will include street outreach and/or case management that includes housing navigation and engagement, HMIS support, emergency shelter programs, and rapid rehousing programs.
6	**Goal Name**	Public Facilities and Infrastructure
	Goal Description	**Goal:** Enhance and develop public facilities and infrastructure in Albuquerque Improve City public facilities, including community centers, senior or multi-generational centers, fire stations and other public buildings. Improve City infrastructure, including sidewalks and street improvements, lighting and flood drainage and water/sewer improvements.
7	**Goal Name**	Public Services
	Goal Description	**Goal:** Improve access to public services for low- to moderate-income residents Programs funded under this goal are services for low- to moderate-income persons and at-risk populations, including but not limited to youth and senior services. To address the AFH Factor Fair Housing Education and Awareness the city will contract with New Mexico Legal Aid to provide housing related education and legal information, provide legal information on tenant/landlord rights and responsibilities, as well as process and advise on housing discrimination complaints. This activity is funded with general funds therefore will be reported on in CAPER narratives.

8	**Goal Name**	Economic Development Opportunities
	Goal Description	**Goal:** Increase economic development opportunities for low to moderate income residents Promote stability by increasing access to economic opportunities for low- to moderate-income residents or businesses.
9	**Goal Name**	Program Administration
	Goal Description	**Goal:** Efficiently administer and manage program funding and reporting Provide for the administration of HUD Community Planning and Development programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

To address priority needs identified in the Strategic Plan, the City of Albuquerque will invest CDBG, HOME, ESG, and General Funds in projects that develop new affordable housing units, promote homeownership, provide fair housing services, and provide services to low-and moderate-income residents. These projects will include activities for youth and seniors, will address and prevent homelessness, as well as improve public facilities and infrastructure. In addition to addressing the priority needs in the Strategic Plan, the projects in the 2026 Action Plan will further HUD's national goals for the CDBG, HOME and ESG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income Albuquerque residents.

Projects

#	Project Name
1	COA Administration
2	Affordable Housing Development
3	CHDO Operating
4	Eviction Prevention
5	Affordable Homeownership Assistance
6	Senior Meals/Nutrition Program
7	Public Facilities & Infrastructure - Emergency Equipment
8	Public Facilities & Infrastructure - Affordable Housing Infrastructure
9	Affordable Housing Preservation - Rental
10	Homeless Intervention and Rapid Rehousing

Table 7 - Project Information

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

Based on the Strategic Plan, the City is allocating 100% of its non-administrative CDBG, HOME and ESG investments for Program Year 2026 to projects that benefit low-and moderate-income individuals and families.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	COA Administration
	Target Area	Citywide Investment
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: $879,144.00 HOME: $195,708.49 ESG: $25,973.29 General Fund: $25,973.29
	Description	Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income individuals will benefit from CDBG, HOME and ESG programs citywide.
	Location Description	Citywide
	Planned Activities	Administer the CDBG, HOME and ESG programs.
2	**Project Name**	Affordable Housing Development
	Target Area	Citywide Investment
	Goals Supported	Affordable Housing Development
	Needs Addressed	AFH Factor: Affordable Housing Development
	Funding	HOME: $1,837,382.71 General Fund: $489,271.22 Workforce Housing Trust Fund: $10,000,000.00
	Description	Projects funded under this category will be provided assistance to develop affordable housing units, either rental or homeownership, for low- and moderate-income households, either through development or acquisition and rehabilitation.
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 new rental housing units will be developed with the funding. Due to development activities being multi-year projects, this benefit will not be realized during the program year. With WHTF approximately 180 rental housing units will be developed.
	Location Description	TBD – an RFP will be issued for proposals for PY 2026 funds. Developments funded with PY 2026 funds will have accomplishments that will be realized in future years. This is due to the fact that development activities are multi-year projects.
	Planned Activities	Provide funding to assist in the development of affordable housing units, either rental or homeownership, for low to moderate income individuals, either through development or acquisition and rehabilitation.
3	**Project Name**	CHDO Operating
	Target Area	Citywide Investment
	Goals Supported	Affordable Housing Development
	Needs Addressed	AFH Factor: Affordable Housing Development
	Funding	HOME: $50,000.00
	Description	Funds will be provided to Sol Housing, a Community Housing Development Organization (CHDO), to assist with operating costs incurred implementing housing activities.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be provided to a Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing housing activities.
	Location Description	HOME funded affordable housing projects throughout the city.
	Planned Activities	The funding is used to assist with operating costs incurred while implementing affordable housing activities.
4	**Project Name**	Eviction Prevention
	Target Area	Citywide Investment
	Goals Supported	Homeless Prevention Programs
	Needs Addressed	AFH Factor: Homeless Prevention Programs Homeless Services and Programs

	Funding	CDBG: $709,358.00
	Description	Funds will be provided to the City's Health and Social Services Centers to provide emergency rental and utility assistance for low- to moderate-income persons residing within the Albuquerque city limits.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 591 people will be provided rental and/or utility assistance in order to prevent homelessness.
	Location Description	Citywide
	Planned Activities	These funds will allow the City's Health and Social Service Centers to provide emergency rental and utility assistance for low to moderate income persons residing within the Albuquerque city limits.
5	**Project Name**	Affordable Homeownership Assistance
	Target Area	Citywide Investment
	Goals Supported	Affordable Homeownership Opportunities
	Needs Addressed	AFH Factor: Affordable Homeownership Opportunities
	Funding	CDBG: $1,400,000.00 HOME: $100,000.00
	Description	Funds will be provided to Homewise and Sawmill Community Land Trust for mortgage reduction assistance. Assistance will be provided to low- to moderate-income homebuyers to make the purchase of a home affordable.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 39 income qualified homebuyers will receive direct financial assistance to purchase a home.
	Location Description	Citywide

	Planned Activities	Assist low to moderate income homebuyers purchase a home by providing mortgage reduction assistance. The mortgage reduction assistance makes the home affordable for the homebuyers. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs. A portion of the funding may be used for the identification, stabilization and treatment of lead-based paint for the purchase of homes built prior to 1978.
6	**Project Name**	Senior Meals/Nutrition Program
	Target Area	Citywide Investment
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $100,000.00
	Description	Provide services to seniors that will improve quality of life. Projects to be funded under this goal include, but are not limited to, nutrition services, recreational and educational activities as well as supportive services.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,000 low to moderate income persons will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The Department of Senior Affairs will receive funds to assist with the program costs to provide meals for low- to moderate-income seniors.
7	**Project Name**	Public Facilities & Infrastructure - Emergency Equipment
	Target Area	Citywide Investment
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: $80,000.00
	Description	Funds will be used for the purchase of emergency equipment for Albuquerque Fire Rescue vehicles that provide services in low-moderate-income areas of the city.

	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 6,745 persons of low- to-moderate income reside within the boundaries of Fire Station 1; an estimated 10,385 low- to moderate-income person reside within the boundaries of Fire Station 2; an estimated 8,325 low- to moderate-income persons reside within the boundaries of Fire Station 4; an estimated 19,430 persons of low-to moderate-income reside within the boundaries of Fire Station 5; an estimated 21,730 low- to moderate-income persons reside within the boundaries of Fire Station 7; an estimated 12,390 low- to moderate-income persons reside within the boundaries of Fires Station 11; and an estimated 13,875 persons of low- to moderate-income reside within the boundaries of Fire Station 19. A total of 92,880 low- to moderate-income persons will benefit from the activity.
	Location Description	Fire Station 1 - Emergency equipment will be located at 724 Silver Ave SW and will serve that area. Fire Station 2 - Emergency equipment will be located at 2401 Alumni Dr SE and will serve that area. Fire Station 4 - Emergency equipment will be located 301 McKnight NW and will serve that area. Fire Station 5 - Emergency equipment will be located at 123 Dallas NE and will serve that area. Fire Station 7 - Emergency equipment will be located at 5715 Central Ave NW and will serve that area. Fire Station 11 - Emergency equipment will be located at 5403 Southern Ave SE and will serve that area. Fire Station 19 - Emergency equipment will be located at 3520 San Andres Ave NE and will serve that area.
	Planned Activities	Albuquerque Fire Rescue will receive funds for the purchase of emergency equipment for rescue vehicles that will provide services to residents in low-moderate-income areas of the city
8	**Project Name**	Public Facilities & Infrastructure - Affordable Housing Infrastructure
	Target Area	Citywide Investment
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: $854,405.78

	Description	Funds will be provided to Family Housing Development Corporation (FHDC) for infrastructure improvements to support the development of the Uptown Connect affordable housing project.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	203 low- to moderate-income households will benefit from the infrastructure improvements at the Uptown Connect Affordable Housing development.
	Location Description	The Uptown Connect Affordable Housing Development is located at America's Parkway and Uptown Blvd NE.
	Planned Activities	Family Housing Development Corporation will utilize the funds for infrastructure improvements to support the development of the Uptown Connect affordable housing project.
9	**Project Name**	Affordable Housing Preservation - Rental
	Target Area	Citywide Investment
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	AFH Factor: Affordable Housing Preservation
	Funding	CDBG: $1,200,000.00
	Description	Funds will be used by Albuquerque Housing Authority to upgrade and improve public housing properties. Upgrades and improvements will consist of replacing and updating heating and cooling systems at the properties.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income households, comprised of 84 residents, will benefit from the preservation activities.
	Location Description	Public Housing properties throughout the city. The following property addresses are where preservation activities will take place: 701 5th St SW and 9705 Comanche NE

	Planned Activities	CDBG funds will be provided to make improvements and upgrades to existing public housing units, in order to help preserve affordable housing across the city. Updates will consist of replacing heaters and swamp coolers and installing 120 split systems in living rooms and bedrooms.
10	**Project Name**	Homeless Intervention and Rapid Rehousing
	Target Area	Citywide Investment
	Goals Supported	Homeless Services and Programs
	Needs Addressed	Homeless Services and Programs
	Funding	ESG: $345,073.71 General Fund: $1,173,073.71
	Description	Projects under this category will provide services to populations experiencing homelessness by providing street outreach and/or case management that includes housing navigation and engagement, HMIS support, emergency shelter programs, and rapid rehousing programs. Funds will also be used for administrative costs to support the implementation of these services for the 2026 Action Plan.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 722 persons will be provided overnight shelter utilizing ESG funds; 12 households will benefit from rapid rehousing utilizing ESG funds; 74 beds at an overnight/emergency shelter/transitional housing facility will be provided with ESG funds and an additional 63 will be provided utilizing General Funds; and 30 persons will be provided with street outreach and/or case management utilizing ESG with an additional 112 provided with these services utilizing General Funds.
	Location Description	Citywide
	Planned Activities	Projects under this category work to increase services for “at-risk” populations by providing public services to homeless persons, such as emergency shelter services, transitional and permanent supportive housing opportunities, along with integrated services to maintain housing stability; including but not limited to health care, counseling, case management, and meal assistance.

AP-50 Geographic Distribution – 91.220(f)

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

At present, the City of Albuquerque is not implementing any official HUD designated and non-HUD designated geographic based priority areas such as investment and reinvestment areas, Empower Zones, or Brownfields. Allocations and program activities are funded citywide in accordance with eligibility and program priorities set through sub-recipient department policies.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Investment	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's primary method of allocating CDBG, HOME, and ESG dollars is to assist low- to moderate-income and at-risk populations. To the extent that specific geographic areas have greater needs than other areas in the city and/or if service and housing organizations are in certain areas, they will receive a larger proportionate share of the funding. For any sidewalk or infrastructure improvements, the City will focus on LMA areas and/or affordable housing developments where sidewalks, curb cuts, and related ADA accommodations are lacking. Finally, to provide affordable rental and single-family housing, the City's dollars will be allocated towards new affordable housing developments where affordable housing is lacking and/or infill areas that can accommodate affordable housing. Additional geographic priorities for such infill developments will include: 1) located within a City Metropolitan Redevelopment Area; 2) located within a ¼ mile of a Transit Center, Premium Transit Station or Transit Corridor as defined by the Comprehensive Plan; 3) located within an Area of Change as defined by the City's Comprehensive Plan.

Discussion

All priority needs, goals, and projects are designed to serve the geographic distribution area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

While updating its Integrated Development Ordinance (IDO), the City of Albuquerque has identified that there is a shortage of anywhere from 13,000 – 28,000 affordable housing units across the city. The 2023-2027 Consolidated Plan, along with other housing-related studies and initiatives, promotes the need for affordable housing for a variety of households. The City will once again address the shortage by prioritizing the development of affordable housing units, affordable homeownership opportunities, the preservation of current affordable rental units and by providing rental assistance. Households assisted through these projects/programs will include low- to moderate-income households, at-risk populations, persons experiencing homelessness and non-homeless persons.

During Program Year 2026, $1,711,376.39 of HOME funds, $489,271.22 in HOME match and $126,006.32 in HOME Prior Years Funds will be allocated to the development of affordable housing units for low- to moderate-income households. This may be done through development and/or acquisition/rehabilitation. The City will provide $50,000.00 of HOME funds to a Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing HOME-funded housing activities. CDBG funds in the amount of $1,400,000.00 and HOME funds in the amount of $100,000.00 will be provided to two agencies to implement Mortgage Reduction Assistance Programs. Approximately 39 low- to moderate-income households will be assisted with mortgage reduction assistance in order to make purchasing a home affordable. In addition, $583,218.00 of CDBG funds, $606,946.46 of CDBG Program Income and $9,835.54 of CDBG Prior Years' funds will be provided for the preservation of approximately 80 public housing units that are occupied by seniors and persons with disabilities. Approximately 84 low- to moderate-income persons residing in those units will benefit from project. Eight-Hundred Fifty-Four Thousand Four Hundred Five Dollars and Seventy-Eight Cents ($854,405.78) in CDBG funds will assist with infrastructure development at the Uptown Connect affordable housing development. The development will contain 203 affordable housing units for low- to moderate-income households. These activities will increase the number of affordable housing units and preserve existing affordable housing throughout the city while creating housing stability for residents.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	382
Special-Needs	0
Total	382

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	263
Rehab of Existing Units	80
Acquisition of Existing Units	39
Total	382

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

Discussion

The City of Albuquerque continues to be committed to improving the availability of affordable housing options to residents. To accomplish this, the City continues to collaborate with partners to develop affordable housing, preserve affordable housing, and provide mortgage reduction assistance. Along with its many partners, that implement these activities, the Department continues to make progress in providing and preserving affordable housing. To leverage its HUD entitlement grants to develop affordable housing, the City increased its bi-annual 2025 Workforce Housing Bond to $10,000,000.00, with an additional $2,000,000.00 that was approved by the voters of Albuquerque. This $12,000,000.00 in local funding will be available for affordable housing projects in Program Year 2026.

The Housing & Neighborhood Economic Development Fund (HNEDF) Homeowner Rehabilitation Program will provide forgivable loans to low- to moderate-income homeowners in the Pocket of Poverty to make necessary upgrades and repairs. HNEDF funds in the amount of $2,835,000.00 will be used for the much-needed rehabilitation to these homes, ensure that these low- to moderate-income homeowners stay in their homes and the aging affordable housing stock is updated in order to extend its useful life.

During the 2026 Program Year the City will also have several affordable housing projects in various stages of development. The first is Casitas del Camino, funded with $3,500,000 in Workforce Housing Trust Funds (WHTF). The 88-unit affordable housing development will be under construction during the program year. Another development that will be under construction during PY 2026 is West Mesa Ridge. West Mesa Ridge is a 128-unit development for low- to moderate-income households. The development was funded with $8,000,000 in Housing Forward Fund (HFF). Somos, a mixed income development containing 70 units, of which 59 are affordable was funded with $5,179,187.54 in HOME and $1,000,000 in CSLFRF funds. The project is planned to be under construction during the program year also. Finally, the Uptown Connect project will be under construction as well. Uptown Connect was funded with $8,356,656 of WHTF, as well as $1,100,000 of State Legislative funding. The project will contain a total of 239 units with 203 of those units being affordable for those households at or below 80% AMI.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing and other assisted housing programs are part of the City of Albuquerque's efforts to address the affordable housing needs of low- and moderate-income families. The Albuquerque Housing Authority (AHA) oversees the public housing program for the City. AHA's mission is: "Empowering people in our community through affordable housing and self-sufficiency opportunities."

Given the extremely large quantity of aging housing stock both in AHA's portfolio and that of various private and non-profit entities, the need for maintenance and rehabilitation of the rental housing stock is significant. This has been stressed over time by not only Housing Authority leadership and staff but other community members as well. AHA will continue to address their aging housing stock through renovations and updates to properties.

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

AHA will continue to work on goals from their previous annual plans during their 2026 fiscal year. Those goals include the following: Improve Quantity of Housing; Improve Quality of Housing; Increase Mobility of Low-Income Households through the HCV Voucher Program; Neighborhood Stabilization Activities; and Improve Housing Readiness and Housing Stability. Though AHA’s goals remain the same, the goals are addressed through different activities each year.

The City and AHA will continue their partnership with the Choice Neighborhood Planning Grant that was awarded during PY 2023. The $500,000 Planning Grant was leveraged with $204,000 in City matching funds. The Choice Neighborhoods Initiative is focused on the following three core goals: Housing, People and Neighborhood. The Transformation Plan has been submitted to HUD and early action activities will be completed by June 30, 2026. The early action activities consisted of adding additional seating and gathering areas, raised garden beds, play areas, picnic areas, and at to be featured on Public Housing property walls and asphalt areas around the properties in an effort to link the properties to the larger neighborhood. The Transformation Plan included the redevelopment and addition of affordable housing in the neighborhood, which included the 3 public housing properties.

Continuing the work that began with the Planning Grant, the City and AHA will apply for the Choice Neighborhood Implementation Grant on March 9, 2026. The Implementation Grant is based on the Transformation Plan during the Planning phase. The Implementation Grant application process is highly competitive and could potentially bring $26 million in new federal funding to focus on the International District.

During PY 2026, the City will also contract with AHA utilizing CDBG funds for the renovation/rehabilitation of two public housing properties. The renovations will take place at properties occupied by seniors and persons with disabilities. Renovations will include updating heating and cooling

systems in 80 units. Heaters and swamp coolers will be replaced and 120 split systems will be installed the living rooms and bedrooms of the units.

The City and AHA will enter into an Intergovernmental Agreement (IGA) in the amount of $275,000.00 utilizing Capital Improvement Funds (CIP) for predevelopment activities to prepare the sites for affordable housing development. Upon receiving development funds, the City will convey seven (7) vacant parcels of land, included in the Choice Neighborhood Transformation Plan, for the development of affordable housing. The CIP funds allocated in the IGA will allow AHA to prepare the sites for the development of affordable housing. The IGA also gives AHA site control of the 3-acre parcel of vacant land east of Phil Chacon Park for the development of affordable housing. The affordable housing development located on the 3-acre lot will house a Bicycle Safety Education Center. The Center will provide bike safety education, hold bike repair clinics, and other community focused programs.

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

The AHA will continue to implement the Family Self Sufficiency (FSS) Program which is aimed at empowering families so that they may create lives of greater dignity and independence. The FSS Program combines AHA's housing assistance programs with various support services. Families that participate in the FSS Program are assigned a family advocate who assists them target specific goals for success and plan strategies to reach these goals over a five-year period. Participants have the opportunity to attend seminars held by the AHA on such topics as preparing a household budget and credit repair. These combined elements assist residents on their path to self-sufficiency.

The Housing Authority will also continue to encourage participation of public housing residents in the Choice Neighborhood process, as well as, ongoing involvement in the improvement of their properties. There are 5 ambassadors from the three public housing sites that are involved in the planning process, from attending community meetings to participating in trainings that assist them in being connected and involved in the process.

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

N/A

Discussion

The City and the AHA continue to share common goals in their efforts to preserve the available affordable housing units. The collaboration on the Choice Neighborhood Planning Grant, Transformation Plan and the Choice Neighborhood Implementation Grant application are examples of this shared goal and the efforts of the City and AHA’s partnership in an to meet these goals. The ongoing partnership between the City and AHA is in line with AHA's Plan to improve the quality of affordable housing for

households at or below 80% area median income (AMI). During the Program Year, the City and AHA will again enter into a contract to preserve affordable housing units occupied by seniors and persons with disabilities. These preservation efforts will include replacing/updating heating and cooling units in approximately 80 public housing units located at 2 AHA properties.

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

Introduction

The key solution to ending homelessness is the stewarding of persons experiencing homelessness through the transition to permanent housing closely aligned with supportive services that ensure housing stability. However, because the demand for affordable housing far outpaces the supply, the Albuquerque Continuum of Care (CoC) continues to rely on its emergency and transitional housing system in order to address the immediate needs of Albuquerque's homeless population.

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

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

The Continuum of Care (CoC) is the coordinated approach that addresses physical, economic, and social needs of the homeless population. Services organized within the Continuum of Care include emergency shelter, transitional and permanent housing, and supportive services. The New Mexico Coalition to End Homelessness (NMCEH), is the leader of this process. NMCEH convenes, manages, and leads the Balance of State Continuum of Care Coalition. The City of Albuquerque and a variety of community service organizations provide an array of services for the homeless population in Albuquerque.

Once assessed, vulnerable individuals are assisted by the provider agency. The City funds over 25 different social services non-profits. These agencies provide a variety of programs that help individuals with emergency and transitional housing, The City funds an outreach program called ABQ StreetConnect program which is an outreach collaborative focused on people experiencing homelessness who have the highest records of utilization of emergency service and care. The aim is to establish ongoing relationships that result in permanent supportive housing for these people. In addition, the City will provide funding for Case Management Services to help support clients staying at shelters begin the process of being housed.

The City will continue to provide funding for emergency shelter and services for five local homeless service providers and over 30 housing programs. Additionally, the City is supporting a street outreach program, case management, and the HMIS managed by the NMCEH. While providing shelter and services for people who are currently experiencing homelessness is important, homeless prevention is also critical in reducing and ending homelessness in Albuquerque. The City will fund various programs, including eviction prevention and a landlord/tenant helpline, along with preserving and developing

affordable housing across the city to address homeless prevention.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funds several emergency shelters that are open year-round. There is an emergency shelter for women and children, two emergency shelters that serve men, an emergency shelter for youth, and a day shelter that provides meals, showers, storage, and connection to needed resources such as housing and behavioral health services for those who are experiencing homelessness.

The Gateway West is open year-round. Gateway West provides overnight shelter to men, women, children, and families. In addition, residents at Gateway West are provided with medical services and case management services that assist in connecting them to behavioral health services, housing, employment, and other supportive service needs. The Gateway West operates 24 hours a day, 7 days a week.

Additionally, the City funds a transitional housing program for men and women experiencing homelessness and are recovering from substance abuse addictions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City has invested heavily in not just Rapid ReHousing programs but Permanent Supportive Housing programs as well. The City will fund approximately $21 million in supportive housing programs during the 2026 Program Year. Of this, over $12 million is dedicated to 17 Permanent Supportive Housing projects. These include programs with specific population focus such as youth, medical respite, families, domestic violence survivors, and survivors of human trafficking. The New Mexico Dream Center provides services to survivors of human trafficking and youth experiencing homelessness in Albuquerque and the state. The Albuquerque CoC Permanent Supportive Housing Standards require CoC Permanent Supportive Housing providers prioritize chronically homeless individuals and families when there is an opening. The City also funds eight motel voucher programs with various agencies. These programs provide motel vouchers for various populations including those who have vouchers and are waiting for a housing unit. The City also funds motel vouchers for those who have been displaced out of their homes due to substandard conditions of the unit.

Many veterans and veterans with families who are homeless or at risk of homelessness utilize the Supportive Services for Homeless Veteran's Program (SSVF), the HUD VASH program with its partner, Goodwill New Mexico and Albuquerque Housing Authority. There is significant focus on veterans at the

local and federal level and flexible financial and service-based resources are helping veterans in Albuquerque obtain and maintain permanent housing.

In support of the Albuquerque CoC efforts, the Strategic Plan provides for the use of CDBG, HOME, ESG and General funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The City will also leverage CDBG, HOME and General Funds to expand the supply of affordable housing in Albuquerque.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Coordinated Entry System managed by the NMCEH is used to monitor the needs of vulnerable communities, including when people are discharged from publicly funded institutions or system of care institutions. Members of the behavioral health community meet regularly with law enforcement as part of the Mental Health Response Advisory Committee. The communication and coordination between the Albuquerque Police Department and the behavioral health community attempt to ensure that law enforcement is sensitive to the specific needs of at-risk individuals.

Although significant resources have been invested in CoC homeless programs over the last 10 years, the severe lack of affordable housing continues to be a factor contributing to homelessness within the city and has led to high rent cost burdens, overcrowding, and substandard housing, not only forcing many people to become homeless but also putting a growing number of people at risk of becoming homeless. Due to several factors, including increased housing costs, the housing market still remains largely unaffordable for many low- to moderate-income individuals and families.

Mayor Keller's *Albuquerque Housing Forward* program is committed to addressing the housing shortage by adding housing units in the city. Through the *Housing Forward* program, during PY 2026 the City will appropriate approximately 1 million dollars to fund a Rapid Rehousing project. Additionally, the City is part of a community initiative, Built for Zero, with the NMCEH Bernalillo County, and the University of New Mexico. The goal of this initiative is to reach functional zero homelessness for chronically homeless families and a 50% reduction in the homelessness for non-chronically homeless families.

The City partners with Bernalillo County and provides housing and case management funding for people that have been released from the Metropolitan Detention Center. The program, Community Connections, provides housing vouchers, intensive case management services and other supportive services. The City contracts with two providers, one provides the housing and the other provides case

management. The City also collaborates with a youth homeless provider, that provides shelter services for youth that are being transitioned from CYFD's foster care program, by providing funding for shelter services.

Low-income households that are in jeopardy of eviction may receive eviction prevention assistance (funded with CDBG) through the City's Health and Social Services Centers (HSSC). The City funds Rapid Rehousing and Permanent Supportive Housing programs with a mix of HUD and City dollars. Case managers with these programs work to connect participants with social services, employment, education and other needs to ensure that they do not become homeless again. The City funds a range of substance abuse programs for low-income city residents, many of whom are receiving other types of public and private assistance, to ensure that residents have access to the substance abuse treatment they need to maintain housing and employment.

Discussion

In Albuquerque, there are many low-income people who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with substance use disorder, persons with HIV/AIDS and their families and public housing residents. Many of these households are housing cost burdened and/or are living in housing that is substandard or overcrowded. These residents need safe, high-quality housing that is affordable for extremely low-income residents. Many of these residents are disconnected from services and would benefit greatly from housing that comes with case management services that can help them connect to community resources, such as meal services, mental health and substance abuse services and benefits such as SNAP, SSI or Housing Choice Vouchers.

The City will continue to implement programs aimed at ensuring homeless persons in the city are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Homeless service providers continue to gear their programs and maintain their focus upon moving people quickly into permanent housing. The goal of these Permanent Supportive Housing and Rapid Rehousing programs is to significantly reduce homelessness and improve the quality of life for city residents, especially those who are precariously housed.

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

Introduction:

As part of the Consolidated Plan process, an Assessment of Fair Housing was conducted for Albuquerque. The Assessment for Fair Housing (AFH) is a review of barriers that prevent people from choosing their preferred housing, including an assessment of the availability of affordable, accessible housing. The primary barriers to affordable housing identified in the AFH and MA-40 of the 2023 – 2027 Consolidated Plan are summarized below.

Housing Costs and Cost Burden. One in four renter households in Albuquerque have incomes at 30% of the AMI or less. The highest number of cost-burdened households are renters and owners with incomes at 0–30% AMI. The number of severely cost burden renters is approximately 2.7 times higher than owners. The shortage of housing units in Albuquerque has led to a sharp increase in market rent over the past few years, which has led to an increase of cost-burden households and potentially resulting in housing instability and homelessness.

Development Costs. The cost of developing affordable housing, inclusive of land, material, and labor costs, has outpaced inflation in recent years. Development fees, often referred to as impact fees, also contribute to the increased cost of development and are gaining more attention as a barrier to construction.

Zoning. The City as part of the Albuquerque Housing Forward initiative has committed to reviewing and changing zoning codes to allow more density and housing type options. Approximately 63% of the current housing in Albuquerque is single family detached houses.

Education and Outreach. Educational opportunities regarding fair housing and affordable housing available to the public is currently available by request from the City. While the community survey revealed that many residents were familiar about Fair Housing laws, there is likely a large population of residents who don't understand their rights. Thus, fair housing and affordable housing education has been identified as an effective strategy for furthering fair housing and mitigating "Not in my backyard (NIMBYism)." Outreach methods should be expanded beyond the City website, traditional newspaper, and other publications. Instead, it should utilize diverse neighborhood groups and organizations.

Housing Options for At-Risk Populations. Housing that is accessible for at-risk groups, such as seniors or persons with seen or unseen disabilities, is limited in Albuquerque. Universal design principles in new development and retrofit programs for existing housing would allow for more accessible housing options, which the City includes and prioritizes in its application for affordable housing developments.

Code Enforcement. Enforcement is a key driver for expanding access to safe and sanitary affordable housing, but enforcement activities are limited and disjointed between multiple community partners

and the City that provide affordable housing.

The City of Albuquerque recently updated its Integrated Development Ordinance (IDO) in an attempt to address the lack of available housing in the city. Some of the key changes to the IDO are the following: duplexes, townhomes and small-scale, multi-family units are now allowed in more residential zones; parking requirements are reduced by 50% in Urban/Activity Centers and Main Streets, and 60% of Premium Transit areas; no height limits for apartments within ¼ mile of key transit areas; allow for Accessory Dwelling Units with one off-street parking space, not exceeding 25% of rear/side yards; and reducing discretionary reviews and speeding up approvals for developers, while also reducing the ability to appeal projects.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Albuquerque has identified five Fair Housing Goals to address over the next five years.

1. Increase the number of affordable rental housing units and preserve existing units
2. Expand affordable homeownership opportunities
3. Expand housing opportunities for at-risk populations (persons with disabilities, victims of domestic violence, seniors, homeless, extremely low-income households)
4. Increase community education about affordable housing

Increase understanding of housing discrimination and Fair Housing.

Discussion:

As part of the 2023-2027 Consolidated Plan, the City will continue to implement the goals and supported strategies identified in the 2023 Assessment of Fair Housing. These goals and strategies will be carried out as a means to continue affirmatively furthering fair housing in Albuquerque. Through the investment of CDBG and HOME funds as well as through the implementation of projects that focus on the identified Fair Housing Goals and goals of the Consolidated Plan the City will continue to take steps toward addressing barriers to affordable housing. Due to the identified need for affordable housing across the city, through the Mayor's Housing Forward Initiative, the City intends to carry on with efforts to provide affordable housing for residents of Albuquerque. In addition to continued efforts in providing affordable housing, the City, during the Program Year, will allocate General Fund dollars to fund a Landlord/Tenant Helpline. The Landlord/Tenant Helpline will provide housing related education and legal information, provide legal information on landlord/tenant rights and responsibilities, as well as process and advise on housing discrimination complaints.

AP-85 Other Actions – 91.220(k)

Introduction:

When developing the Consolidated Plan, 14 focus group discussions were held with community residents and service providers, including agencies, groups, and organizations involved in the development of affordable housing, the job training opportunities for low- and moderate-income residents, and/or the provision of services to high priority populations. Participants involved in affordable housing development emphasized the need to relate and involve community-based services with housing in order to produce best outcomes for long-term housing security and stability. Additionally, a public hearing was held regarding the community needs for the Consolidated Plan and the Affordable Housing Plan.

Focus group participants advocated for the use of the CDBG grant monies to fund necessary public facility and infrastructure improvements and public services. These include off-parcel improvements, such as ADA compliant sidewalks and utility connections, as a means of lowering development costs. The utility connections should include broadband infrastructure improvements to improve access to online connectivity, increase internet capacity, and deliver faster internet speed to residents. Additionally, participants expressed the need for services for seniors, eviction prevention assistance, and affordable housing for low- to moderate-income households.

At-risk populations identified through the Consolidated Plan process include persons with seen and unseen disabilities, mental health conditions, substance use disorders, seniors, victims of domestic violence, at-risk youth, and people experiencing homelessness. Special needs communities often encounter financial barriers and access/availability of appropriate housing and services.

Actions planned to address obstacles to meeting underserved needs

In an attempt to address obstacles to meeting underserved needs, the City will allocate CDBG funds to partners that provide needed services to the underserved populations, such as the elderly, persons experiencing homelessness and low- to moderate -income persons. These funds will also be used to address public facility and infrastructure needs in lower-income neighborhoods and affordable housing developments. The City will continue to identify potential projects for community improvements and affordable housing developments in attempts to continue meeting underserved needs, keeping in mind that projects funded must meet a goal set forth in the 2023-2027 Consolidated Plan.

Actions planned to foster and maintain affordable housing

In an effort to foster and maintain affordable housing, the City will fund affordable housing development, affordable housing preservation and homeownership programs. During Program Year 2026 the City will put out an RFP to allocate HOME funds for the development of affordable housing. Homeownership assistance will be carried out through mortgage reduction assistance programs. These

programs will assist homebuyers in making purchasing a home affordable. CDBG funds will be utilized towards efforts to preserve existing affordable housing at senior occupied public housing properties. This will be done through updating and/or upgrading the existing heating and cooling systems at two (2) of the Housing Authority's properties. During Program Year 2026, a Homeowner Rehabilitation Program funded with Housing and Neighborhood Economic Development (HNEDF) funds in the amount of $2,835,000.00 will be implemented. The Homeowner Rehabilitation Program will benefit approximately 50 low- to moderate-income homeowners in the pocket of poverty. The program will provide much needed rehabilitation to their homes. These efforts will ensure that that low to moderate income homeowners stay in their homes and that the aging affordable housing stock is updated to extend its useful life.

In regard to addressing rehabilitation needs of aging housing stock, developers report many challenges, including a regulatory requirement that units be brought entirely up to code when utilizing HOME funds. Frequently, many repair issues are not apparent until rehab activities are well underway, and can cause costs to soar over $100,000.00 per unit. Despite the many challenges and increased costs, the City recognizes the need for continued funding of rehabilitation projects, as well as the importance of preservation of affordable housing, so that people can remain in their homes.

The City's presence and ongoing involvement on the Affordable Housing Committee is another way its efforts to foster and maintain affordable housing can be seen. The Affordable Housing Committee continues to meet regularly and serves as an advocacy group for affordable housing. The Workforce Housing Trust Fund (WHTF) is presented to the City's voters every two years for renewal. To ensure the electorate is educated as to the importance of affordable housing to the City's quality of life, the Affordable Housing Committee advocates on behalf of ongoing support for the Fund.

Actions planned to reduce lead-based paint hazards

To reduce lead-based paint hazards, the City of Albuquerque takes the following actions:

- Include lead testing and abatement procedures, if necessary, for residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures as well as encouraging the use of online resources moving forward.
- Encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the City's residential rehabilitation programs.

HUD requires the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Units receiving CDBG or HOME assistance that were built prior to January 1, 1978 are addressed in accordance with the Lead-Safe Housing Rule. If testing is required and lead-based paint is present, appropriate abatement procedures

are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

In an effort to meaningfully address the challenge of the high number of families living in poverty, the goals of the 2023-2027 Consolidated Plan are aligned to support activities that promote the availability of affordable housing and that provide essential services directly benefitting low- to moderate-income individuals. The City will, therefore, prioritize funding for activities that will most effectively address those goals. This strategy will use CDBG, HOME, and ESG funds to help individuals and families begin to rise out of poverty through programs that implement accessibility to affordable, safe and stable housing, in order to reach long-term self-sufficiency.

The Program Year 2026 Action Plan will address the most pressing need among low and moderate-income Albuquerque residents, specifically, housing instability. All other investments, including those directed toward public service programs, and infrastructure improvements are intended to promote self-sufficiency and mobility that can only be the result of a safe, affordable, stable, and accessible living environment.

Actions planned to develop institutional structure

The institutional structure identified in the current Consolidated Plan includes a formal and informal network of various agencies of local government, non-profit organizations, and private entities involved in carrying out a range of housing and supportive services programs. The City of Albuquerque continues to play a significant role in citywide housing and homeless issues. The City participates in numerous committees and coalitions, including the Affordable Housing Committee, the Rio Grande Housing Collaborative, and the Housing Neighborhood Economic Development Committee, which meet regularly to advocate for affordable housing and economic development.

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Albuquerque supports the efforts of the New Mexico Coalition to End Homelessness, the State's lead agency for the Continuum of Care (CoC), and its member organizations that address homelessness throughout the city. In alignment with this strategy, the City will use CDBG, HOME, WHTF, ESG, and General funds to support local service providers with programs to prevent homelessness, provide social services and develop

and/or preserve affordable housing in Albuquerque for low and moderate-income residents.

Members of the behavioral health community, including those with lived experience, meet regularly with local law enforcement as part of the Mental Health Response Advisory Committee (MHRAC). Initially the Committee was mandated by the Department of Justice as means of providing guidance and support to the Albuquerque Police Department in its interactions with those unhoused individuals experiencing mental illness. Though the Committee is no longer mandated, the group felt it important to continue meeting and working together. MHRAC analyzes and recommends changes to policies, procedures and training methods regarding law enforcement contact with those persons who may be mentally ill or experiencing a mental health crisis.

The City will continue efforts to be involved with a variety of committees and groups, such as the Affordable Housing Committee, the Affordable Housing Coalition, and the New Mexico Coalition to End Homelessness, in order to stay apprised of the needs of city residents, as well as to ensure that solutions to meeting these needs are being discussed. Department staff participate in several groups that focus on increasing the availability of affordable housing.

The many groups the City is involved with represent the interests of the private industry, local businesses, developers and social services agencies. Through continued collaboration and involvement with groups like these the City encourages joint efforts in addressing and finding solutions to the needs of Albuquerque residents. Internally the City's Department of Health, Housing & Homelessness, Planning Department and Metropolitan Redevelopment Agency coordinate on land use issues in order to facilitate affordable housing for Albuquerque residents.

Discussion:

Despite many challenges, the City will continue to dedicate funds to help address the housing and non-housing needs of at-risk and low- to moderate-income households. This includes promoting the development and preservation of affordable housing as well as homeownership opportunities for low- to moderate-income persons. Continued efforts will also be made in preventing homelessness, through housing activities. The City will work to maintain relationships, as well as building new ones, with the many housing and social service agencies providing services to those most in need.

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the Program Year 2026 Action Plan, the City of Albuquerque will follow all HUD regulations concerning the use of program income, forms of investment, overall low and moderate-income benefit for the CDBG program, Resale/Recapture requirements for the HOME program and ESG performance standards.

The City certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. The City will continue to abide by the definitions of eligible applicants for funding as described in the Department of Health, Housing & Homelessness Administrative Requirements, as amended. These Requirements are located on the Department's website at: https://www.cabq.gov/family/documents/administrative-requirements-for-contracts-awarded-under-the-city-of-albuquerque-effective-july-1-2023-signed.pdf. Per the City's Procurement Rules, if a Plan has been developed through a citizen participation process and contains one or more Agreements an RFP is not required for the resulting Agreements. The City will, however, continue to use a Request for Proposal Process (RFP) to solicit affordable housing development projects from eligible applicants and abide by the RFP process outlined in the Department's Social Services Contracts Procurement Rules and Regulations. This document is also located on the Department's website at the following link:

https://www.cabq.gov/health-housing-homelessness/partner-resources/administrative-requirements.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The City of Albuquerque does not use any other forms of investment beyond what is identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   During Program Year 2026, the City will fund homebuyer assistance under the Resale Guidelines using HOME funds. Resale Guidelines are attached in Appendix B due to space limitations.

   The City does not have plans to fund homebuyer assistance programs using the Recapture guidelines during the Program Year. However, attached in Appendix B are the HUD approved Recapture Guidelines.

   If the City uses HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single-family housing the City will use the HOME Income limits for the area provided by HUD.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The City will provide HOME funds to individuals for the purchase of a home on Sawmill Community Land Trust during Program Year 2026. These funds will be subject to the Resale guidelines to ensure affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City will not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds during the 2026 Program Year.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   The City will not fund a HOME TBRA program during the 2026 Program Year.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   N/A

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   The City and NMCEH updated administrative standards for ESG in September of 2023 which were subsequently approved by the Albuquerque Strategic Collaborative. Refer to Appendix B.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have developed a centralized or coordinated assessment system. The City will continue to collaborate with both Continuums of Care and the MFA in the implementation of the system. The VI-SPDAT (Vulnerability Index Service Prioritization Decision Assistance Tool) has been used for all

City homeless housing programs since 2017.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   In addition to the City's "Standards for Providing Emergency Solutions Grant Assistance" that was approved by the Albuquerque Strategic Collaborative in September of 2023, the City's Department of Health, Housing & Homelessness, under the Purchasing Ordinances, is allowed to procure their own social services. The City's ESG projects are considered social services. The procurement process is governed by the Social Services Contracts Procurement Rules and Regulations promulgated by the Department. According to the Department Procurement Guidelines, "An RFP is required for the procurement of Social Services unless exempted or an alternate competitive process applies." Department staff review submitted offers to ensure technical compliance prior to review by the Ad Hoc Committee. An Ad Hoc Committee reviews the proposal. The Ad Hoc Committee consists of a minimum of three persons and is approved by the Department Director. Offers submitted in response to an RFP are reviewed, and scored by the committee, for areas stated in the RFP. The Ad Hoc Committee provides the Director with a recommendation of award. If the Director concurs with the Ad Hoc Committee recommendation, the Director notifies the Offeror in writing and instructs staff to begin contract negotiations. If the Director does not concur with the Ad Hoc Committee recommendations he/she may request reconsideration by the Ad Hoc Committee.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   The City meets the homeless participation requirement in 24 CFR 576.405(a). The Albuquerque Strategic Collaborative, which serves as the Continuum of Care Steering Committee, has formerly homeless individual members who participate in policies and funding decisions regarding City programs and services funded under ESG.

5. Describe performance standards for evaluating ESG.

   The ESG programs follow the performance evaluation and monitoring standards described in the City’s Administrative Requirements and the City’s ESG Program Policies and Procedures. Programs funded with ESG are monitored a minimum of once a year. This includes the subrecipient’s compliance with ESG program and contractual requirements, compliance with the City’s administrative requirements, and compliance with Fiscal requirements. The City evaluates a subrecipient’s performance and progress in meeting contractual obligations at least quarterly by reviewing and evaluating quarterly reports. Additionally, the City monitors for compliance upon submission of reimbursement requests.

The City will continue to utilize these standards during Program Year 2026.

APPENDIX A

Citizen Participation

- Newspaper Ad: Notice of Public Hearing January 14, 2026 and Public Comment Period beginning January 15, 2026 through February 13, 2026
- Community Outreach: Notice of Public Hearing on January 14, 2026 posted on the City Website
- Community Outreach: Notice of Public Hearing on January 14, 2026 posted at City Health & Social Service Center, City Community Centers, City Senior Centers and Albuquerque Housing Authority
- Community Outreach: Notice of Public Hearing on January 14, 2026 sent out via email to agencies
- Public Comment(s) received during 30-day Public Comment Period

GOV'T LEGALS GOV'T LEGALS

CITY OF ALBUQUERQUE
NOTICE OF PUBLIC
HEARING AND 30-DAY
PUBLIC COMMENT PERIOD
FOR THE DRAFT 2026
ACTION PLAN
FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Notice is hereby given that the City of Albuquerque (COA), Department of Health, Housing and Homelessness has prepared its Draft 2026 Action Plan. A public hearing to present the Draft 2026 Action Plan will be held on Wednesday, January 14, 2026 at 5:30 p.m. at the Barelas Community Center, located at 801 Barelas Rd SW, 87102. The Hearing site is accessible to persons with disabilities. Auxiliary Aids and language interpreters can be made available during the hearing upon prior request. For individuals with disabilities who need assistance to benefit from the public hearing, please contact Yolanda Krantz at (505)768-2685 or (TTY) 711 at a minimum of 72 hours prior to the hearing. The public hearing will also be held via Zoom at the following link: https://cabq.zoom.us/j/85620499381 .

The Action Plan serves as the COA's grant application to HUD. This document includes specific activities to be undertaken with Community Development Block Grant (CDBG) funds, HOME Investment Partnerships (HOME) funds, Emergency Solutions Grant (ESG) funds from HUD and other local funds in furtherance of the Consolidated Plan strategies during Program Year 2026, July 1, 2026 - June 30, 2027. Estimated funding from HUD includes $4,395,720.00 of CDBG funding; $817,352.24 of CDBG program income; $9,835.54 of CDBG Prior Years; $1,957,084.88 of HOME funding; $100,000.00 of HOME program income; $126,006.32 of HOME Prior Years; $489,271.22 of HOME Match; $371,047.00 of ESG funding; and $371,047.00 of ESG Match. The Action Plan will also include $980,400.00 in General Funds (GF) and $10,000,000.00 in Workforce Housing Trust Funds (WHTF).

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Funds will be used for infrastructure improvements to support the development of Uptown Connect, an affordable housing development, that will contain 203 affordable units.

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Funds will be provided to Albuquerque Fire Rescue for the purchase of equipment for fire trucks in low-mod income areas of Albuquerque

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Journal: December 31, 2025.

GOV'T LEGALS

CIUDAD DE ALBUQUERQUE
AVISO DE AUDIENCIA PUBLICA Y AVISO DE PERIODO DE COMENTARIOS DE 30 DIAS PARA EL PLAN DE ACCION FONDOS DEL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO (HUD)

Se informa que la Ciudad de Albuquerque, Departamento de Salud, Vivienda y Personas sin Hogar, ha preparado su plan de accion 2026. Una audiencia publica para presentar el plan se llevara a cabo el miercoles 14 de enero de 2026 a las 5:30 p.m. en el Centro Comunitario de Barelas ubicado en 801 Barelas Rd. SW, 87102. El lugar de la audiencia es accesible para personas con discapacidades. Se pueden proporcionar ayudas auxiliares e interpretes de idiomas durante la audiencia previa solicitud. Para las personas con discapacidades que necesitan ayuda para beneficiarse de la audiencia publica, contactar a Yolanda Krantz al (505) 768-2885 o (TTY) 711 con un minimo de 72 horas antes de la audiencia. La audiencia publica tambien se llevara a cabo a traves de Zoom en el siguiente sitio web: https://cabq.zoom.us/j/85620499381 .
El plan de accion sirve como la solicitud de fondos de parte de la Ciudad de Albuquerque para HUD. Este plan incluye actividades por medio de los fondos Community Developmetn Block Grant (CDBG), HOME Investment Partnerships (HOME) funds, Emergency Solutions Grant (ESG) departe de HUD y otros fondos locales en apoyo de las estrategias del Plan Consolidado, julio 1, 2026 junio 30, 2027. La financiacion estimada de HUD incluye $4,395,720.00 de fondos CDBG; $817,352.24 de ingresos del programa CDBG; $9,835.54 de fondos CDBG del ano interior; $1,957,084.88 de fondos HOME; $100,000.00 de ingresos del programa HOME; $126,006.32 de fondos HOME del ano interior; $489,271.22 de HOME Match; $371,047.00 de fondos ESG; y $371,047.00 de fondos ESG Match. El plan de accion tambien incluira $980,400.00 en Fondos Generales (GF) y $10,000,000.00 en Workforce Housing Trust Funds (WHTF)

El plan de accion incluye fondos propuestos para los siguientes proyectos:

COA Administration- Funding: CDBG $879,144.00, HOME $195,708.49

Los fondos se utilizaran para costos administrativos para apoyar la implementacion del plan de accion del 2026.

CHDO Operating Funding: HOME $50,000.00
Se proporcionaran fondos a Greater Albuquerque Housing Partnerships, una organizacion de desarrollo de viviendas comunitarias, para ayudar con los costos operativos incurridos en la implementacion de actividades de vivienda.
Homeless Intervention and Rapid Rehousing- Funding: ESG $371,047.00, ESG Match $371,047.00, GF $828,000.00
Los proyectos bajo esta categoria proporcionaran servicios a las poblaciones que experimentan la falta de vivienda al proporcionar alcance en la calle, servicios de refugio de emergencia y oportunidades de reubicacion rapida. Los fondos tambien se utilizaran para costos administrativos para apoyar la implementación de estos servicios del plan de accion 2026.
Affordable Homeownership Assistance Funding: CDBG $1,579,000.00, CDBG Program Income $21,000.00, HOME Program Income $100,000.00
Se proporcionaran fondos a Homewise y Sawmill Community Land Trust para ofrecer asistencia en la reduccion de hipoteca a compradores de vivienda de ingresos bajos a moderados. Tambien se proporcionaran fondos a The Housing Trust para ofrecer asistencia para la reduccion de hipotecas a los propietarios de viviendas con el fin de evitar la perdida de la propiedad de la vivienda
Affordable Housing Preservation Funding: CDBG $583,218.00, CDBG Program Income $606,946.46, CDBG Prior Years $9,835.54
Se proporcionaran fondos a la Albuquerque Housing Authority para la preservacion de las viviendas publicas ubicadas en 701 5th St y 9725 Comanche. En estas viviendas, destinadas principalmente a personas mayores, se reemplazaran y modernizaran los sistemas de calefaccion y aire acondicionado.
Eviction Prevention Funding: CDBG $579,358.00, CDBG Program Income $130,000.00, GF $57,400.00
Se proporcionaran fondos a los Centros de Salud y Servicios Sociales para proporcionar asistencia de alquiler y servicios publicos de emergencia para personas de ingresos bajos a moderados que residen dentro de los limites de la ciudad de Albuquerque.
Senior Nutrition Program/Meals - Funding: CDBG $80,000.00, CDBG Program Income $20,000.00
El Departamento de Asuntos de la Tercera Edad recibira fondos para apoyar los costos del programa para proporcionar comidas congregadas a personas mayores de bajos ingresos.
Tenant/Landlord Hotline - Funding: GF $95,000.00
Se proporcionaran fondos a Legal Aid of New Mexico para proporcionar servicios para una linea directa de propietarios e inquilinos que apoyara a los propietarios e inquilinos con problemas legales relacionados con la vivienda.
Infrastructure Funding: CDBG $615,000.00, CDBG Program Income $39,405.78
Los fondos se utilizaran para mejoras de infraestructura que apoyen el desarrollo del proyecto de vivienda asequible Uptown Connect. Uptown Connect contendra 203 unidades asequibles.
Public Facilities Funding: CDBG $80,000.00
Se proporcionaran fondos al Departamento de Bomberos de Albuquerque para la compra de equipos para los camiones de bomberos en las zonas de bajos y medianos ingresos de Albuquerque.
Affordable Housing Development Rental Funding: HOME $1,711,376.73, HOME Prior Years $126,006.32, HOME Match $489,271.22, WHTF $10,000,000.00

Los proyectos financiados bajo esta categoria recibiran asistencia para desarrollar unidades de vivienda economica para hogares de ingresos bajos y moderados, ya sea a traves del desarrollo o la adquisicion y rehabilitacion.

Un periodo de comentarios publicos de 30 dias comenzara el jueves 15 de enero de 2026 y se extendera hasta el viernes 13 de febrero de 2026 a las 5:00 p. m. Se invita a todos los residentes, propietarios de viviendas, personas con discapacidades, personas adultas mayores, personas de bajos ingresos, ninos y jovenes, personas sin hogar y demas partes interesadas de la Ciudad de Albuquerque a revisar el borrador del Plan de Accion y a presentar comentarios por escrito.Los comentarios pueden enviarse por correo electronico o por escrito a: mtmontoya@cabq.gov o Departamento de Salud, Vivienda y Personas sin Hogar, Attn: Monica Montoya, P.O. Box 1293, Albuquerque, NM 87103. Despues de recibir los comentarios publicos durante el periodo de comentarios publicos de 30 dias, la Ciudad respondera a cada comentario por escrito y enviara todos los comentarios y respuestas en su solicitud formal de financiamiento de HUD en mayo 17, 2026 o en una fecha posterior segun lo dirigido por HUD. Los niveles finales de financiamiento para los proyectos incluidos en el plan de accion que se presenta a HUD pueden diferir de la financiacion propuesta que se enumera arriba, que se basa en estimaciones de las cantidades de subvenciones de 2025 otorgadas por HUD. Los aumentos o disminuciones en la financiacion se asignaran en funcion de la necesidad de los proyectos enumerados. Cualquier saldo restante se distribuira proporcionalmente entre los proyectos. El plan de accion, asi como la presentacion final a HUD, se publicaran en el sitio web: https://www.cabq.gov/health-housing-homelessness/transparency/-consolidated-plans-and-amendments .

Ademas, habra un numero razonable de copias gratuitas disponibles de lunes a viernes, entre las 8:30 a. m. y las 4:30 p. m., en el Departamento de Salud, Vivienda y Personas sin Hogar. Una vez que el Plan de Accion final sea presentado a HUD, se publicara en el enlace indicado anteriormente.

Para obtener mas informacion, envie un correo electronico a: mtmontoya@cabq.gov

Journal: December 31, 2025.

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Advertisement For Bids Project Name: Louisiana Midblock Crossings Project No. 638083 NMDOT Control No. A302500 City of Albuquerque will receive and accept bids ONLY through QuestCDN.com via thei...

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AMENDED PLANNING COMMISSION RESCHEDULED MEETING AGENDA *Item 6c has been amended to correct the requested front setback Village Hall, 313 Cree Meadows Drive, Ruidoso, NM 88345 Thursday, January 8, 2...

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Se informa que la Ciudad de Albuquerque, Departamento de Salud, Vivienda y Personas sin Hogar, ha preparado su plan de accion 2026. Una audiencia publica para presentar el plan se llevara a cabo el miercoles 14 de enero de 2026 a las 5:30 p.m. en el Centro Comunitario de Barelas ubicado en 801

Barelas Rd. SW, 87102. El lugar de la audiencia es accesible para personas con discapacidades. Se pueden proporcionar ayudas auxiliares e interpretes de idiomas durante la audiencia previa solicitud. Para las personas con discapacidades que necesitan ayuda para beneficiarse de la audiencia publica, contactar a Yolanda Krantz al (505) 768-2885 o (TTY) 711 con un minimo de 72 horas antes de la audiencia. La audiencia publica tambien se llevara a cabo a traves de Zoom en el siguiente sitio web: https://cabq.zoom.us/j/85620499381 .
El plan de accion sirve como la solicitud de fondos de parte de la Ciudad de Albuquerque para HUD. Este plan incluye actividades por medio de los fondos Community Developmetn Block Grant (CDBG), HOME Investment Partnerships (HOME) funds, Emergency Solutions Grant (ESG) departe de HUD y otros fondos locales en apoyo de las estrategias del Plan Consolidado, julio 1, 2026 junio 30, 2027. La financiacion estimada de HUD incluye $4,395,720.00 de fondos CDBG; $817,352.24 de ingresos del programa CDBG; $9,835.54 de fondos CDBG del ano interior; $1,957,084.88 de fondos HOME; $100,000.00 de ingresos del programa HOME; $126,006.32 de fondos HOME del ano interior; $489,271.22 de HOME Match; $371,047.00 de fondos ESG; y $371,047.00 de fondos ESG Match. El plan de accion tambien incluira $980,400.00 en Fondos Generales (GF) y $10,000,000.00 en Workforce Housing Trust Funds (WHTF).

El plan de accion incluye fondos propuestos para los siguientes proyectos:

COA Administration-Funding: CDBG $879,144.00, HOME $195,708.49

Los fondos se utilizaran para costos administrativos para apoyar la implementacion del plan de accion del 2026.

CHDO Operating Funding: HOME $50,000.00
Se proporcionaran fondos a Greater Albuquerque Housing Partnerships, una organizacion de desarrollo de viviendas comunitarias, para ayudar con los costos operativos incurridos en la implementacion de actividades de vivienda.
Homeless Intervention and Rapid Rehousing-Funding: ESG $371,047.00, ESG Match $371,047.00, GF $828,000.00
Los proyectos bajo esta categoria proporcionaran servicios a las poblaciones que experimentan la falta de vivienda al proporcionar alcance en la calle, servicios de refugio de emergencia y oportunidades de reubicacion rapida. Los fondos tambien se utilizaran para costos administrativos para apoyar la implementación de estos servicios del plan de accion 2026.
Affordable Homeownership Assistance Funding: CDBG $1,579,000.00, CDBG Program Income $21,000.00, HOME Program Income $100,000.00
Se proporcionaran fondos a Homewise y Sawmill Community Land Trust para ofrecer asistencia en la reduccion de hipoteca a compradores de vivienda de ingresos bajos a moderados. Tambien se proporcionaran fondos a The Housing Trust para ofrecer asistencia para la reduccion de hipotecas a los propietarios de viviendas con el fin de evitar la perdida de la propiedad de la vivienda.
Affordable Housing Preservation Funding: CDBG $583,218.00, CDBG Program Income $606,946.46,

CDBG Prior Years $9,835.54
Se proporcionaran fondos a la Albuquerque Housing Authority para la preservacion de las viviendas publicas ubicadas en 701 5th St y 9725 Comanche. En estas viviendas, destinadas principalmente a personas mayores, se reemplazaran y modernizaran los sistemas de calefaccion y aire acondicionado.
Eviction Prevention Funding: CDBG $579,358.00, CDBG Program Income $130,000.00, GF $57,400.00
Se proporcionaran fondos a los Centros de Salud y Servicios Sociales para proporcionar asistencia de alquiler y servicios publicos de emergencia para personas de ingresos bajos a moderados que residen dentro de los limites de la ciudad de Albuquerque.
Senior Nutrition Program/Meals - Funding: CDBG $80,000.00, CDBG Program Income $20,000.00
El Departamento de Asuntos de la Tercera Edad recibira fondos para apoyar los costos del programa para proporcionar comidas congregadas a personas mayores de bajos ingresos.
Tenant/Landlord Hotline - Funding: GF $95,000.00
Se proporcionaran fondos a Legal Aid of New Mexico para proporcionar servicios para una linea directa de propietarios e inquilinos que apoyara a los propietarios e inquilinos con problemas legales relacionados con la vivienda.
Infrastructure Funding: CDBG $615,000.00, CDBG Program Income $39,405.78
Los fondos se utilizaran para mejoras de infraestructura que apoyen el desarrollo del proyecto de vivienda asequible Uptown Connect. Uptown Connect contendra 203 unidades asequibles.
Public Facilities Funding: CDBG $80,000.00
Se proporcionaran fondos al Departamento de Bomberos de Albuquerque para la compra de equipos para los camiones de bomberos en las zonas de bajos y medianos ingresos de Albuquerque.
Affordable Housing Development Rental Funding: HOME $1,711,376.73, HOME Prior Years $126,006.32, HOME Match $489,271.22, WHTF $10,000,000.00

Los proyectos financiados bajo esta categoria recibiran asistencia para desarrollar unidades de vivienda economica para hogares de ingresos bajos y moderados, ya sea a traves del desarrollo o la adquisicion y rehabilitacion.

Un periodo de comentarios publicos de 30 dias comenzara el jueves 15 de enero de 2026 y se extendera hasta el viernes 13 de febrero de 2026 a las 5:00 p. m. Se invita a todos los residentes, propietarios de viviendas, personas con discapacidades, personas adultas mayores, personas de bajos ingresos, ninos y jovenes, personas sin hogar y demas partes interesadas de la Ciudad de Albuquerque a revisar el borrador del Plan de Accion y a presentar comentarios por escrito.Los comentarios pueden enviarse por correo electronico o por escrito a: mtmontoya@cabq.gov o Departamento de Salud, Vivienda y Personas sin Hogar, Attn: Monica Montoya, P.O. Box 1293, Albuquerque, NM 87103. Despues de recibir los comentarios publicos durante el periodo de comentarios publicos de 30 dias, la Ciudad respondera a cada comentario por escrito y enviara todos los comentarios y respuestas en su solicitud formal de financiamiento de HUD en mayo 17, 2026 o en una fecha posterior segun lo dirigido por HUD. Los niveles finales de financiamiento para los proyectos incluidos en el plan de accion que se presenta a HUD pueden diferir de la financiacion propuesta que se enumera arriba, que se basa en estimaciones de las cantidades de subvenciones de 2025 otorgadas por HUD. Los aumentos o disminuciones en la

financiacion se asignaran en funcion de la necesidad de los proyectos enumerados. Cualquier saldo restante se distribuira proporcionalmente entre los proyectos. El plan de accion, asi como la presentacion final a HUD, se publicaran en el sitio web: https://www.cabq.gov/health-housing-homelessness/transparency/consolidated-plans-and-amendments .

Ademas, habra un numero razonable de copias gratuitas disponibles de lunes a viernes, entre las 8:30 a. m. y las 4:30 p. m., en el Departamento de Salud, Vivienda y Personas sin Hogar. Una vez que el Plan de Accion final sea presentado a HUD, se publicara en el enlace indicado anteriormente.

Para obtener mas informacion, envie un correo electronico a: mtmontoya@cabq.gov

Journal: December 31, 2025.

Read Less

LEGALS

LEGAL NOTICE OF PUBLIC HEARING FOR APPEAL HEARING ON ZNCH-25-005 NOTICE is hereby given that the Sandoval County Board of County Commissioners will conduct a public hearing on Wednesday, January 14,...

Read More

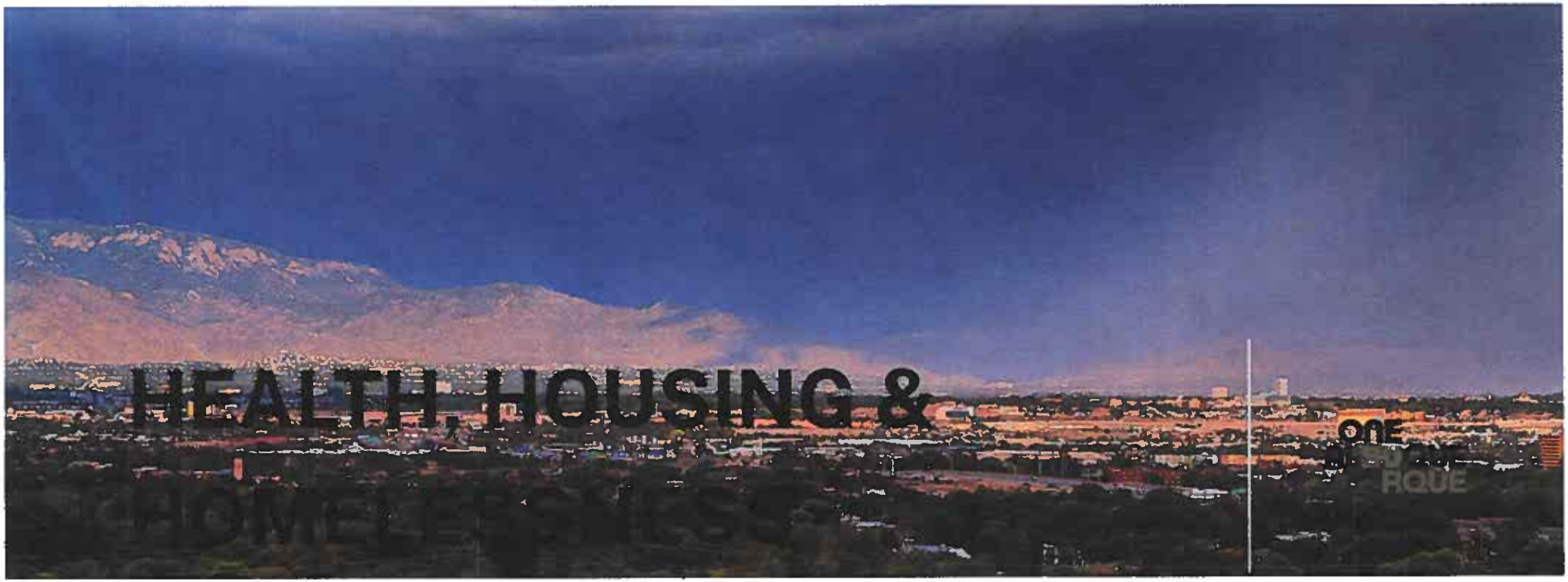
LEGALS

NOTICE OF PUBLIC HEARING Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on Thursday, January 15, 2026 at 8:40 a.m., using Zoo...

Read More

LEGALS

ADVERTISEMENT OF SALE Property will be sold per the Self-Service Storage Lien Act. Sale on Friday the



Our Department

Gateway System of Care

Health

Consolidated Plan, Action Plans, CAPER's & Amendments

See plans, amendments, and reports related to spending HUD funding to improve our community

Housing

Homelessness

Eviction Prevention

Transparency

Consolidated Plan, Action Plans, CAPER's & Amendments

> Meeting Minutes & Agendas

Reports

Supportive Housing Coalition Inquiries

Help with Housing or Services

The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Program.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

Public Notice - 2023 Consolidated Annual Performance Evaluation Report (CAPER), En Español

Download the public hearing presentation for the 2024 CAPER, which was held on September 9, 2025.

Download the draft 2024 Consolidated Annual Performance Evaluation Report (CAPER).

Draft Action Plan Funding from the U.S. Department of Housing and Urban

Partner Resources & Funding Opportunities

News

Events

Volunteer and Donate

Contact Information

Evangeline

Office Administration

Health, Housing & Homelessness

505-768-2860

or
Dial 311 (505-768-2000)
hhh@cabq.gov

Development (HUD)

Download the finalized HUD Action Plan

View the Presentation about the 2025 Draft Action Plan.

Public Hearings

2026 Draft Action Plan

- Notice of Public Hearing and 30-day Public Comment Period for the Draft 2026 Action Plan
- Notice of Public Hearing and 30-day Public Comment Period for the Draft 2026 Action Plan - Spanish

Public Hearing for the 2024 Consolidated Annual Performance Evaluation Report (CAPER)

Notice of Public Hearing English August 14, 2025

Notice of Public Hearing Spanish August 14, 2025

Notice is hereby given that the City of Albuquerque, Department of Health, Housing & Homelessness will hold a public hearing on Tuesday, September 9, 2025 at 5:30 p.m. at the Barelas Community Center located at 801 Barelas Rd SW, 87102. The hearing site is accessible to persons with disabilities. Auxiliary Aids and language interpreters can be made available during the hearing upon prior request. For individuals with disabilities who need assistance to benefit from the public hearing, please call Yolanda Krantz at (505) 768-2885 or (TTY) 711. The public hearing will also be held via Zoom at the following link: https://cabq.zoom.us/j/89502274024

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Subject: Program Year 2026 DRAFT Action Plan Public Notice
Date: Wednesday, December 31, 2025 at 1:33:57 PM Mountain Standard Time
From: Archuleta, Tammy J. <tammyjoarchuleta@cabq.gov>
To: Benavidez, Eleanor L. <ebenavidez@cabq.gov>
Attachments: image001.png, Legal Ad PY 2026 AP English 12 23 2025.pdf, Legal Ad PY 2026 Action Plan 12 23 2025 Spanish.pdf

Hi Eleanor!

Can you please have your staff post the attached Public Notices at the Health & Social Service Centers. If you have any questions please let me know.

Thank you!

TJ

ONE ALBUQUERQUE health, housing & homelessness

TAMMY JO ARCHULETA
planner
o 505.768.2860
e tammyjoarchuleta@cabq.gov
cabq.gov/hhh

Subject: Program Year 2026 DRAFT Action Plan Public Notice
Date: Wednesday, December 31, 2025 at 1:32:13 PM Mountain Standard Time
From: Archuleta, Tammy J. <tammyjoarchuleta@cabq.gov>
To: Chavez-Smith, Cristin N. <cristinchavez@cabq.gov>
Attachments: image001.png, Legal Ad PY 2026 AP English 12 23 2025.pdf, Legal Ad PY 2026 Action Plan 12 23 2025 Spanish.pdf

Hi Cristin!

Can you please have your staff post the attached Public Notices at the Community Centers. If you have any questions please let me know.

Thank you!

TJ

ONE ALBUQUERQUE health, housing & homelessness

TAMMY JO ARCHULETA
planner
o 505.768.2860
e tammyjoarchuleta@cabq.gov
cabq.gov/hhh

Subject: Program Year 2026 DRAFT Action Plan Public Notice
Date: Wednesday, December 31, 2025 at 1:38:36 PM Mountain Standard Time
From: Archuleta, Tammy J. <tammyjoarchuleta@cabq.gov>
To: Montoya, Angel C. <acmontoya@cabq.gov>
Attachments: image001.png, Legal Ad PY 2026 AP English 12 23 2025.pdf, Legal Ad PY 2026 Action Plan 12 23 2025 Spanish.pdf

Hi Angel!

I am hoping that you are still able to help with getting the attached Public Notices posted at the Senior Centers. If not can you please give me a contact – I appreciate it.

If you are the person, can you please have your staff post the attached Public Notices at the Senior Centers. If you have any questions please let me know.

Thank you!

TJ

ONE ALBUQUERQUE health, housing & homelessness

TAMMY JO ARCHULETA
planner
o 505.768.2860
e tammyjoarchuleta@cabq.gov
cabq.gov/hhh

Subject: Program Year 2026 DRAFT Action Plan Public Notice
Date: Wednesday, December 31, 2025 at 1:40:16 PM Mountain Standard Time
From: Archuleta, Tammy J. <tammyjoarchuleta@cabq.gov>
To: Mundy Petroff <mpetroff@abqha.org>
Attachments: image001.png, Legal Ad PY 2026 AP English 12 23 2025.pdf, Legal Ad PY 2026 Action Plan 12 23 2025 Spanish.pdf

Hi Mundy!

Can you please post the attached Public Notices at the AHA main office lobby and at any Public Housing sites possible. If you have any questions please let me know.

Thank you!

TJ

ONE ALBUQUERQUE health, housing & homelessness

TAMMY JO ARCHULETA
planner
o 505.768.2860
e tammyjoarchuleta@cabq.gov
cabq.gov/hhh

Subject: NOTICE OF PUBLIC HEARING & 30-DAY PUBLIC COMMENT PERIOD FOR DRAFT 2026 ACTION PLAN FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Date: Wednesday, January 7, 2026 at 1:11:18 PM Mountain Standard Time

From: Department of Health, Housing, & Homelessness <hhh@cabq.gov>

To: Archuleta, Tammy J. <tammyjoarchuleta@cabq.gov>

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ONE ALBUQUERQUE

health, housing & homelessness

Dear Health, Housing, and Homelessness Providers,

NOTICE OF PUBLIC HEARING AND 30-DAY PUBLIC COMMENT PERIOD FOR THE DRAFT 2026 ACTION PLAN FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Click here for English

Click here for Spanish

Thank you for your continued support and collaboration in serving our community.

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Our mailing address is:
400 Marquette, suite 504, Albuquerque, NM 87102

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Subject: RE: Public Comment on Draft 2026 Action Plan – Administrative Costs and Oversight
Date: Wednesday, February 18, 2026 at 12:01:52 PM Mountain Standard Time
From: Montoya, Monica <mtmontoya@cabq.gov>
To: Anthony B <anthony.ballo@gmail.com>
CC: District 1 <District1@cabq.gov>
Attachments: image001.jpg

Mr. Ballo,

Thank you for your comments regarding the Draft Program Year 2026 Action Plan.

Please see my responses below in blue to your comments.

Thank you,

ONE ALBUQUERQUE
health, housing & homelessness

MONICA MONTOYA
acting deputy director
O 768-2734
C 252-6883
E mtmontoya@cabq.gov
cabq.gov/family

From: Anthony B <anthony.ballo@gmail.com>
Sent: Thursday, January 15, 2026 1:00 AM
To: Montoya, Monica <mtmontoya@cabq.gov>
Cc: District 1 <District1@cabq.gov>
Subject: Public Comment on Draft 2026 Action Plan – Administrative Costs and Oversight

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Dear Ms. Montoya,

I am writing as a homeowner and taxpayer in the City of Albuquerque to submit a public

comment regarding the Draft 2026 Action Plan I received via email from your department.

First, I appreciate the City's efforts to address housing affordability, homelessness, and related community needs through HUD and local funding sources. These programs are clearly important to our community.

Given the recent reports of fraud, misuse of funds, and weak internal controls identified in housing and grant programs in other cities nationwide, I would respectfully request additional clarity in the Draft Action Plan regarding administrative costs and oversight.

Specifically, I am seeking more transparency on the following items:

How "administrative costs" are defined across the various funding sources (CDBG, HOME, ESG, and General Funds), and what specific cost categories are included.

CDBG Program administrative costs are defined as staff-time and overhead costs for planning and general administration of the CDBG program. These costs cover the cost of planning, general management, oversight, coordination and implementation of the CDBG program as a whole. CDBG administrative costs are 20% of the grant.

HOME administrative costs are expenses for general management, oversight and reporting for the HOME program. HOME administrative costs are capped at 10% of the grant.

ESG/ESG Match (General Funds) administrative costs are expenses for general management, oversight and coordination of the ESG program. ESG administrative costs are 7% of the grant.

- How the City ensures administrative costs are not duplicated across multiple programs or funding streams.

  The City ensures that administrative costs are not duplicated across multiple programs or funding streams by requiring City staff to submit a HUD time sheet bi-weekly indicating where their time was spent in each of the grants.

- What oversight, reporting, and verification mechanisms are in place for sub-recipient organizations receiving City-administered funds.

  To ensure that the federal grant funding is used in compliance with all federal and local regulations, the City conducts regular monitoring and oversight of the programs through review and approval of quarterly reports submitted by subrecipients. Annual monitoring of the programs funded with these federal funds are conducted to ensure compliance with the City's Administrative Requirements, the applicable federal grant requirements, scopes and requirements of the Subrecipient Agreement. City staff also reviews subrecipient reimbursement requests to ensure that only eligible costs are paid out of federal grant funds. In regards to administrative costs for subrecipients, they must also track time spent on federal grants. Subrecipients must submit a Personnel Activity Report to document, certify and allocate time and effort spent on the federal grants.

- How matching funds are tracked, validated, and audited to ensure compliance with HUD requirements.

  Matching funds are allocated to projects prior to the execution of subrecipient agreements. That being said, the Department's Fiscal staff disburse the City's match

funds to only those projects that are allocated City match. Match funds are discreetly identified in the City accounting system and are subject to audit by the City's auditors and HUD.

Additionally, the plan notes that administrative funding supports implementation of the Action Plan across departments. Given that City IT systems and cybersecurity services directly/indirectly support grant reporting, data security, vendor oversight, and compliance activities for these departments/programs, I would ask whether the City's IT department (Department of Technology and Innovation) is included in, or eligible for, a portion of these administrative allocations to ensure proper controls and fraud prevention measures are in place.

The City's Department of Technology and Innovation (DTI) are not included in the administrative allocations of the federal grants as they are not administering or providing direct services per the definitions of administrative costs, those staff are not eligible for the grant's administrative costs.

As a taxpayer, I believe additional detail in these areas would strengthen public confidence, improve accountability, and help safeguard these important funds.

Thank you for the opportunity to provide comment, and for your continued work on behalf of the City of Albuquerque.

Sincerely,

Anthony Ballo

Subject: FW: Public Comment on CDBG
Date: Friday, February 13, 2026 at 2:59:15PM Mountain Standard Time
From: Montoya, Monica <mtmontoya@cabq.gov>
To: Archuleta, Tammy J. <tammyjoarchuleta@cabq.gov>
Attachments: image001.jpg

FYI

From: Montoya, Monica
Sent: Friday, February 13, 2026 2:59 PM
To: Roman Abeyta <rabeyta@housingtrustonline.org>; Jessica Herrera <jherrera@housingtrustonline.org>; Angela Peinado <apeinado@housingtrustonline.org>; Cynthia Webb <cwebb@housingtrustonline.org>
Subject: RE: Public Comment on CDBG

Hello Roman,
Thank you for the comment. It is unfortunate that assisting homeowners with foreclose assistance in not an eligible housing activity. I will move forward with removing this activity from our 2026 Action Plan. It has been a pleasure getting to meet the staff of The Housing Trust and learn about all of the different programs your agency administers. I look forward to working with your team on the other projects the City of Albuquerque is funding.

Thank you,
Monica

ONE ALBUQUERQUE
health, housing & homelessness

MONICA MONTOYA
acting deputy director
O 768-2734
C 252-6883
E mtmontoya@cabq.gov
cabq.gov/family

From: Roman Abeyta <rabeyta@housingtrustonline.org>
Sent: Friday, February 13, 2026 2:49 PM
To: Montoya, Monica <mtmontoya@cabq.gov>; Jessica Herrera <jherrera@housingtrustonline.org>; Angela Peinado <apeinado@housingtrustonline.org>; Cynthia Webb <cwebb@housingtrustonline.org>
Subject: Public Comment on CDBG

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Monica,

As we discussed I understand that the assistance offered to help people avoid foreclosure is not an eligible use under your CDBG funding. We appreciate what you do and hopefully we can work with your office in another capacity soon.

Roman Abeyta
CEO

Get Outlook for iOS

APPENDIX B

Grantee Unique Appendices

- Resale Guidelines
- Recapture Guidelines
- Standards for Evaluating Emergency Solutions Grant Projects
- ESG Process for Making Sub-Awards
- Emergency Solutions Grant (ESG) Written Standards

Resale Guidelines

These resale guidelines shall apply to all resale activities by Community Land Trusts, including homeownership and development assistance.

The resale affordability period is based on the amount of HOME funds invested in the unit to the buyer, as follows:

Amount of HOME Funds per Unit *(resale)*	**Period of Affordability**
Under $15,000	5 years
$15,000 to $40,000	10 years
Over $40,000	15 years

The initial buyer must reside in the home as his/her principal residence for the duration of the period of affordability.

Triggering Resale - If, during the period of affordability, an owner voluntarily or involuntarily transfers his/her property (e.g., through a sale or foreclosure), these RESALE provisions go into effect.

The resale provision requires units to be resold to an income eligible homebuyer if the sale or transfer occurs within the applicable affordability period. The Community Land Trust overseeing the project must monitor sales, foreclosures, and transfer titles to assure affordability requirements. The Community Land Trust must ensure that resale requirements are imposed if the housing does not continue to be the principal residence of the occupant or family for the duration of the period of affordability, and must also ensure that the housing is only made available for subsequent purchase to a buyer whose family household qualifies as a low-income family and will use the property as its principal residence. The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of qualified low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in the housing.

A "fair return on investment" is determined by the resale price that takes into account a return on the homebuyer's initial investment (i.e., any out-of-pocket down payment plus any additional homebuyer assistance accessed by the homeowner). This fair return is determined by adding to the original affordable purchase price paid by the homebuyer an agreed-upon percentage of any increase in the value of the home during the homeowner's tenure, as determined by market appraisal.

The process for determining fair return must include an appraisal at initial purchase and an appraisal at sale, each completed by an independent, third party appraiser. The cost of the appraisal cannot be charged to the homeowner. The difference between the initial and time-of-sale appraisals represents the increase in market appreciation of the home, including the value of any capital improvements made by the homeowner during the time they owned their home. In turn, the homeowner's share of appreciation is determined by multiplying the increase in market value appreciation by a reasonable standard appreciation factor to determine the fair return to the

homeowner. The standard appreciation factor is based upon the number of years the seller has owned the home. For years 1 through 15, the standard appreciation factor is 25 percent; it is then increased by 1 percent each year from 25 percent for years 16 to 20, up to a maximum of 30 percent. The subsequent sales price of the home must be based on the original purchase price plus the share of appreciation determined via the appraisals and the market appreciation factor.

It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment because the home sold for less or the same price as the original purchase price. The City's intent is to set a resale price that provides a fair return to the original homebuyer while ensuring that the property is affordable to the targeting population, thus reducing the need for additional subsidies to eligible buyers.

A capital improvement is the construction or addition of new structures or alteration that increase the footprint, square-footage, or height of the house to real property that meets the following conditions:

- That requires issuance of a building permit by the City of Albuquerque
- That substantially adds to the value of the real property, or appreciably prolongs the useful life of the real property; and
- That become part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself.

A "reasonable range of low-income buyers" is defined in the City's Program as a household or family at or below 80 percent of Area Median Income paying no more than 30 percent of income for principal, interest, property taxes, and insurance. Please note that the resale price is based on a fair return on investment outlined above. If the resale price does not assure affordability to the reasonable range of low-income buyers as defined above, down payment assistance and/or second mortgage assistance may be provided by the City and/or sub-recipients in order to assure affordability of a specific homebuyer.

The City will use deed restrictions, covenants running with the land, or other similar mechanisms, such as a community land trust land lease instruments, as the mechanisms to impose the resale ***and continued affordability*** requirements as outlined in §92 .254(a)(5)(i)(A) of the HOME Rule. The Community Land Trust may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before any conveyance to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

RECAPTURE GUIDELINES

The purpose of these guidelines is to outline the requirements for recapturing HOME funded homebuyer assistance in the event that a home is sold during its affordability period.

A Mortgage Reduction Assistance Program that is implemented by a non-profit agency other than a land trust is subject to these recapture guidelines. The recapture provision allows the original homebuyer to sell the property to any buyer during the period of affordability so that the City is able to recapture all or a portion of the HOME assistance provided to that original homebuyer.

The direct HOME subsidy provided to the homebuyer is defined as the total amount of HOME assistance that makes a home more affordable to a homebuyer including: mortgage reduction assistance, or the amount that reduces the purchase price from fair market value to an affordable price, down payment and/or closing cost assistance. The City will provide HOME funds in the form of a 0% interest deferred loan to income qualified homebuyers. The recapture provisions are in effect during the period of affordability. The recapture affordability period is based upon the amount of HOME funds invested in the unit to the buyer, as follows:

Amount of HOME Funds Provided as a direct subsidy to buyer (*recapture*)	**Period of affordability**
Under $15,000	5 years
$15,000 to $40,000	10 years
Over $40,000	15 years

The homebuyer executes a mortgage and note for the loan, as well as a HOME written agreement. The City will forgive the lien placed upon the property, in the form of the City Mortgage and Note, as long as the original homebuyer resides in the property as their primary residence throughout the affordability period.

If during the affordability period, an owner voluntarily or involuntarily transfers the property (through sale or foreclosure), these Recapture Guidelines go into effect. The amount of the direct HOME subsidy that is subject to recapture is limited to the available net proceeds. Net proceeds are defined as the sales price minus primary loan repayment (other than HOME funds) and any seller closing costs (Sales Price – Primary Loan balance – Closing Costs = Net Proceeds). The City cannot recapture more than the amount of available net proceeds upon

sale. In the event there are sufficient net proceeds from the sale to repay the total amount of the homeowner's initial investment (down payment) and the HOME loan amount, both parties shall recover their investments.

If net proceeds from the sale are **not** sufficient for the owner to recover the initial investment, inclusive of original down payment and capital improvements and repay the HOME subsidy, then the owner shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the City recaptures the HOME subsidy amount. A capital improvement is construction or addition of new structures or alterations that increase the footprint, square footage or height of the house to real property that meets the following standards:

- Requires issuance of a building permit by the City of Albuquerque;
- Substantially adds to the value of the real property, or appreciably prolongs the useful life of the real property; and
- Becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself.

Documentation for all capital improvements is required and subject to City approval.

During the affordability period the HOME assisted owner is required to occupy the unit as their principal residence. But, in the event of noncompliance with the HOME affordability requirement, the City will require repayment of the amount of HOME funds provided as a direct subsidy to the homebuyer. Noncompliance occurs when, during the affordability period: 1) the original HOME assisted homebuyer fails to occupy the unit as the principal residence, or 2) the home is sold and the recapture provisions are not enforced. If noncompliance occurs, the owner is subject to repay the amount of HOME funds provided by the City.

Homebuyer funds recaptured by the City are re-programmed and treated like program income.

City of Albuquerque Emergency Solutions Grant (ESG)
Standards for Evaluating ESG Projects

At minimum, the City will use the following performance standards to evaluate ESG projects. The timeframe for all performance standards will be a recent 12 month period.

Performance Measures:

1. Total Unduplicated Number of Persons Served (per reporting quarter and annual cumulative) OR Average Utilization Rate (per reporting quarter and annual cumulative)

2. Total Unduplicated Number of Chronically Homeless Persons Served (per reporting quarter and annual cumulative)

3. Housing Stability (per reporting quarter and annual cumulative)

    - The percentage of participants who left the ESG project who exited to permanent housing, transitional housing or to family/friends
    - The percentage of participants who left the ESG project who exited to permanent housing
    - The percentage who exited to permanent housing but returned to homelessness within 6 months

4. Total and Earned Income (per reporting quarter and annual cumulative)

    - The percentage of adults served who increased their income

5. Number of self-identified chronic homeless referrals to Coordinated Assessment (per reporting quarter and annual cumulative)

All data counts reported to the City must be substantiated by HMIS documentation.

Reporting Requirements:

All funded projects will submit Quarterly Performance Reports reflecting quarterly counts and cumulative subtotals by measure, including substantiation by the appropriate HMIS and/or APR reports for each month of the reporting quarter. As required for HUD ESG funding, all funded projects will cooperate with NM HMIS for submission of the system-wide annual AHAR, HIC/PIT, and CAPER reports.

Process for Making Sub-Awards for ESG

Eligible Applicants
Local nonprofit organizations whose service area is within the City of Albuquerque and are in good standing with HUD may apply for these funds.

Request for Proposals, Program Applications and Renewal Program Applications for Subrecipients
The City of Albuquerque Social Services Contracts Procurement Rules and Regulations (Social Services Procurement Guidelines), which are available at https://www.cabq.gov/family/documents/fcs-social-services-procurement-guidelines.pdf, describe the process for entering into social services contracts. The Social Services Procurement Guidelines specify six possible methods that may be used to retain social service providers (applicants) including:

- Procurement by Request for Proposals (RFP)
- Procurement of Social Services by Negotiation
- Procurement of Social Services Pursuant to a Plan Approved by City Council
- Procurement of Social Services Pursuant to the City General Fund Appropriation Approved by City Council
- Procurement of Specialized Social Services through Request for Qualifications
- Procurement of Social Services for Emergencies or Urgent Needs

The City's ESG funds falls under "Procurement of Social Services Pursuant to a Plan Approved by City Council." However, each year for the forthcoming program year, the Department will determine for which activities the Department will release an RFP and specify the general requirements for contract proposals, including all applicable forms in its RFP and Program Application Package. As the Social Services Procurement Guidelines outline multiple methods to retain a social services contract and as applications received pursuant to an RFP may lead to contracts for up to three years, the Department does not go out to RFP every year for each activity to be funded. Nevertheless, agencies outside of the City of Albuquerque receiving funds through a process outside an RFP shall submit a Program Application for an eligibility review by Department staff. Further, outside agencies that were awarded a contract through an RFP process in the first year and that the Department determines will receive a second- or third-year contract shall submit a Renewal Program Application for an eligibility review by Department staff. The Program Application and Renewal Program Applications must contain, at minimum, a description of the activity to be undertaken and a detailed budget. The City may request any additional information or backup documentation to evaluate the activity and determine cost reasonableness.

RFPs are posted to the Department website at: https://www.cabq.gov/health-housing-homelessness/partner-resources. Detailed guidance concerning the process and requirements for each method are provided in the Social Services Procurement Guidelines.

Instructions on how to apply for ESG funds and how the funds can be used are provided in the RFP or renewal application. The contact person from HHH is listed in the RFP or renewal application for the benefit of interested parties who may have questions regarding the program and the application process. Technical assistance is available from HHH. Instructions and deadlines for the receipt of application materials are clearly identified. Applicants are responsible for submitting materials on time in order to be considered. HHH currently accepts applications for four of the five components

that ESG funds can be used for: Emergency Shelter, Rapid Re-Housing, Street Outreach, and Homeless Management Information System (HMIS). HHH currently does not use ESG funds for homeless prevention programs.

Applications are reviewed and rated by a selection committee composed of HHH staff using defined transparent rating criteria. The steps are the following:

1. Submit Application in Response to the RFP or Renewal Application
2. Preliminary Staff Review
3. Recommendation of the Proposals with dollar amounts
4. Any Budget amendments or changes to the ESG grant

Funding Mechanism

A funding formula established by HHH is used to determine the amounts awarded to approved applicants. Applications meeting or exceeding the threshold score will be awarded a predetermined minimum amount of funds. A conditional award letter is sent to qualifying applicants pending approval by the Department Director. HHH will review all documents and approve or make necessary adjustments to the program budgets submitted by nonprofit applicants that are pending approval.

Awards and Agreements

After careful review and approval of all technical submission documents to ensure completeness and compliance with regulations, grant agreements will be sent to agencies along with the approved budget attached. New ESG-funded agencies will receive technical assistance and training as needed to implement the program.

City of Albuquerque

Emergency Solution Grant (ESG) Program

Written Standards

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Introduction

In accordance with Title 24 of the Code of Federal Regulations (24 CFR) 91.220(l)(4)(i) and 576.400(e) (1), the City of Albuquerque (City) and the Albuquerque Continuum of Care (CoC) have developed the following written standards for the provision and prioritization of Emergency Solutions Grant (ESG) funding. The following standards are intended as basic, minimum standards to which individual ESG applicants and/or subrecipients may add additional and more stringent standards applicable only to their own projects. Any additional standards developed and implemented by an individual ESG applicant and/or subrecipient must be approved by the City prior to implementation or adoption into program policies and procedures. These required minimum standards help to ensure that the ESG program is administered fairly and methodically. The City and the CoC will continue to build upon and refine this document.

Background

The City of Albuquerque is awarded ESG funds annually from the Department of Housing and Urban Development (HUD) as part of the Annual Action Plan Process. These funds are designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) significantly amended the McKinney-Vento Homeless Assistance Act, including major revisions to the Emergency Shelter Grants program, which was renamed the Emergency Solutions Grants program. The HEARTH Act, and implementation of the applicable federal regulations by HUD, incorporated many of the lessons learned from the implementation of the Homelessness Prevention and Rapid Re-Housing Recovery Act Program (HPRP) into the new ESG program, including placing a stronger emphasis on rapid re-housing assistance.

Program Overview

The ESG Program allows the City to set priorities based on the individualized needs of the community as identified in the City's consolidated plan. These standards serve to outline the specific guidelines and priorities that will be used by the City in awarding and administering ESG funding. Currently, eligible program components that are prioritized under the City's ESG Program are emergency shelter, rapid re-housing, HMIS, and administrative costs. The City and Albuquerque CoC may revise ESG component priority in subsequent years based on the needs of the community.

Standards Applicable to All Programs

The following standards are intended as basic, minimum standards that apply to all ESG projects.

Program Eligibility by Homeless Status

Every participant served by ESG funds must qualify for assistance according to HUD standards. Service providers are responsible for determining eligibility status for ESG recipients and are required to obtain documentation at intake of homeless or at-risk of homelessness status. This documentation may come from either the participant or a third party information source and is typically obtained at intake, entry, or referral by another ESG service provider. A copy of the documentation must be kept in the participant file and made available to the City, the CoC and HUD for monitoring or risk analysis purposes. Details regarding participant eligibility for ESG-funded programs, according to HUD's definition of homelessness and at-risk of homelessness, are outlined below. For complete definitions of program eligibility by homeless status, see Appendix B & C.

Street Outreach (SO)

Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Emergency Shelter (ES)

Individuals and families eligible for ES assistance include those who meet the following definitions:

- Homeless Category 1 Literally Homeless
- Homeless Category 4 Fleeing/Attempting to Flee DV (*Must also meet qualifications for Category 1)

Rapid Re-Housing (RRH)

Individuals and families eligible for RRH projects include those who meet the following definitions:

- Homeless Category 1 Literally Homeless
- Homeless Category 4 Fleeing/Attempting to Flee DV (Must also meet qualifications for Category 1)

Additionally, RRH projects must only serve individuals and families that have an annual income below 30% of the average median income (AMI) for the area.

Homelessness Prevention (HP)

Individuals and families eligible for HP projects include those who meet the following definitions:

- Homeless Category 2 Imminent Risk of Homelessness
- Homeless Category 4 Fleeing/Attempting to Flee DV (Does not meet qualifications for Category 1)

Additionally, HP projects must only serve individuals and families that have an annual income below 30% of the average median income (AMI) for the area.

The New Mexico Coordinated Entry System (NMCES)

To ensure homeless households receive immediate housing and to minimize barriers to housing access, all subrecipients will be required to assist program participants in accessing resources through the New Mexico Coordinated Entry System (NMCES), and accepting (where applicable) all referrals for housing from the NMCES. Coordinated Entry is a CoC-wide process for facilitating access for all resources designated for individuals and families experiencing homelessness. This system ensures that every homeless individual or family is known by name, provides assistance based on the individual or family's unique needs, and matches them to the most appropriate service strategy or housing intervention. CES ensures system coordination among emergency shelters, essential service providers, homelessness prevention providers, rapid re-housing providers, other homeless assistance providers, and mainstream services and housing providers.

Subrecipients will have, at a minimum, one staff member who is trained and certified in conducting the common assessment tool used by the NMCES. The NMCES uses the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) as its common assessment tool. To the maximum extent practicable, households presenting for assistance will be assessed using the VI-SPDAT. All completed assessments must be entered into the NMCES, in accordance with NMCES Policies and Procedures.

Where the subrecipient is unable to administer the VI-SPDAT, households that present for service will be provided appropriate referrals to NMCES. Subrecipients will also post publically NMCES educational materials.

Fair Housing

Subrecipients will not prohibit access to ESG funded programs to anyone that would otherwise be eligible for assistance based on race, color, religion, national origin, sex, age, familial status, disability type, actual or perceived sexual orientation, gender identity or marital status. Subrecipients will post publically a HUD issued Fair Housing notice, in a place that is visible to all program participants and persons who present for assistance or services.

Equal Access

Units of general local government and nonprofit organizations shall make it known that facilities and services supported by this grant are available to any person (who otherwise meets the eligible criteria for the program) in accordance with the Equal Access Rule (24 CFR 5.105(a)(2)) which prohibits discriminatory eligibility determinations in HUD-assisted or HUD-insured housing programs based on actual or perceived sexual orientation, gender identity, or marital status,including any projects funded by the CoC, ESG and HOPWA Programs. The ESG interim rule also contains a fair housing provision, 24 CFR 576.407(a) and (b).

It is allowable for shelters or housing programs to exclusively serve families with children, but they must serve all types of families with children including both male and female headed households. The housing or shelter may also be limited to one sex where such housing consists of a single structure with shared bedrooms or bathing facilities such that the considerations of personal privacy and the physical limitations of the configuration of the housing make it appropriate for the housing to be limited to one sex.

Providers that operate single-sex projects must provide all individuals, including transgender individuals and other individuals who do not identify with the sex they were assigned at birth, with access to programs, benefits, services, and accommodations in accordance with their gender identity without being subjected to intrusive questioning or being asked to provide documentation.

Affirmative Outreach

Subrecipients must make known that use of the facilities, assistance, and services are available to all on a nondiscriminatory basis. If it is unlikely that the procedures that the subrecipient intends to use to make known the availability of the facilities, assistance, and services will reach persons of any particular race, color, religion, sex, age, national origin, familial status, or disability who may qualify for those facilities and services, the recipient must establish additional procedures that ensure that those persons are made aware of the facilities, assistance, and services. The subrecipient must take appropriate steps to ensure effective communication with persons with disabilities including, but not limited to, adopting procedures that will make available to interested person's information concerning the location of assistance, services, and facilities that are accessible to persons with disabilities. Consistent with Title VI and Executive Order 13166, subrecipients are also required to take reasonable steps to ensure meaningful access to programs and activities for limited English proficiency (LEP) persons.

Subrecipients will market their program in an ongoing effort to assure that potential participants who are least likely to access the program, (without regard to race, color, national origin, sex, religion, familial status, sexual orientation, and disability) have access to the program. Subrecipients will develop, and document efforts to follow, a written strategy to provide public notice and conduct outreach to educate those least likely to access resources. At a minimum, affirmative marketing strategies will include efforts to communicate information regarding services and resources available

through the program, eligibility requirements, and information about the NM Coordinated Entry System (NMCES) and how the program participates in the NMCES.

Methods outlined in the subrecipients marketing strategy may include:

- Distributed printed materials
- Postings to agency website and/or social media accounts
- Public listings through community resource services
- Education provided to community partners

Coordination with Other Targeted Homeless Services

ESG funded programs must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people in the Albuquerque CoC. Efforts to coordinate with other targeted homeless services must be documented by subrecipients. These programs may include, but are not limited to:

- Continuum of Care Program (24 CFR 578)
- Section 8 Moderate Rehabilitation Program for Single Room Occupancy Program for Homeless Individuals (24 CFR 882)
- HUD—Veterans Affairs Supportive Housing (HUD–VASH) (division K, title II, Consolidated Appropriations Act, 2008, Pub. L. 110–161 (2007), 73 FR 25026 (May 6, 2008))
- Education for Homeless Children and Youth Grants for State and Local Activities (title VII–B of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11431 et seq.))
- Grants for the Benefit of Homeless Individuals (section 506 of the Public Health Services Act (42 U.S.C. 290aa– 5))
- Healthcare for the Homeless (42 CFR part 51c)
- Programs for Runaway and Homeless Youth (Runaway and Homeless Youth Act (42 U.S.C. 5701 et seq.))
- Projects for Assistance in Transition from Homelessness (part C of title V of the Public Health Service Act (42 U.S.C. 290cc–21 et seq.))
- Services in Supportive Housing Grants (section 520A of the Public Health Service Act)
- Emergency Food and Shelter Program (title III of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11331 et seq.))
- Transitional Housing Assistance Grants for Victims of Sexual Assault, Domestic Violence, Dating Violence, and Stalking Program (section 40299 of the Violent Crime Control and Law Enforcement Act (42 U.S.C. 13975))
- Homeless Veterans Reintegration Program (section 5(a)(1)) of the Homeless Veterans Comprehensive Assistance Act (38 U.S.C. 2021)
- Domiciliary Care for Homeless Veterans Program (38 U.S.C. 2043)
- VA Homeless Providers Grant and Per Diem Program (38 CFR part 61)

- Health Care for Homeless Veterans Program (38 U.S.C. 2031)
- Homeless Veterans Dental Program (38 U.S.C. 2062)
- Supportive Services for Veteran Families Program (38 CFR part 62)
- Veteran Justice Outreach Initiative (38 U.S.C. 2031)

Other Federal, State, Local, and Private Assistance

ESG funded programs must assist each program participant, as needed, to obtain other Federal, State, local, and private assistance available to assist the program participant in obtaining housing stability. Assistance provided to program participants must be documented by subrecipients. Assistance programs include:

- Medicaid
- Supplemental Nutrition Assistance Program (SNAP)
- Women, Infants and Children (WIC)
- Federal-State Unemployment Insurance Program
- Social Security Disability Insurance (SSDI)
- Supplemental Security Income (SSI)
- Child and Adult Care Food Program
- Public housing programs
- Housing programs receiving tenant-based or project-based assistance
- Supportive Housing for Persons with Disabilities
- HOME Investment Partnerships Program
- Temporary Assistance for Needy Families (TANF)
- Health Center Program
- State Children's Health Insurance Program
- Mental Health and Substance Abuse Block Grants
- Services funded under the Workforce Investment Act

Homeless Management Information System (HMIS)

All ESG-funded programs are required to enter participants in the NM Homeless Management Information System (NM-HMIS) at first contact, reassessment, and exit, per current data standards. Programs that are specifically forbidden by other statutes or regulations (e.g., domestic violence victim service providers) must participate utilizing an approved comparable database to meet reporting requirements. Albuquerque DV Providers shall actively utilize the Osnium comparable database system and shall be in compliance with all data quality standards set forth by HUD.

All participating agencies must collect and maintain common data fields as determined by current HUD data standards in effect, and considering all relevant regulations. This requirement helps to ensure coordination between service providers through the Coordinated Entry System (NMCES), while avoiding duplication of services and client data, and provides an opportunity to document

homelessness for eligibility of assistance. Subrecipients must enter and maintain all data required to complete all reporting requirements established by HUD, the City, and the CoC. All NM-HMIS participating agencies must also adhere to the policies and procedures outlined in the NM-HMIS Standard Operating Procedures, including timely, accurate, and complete data quality management.

Confidentiality of Records

All ESG-funded programs must uphold all privacy protection standards established by the NM-HMIS Standard Operating Procedures and relevant federal and State of New Mexico (State) confidentiality laws and regulations that protect client records. Confidential client records may only be released with the participant's or the participant's guardian's consent, unless otherwise provided for in the pertinent laws and regulations. All required HMIS forms can be found within the NM-HMIS database program.

Verbal Explanation

Prior to every participant's initial assessment, ESG-funded programs must provide a verbal explanation that the participant's information will be entered into an electronic database that stores client information and an explanation of the NM-HMIS Client Consent Form terms. Participants should also be informed that they may be removed from the database at any time at their request.

Written Consent

After being provided a verbal explanation, each participant who agrees to have his or her personal protected information (PPI) entered into the NM-HMIS must sign the NM-HMIS Client Consent Form. Exception: verbal consent to enter PPI into the NM-HMIS may be obtained during a phone screening, outreach, or diversion, provided that the subrecipient obtains the participant's written consent at the next available opportunity. Households that do not sign the consent are entered into NM-HMIS using only an identifier number.

Privacy Policy

Subrecipients must establish a written privacy policy, which must be posted in a place where all participants may easily view it, and will be provided upon a participant's request.

Termination of Assistance

Subrecipients may terminate assistance to participants who violate program requirements as outlined below, in accordance with 24 CFR 576.402 (a)(b)(c).

If a program participant violates written program requirements, the subrecipient may terminate assistance in accordance with a formal process established by the subrecipient that recognizes the rights of individuals affected. The subrecipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

When terminating rental assistance or housing relocation and stabilization services, the required formal process shall minimally consist of:

- A written notice to the program participant containing a clear statement of the reasons for termination; and
- A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- Prompt written notice of the final decision to the program participant.

Termination does not bar the subrecipient from providing further assistance at a later date to the same family or individual.

Grievance

All ESG subrecipients must create a formal standardized grievance process, which they must incorporate in their internal policy and procedures and at a minimum include:

- An established escalation process if no resolution is found through initial efforts; and
- A designated grievance liaison within the agency; and
- A standard grievance from that can be filled out and returned to a grievance liaison; and
- Participants are informed of their right to file a grievance at initial intake; and
- Participants are provided with notice of their right to contact the agency's Director, the City and/or HUD to include contact information; and
- Notice that services will not be denied based on complaints or grievances.

Faith-Based Activities

Minimum standards for faith-based activities (24 CFR 576.406) are:

- Providers receiving ESG funding shall not engage in inherently religious activities as part of the ESG-funded programs or services. Such activities must be offered separately from ESG-funded programs and services and participation must be voluntary.
- A religious organization receiving ESG funding retains independence from government and may continue with its mission provided that ESG funds are not used to support inherently religious activities. An ESG-funded organization retains its authority over its internal governance.
- An organization receiving ESG funding shall not discriminate against a participant or prospective participant based on religion or religious beliefs.
- ESG funding shall not be used for the rehabilitation of structures used specifically for religious activities, but may be used for rehabilitating structures that are used for ESG eligible activities.

Environmental Review

Before any funds are committed, an environmental review will be conducted of all ESG-funded grantee project site(s) to demonstrate there are no hazardous materials present that could affect the health and safety of the occupants. All ESG activities are subject to environmental review under HUD's environmental regulations in 24 CFR part 58. The subrecipient, or any contractor of the subrecipient, may not acquire, rehabilitate, convert, lease, repair, dispose of, demolish, or construct property for an ESG project, or commit or expend HUD or local funds for ESG eligible activities, until an environmental review under 24 CFR part 58 has been performed and the recipient has received HUD approval of the property.

Homeless Representation

Subrecipients must ensure that not less than one homeless individual or formerly homeless individual participates on the board of directors or other equivalent policymaking entity of the agency, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under the Emergency Solutions Grant (ESG).

If the subrecipient is unable to meet requirements outlined in the above paragraph, it must instead develop and implement a plan, approved by the City, to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG). The plan must be included in the annual action plan required under 24 CFR 91.220.

To the maximum extent practicable, the provider must involve homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.

Program Evaluation

The City and Continuum of Care will develop annual performance standards for evaluating the effectiveness of ESG program funded activities. Subrecipient performance will be evaluated annually and performance outcomes will be considered in allocating funding.

At a minimum, the performance standards will address the degree to which ESG subrecipients are succeeding in:

- Targeting those who most need assistance; and
- Reducing the number of people living on the streets or in emergency shelter; and
- Reducing the time people spend homeless; and
- Reducing program participants' housing barriers or housing stability risks; and
- Improving HUD System Performance Measures, e.g. The Longitudinal System Analysis; and
- Submitted an accurate and timely annual CAPER.

Street Outreach Standards

Street Outreach should be principally focused to one goal: that of supporting persons experiencing homelessness in achieving some form of permanent, sustainable housing. While Street Outreach teams may use incentives to encourage trust and build relationships, or to ensure that homeless households' emergency needs are met, the awards made should be used with permanent housing as the end goal rather than simply seeking to alleviate the burden of living on the streets.

ESG street outreach funds may be used for costs of providing essential services necessary to reach out to unsheltered persons; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Individuals and families shall be offered the following eligible Street Outreach activities, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services (24 576.101).

Target Population

Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground, and who would not otherwise access homeless services.

NMCES

All individuals and families served through street outreach programs should be assessed using a comprehensive, universal assessment tool, the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT), in order to make an informed and objective decision on the level of need of each family and streamline eligibility determinations. All completed assessments must be submitted to the NMCEH CES program, or entered into the NM-HMIS database in accordance with NMCES Policies and Procedures.

Emergency Shelter Standards

ESG funds may be used for the costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters. An emergency shelter is any facility with the primary purpose of providing temporary shelter for the homeless in general or for a specific population of the homeless. Emergency shelters will not require occupants to sign leases or occupancy agreements.

Shelter stays should be avoided, if possible, and when not possible, limited to the shortest time necessary to help participants regain permanent housing. Households should only be referred to ESG-funded emergency shelters after exhausting all available options for diversion. Emergency shelter programs should be closely linked to the New Mexico Coordinated Entry System (NMCES)

to ensure residents are referred to the most appropriate housing resources including, but notlimited to, rapid re-housing and permanent supportive housing. Linkages should also be made to applicable mainstream resources.

Eligible Participants

ESG-funded emergency shelter programs serve households that meet the definition of "homeless" as defined by HUD at 24 CFR 576.2. Households served by ESG-funded emergency shelters lack a fixed, regular, and adequate nighttime residence; cannot be served by other programs or resources; and have no other options for overnight shelter.

Admission

Subrecipients must develop clear and standard policies and procedures regarding participant selection, when need exceeds available resources. Admission policies and procedures must be applied consistently for all households presenting for assistance and take into account the varying needs of people who are homeless. Emergency shelters will prioritize individuals/families that:

- Cannot be diverted; and
- Are literally homeless; and
- Can be safely accommodated in the shelter; and
- Are not in need of emergency medical or psychiatric services or are a danger to self or others.

No shelter may deny shelter based on disability status. Victims of domestic violence that are actively fleeing a domestic violence situation should be referred to a specialized domestic violence shelter, when possible, regardless of where they first access the shelter system.

Recordkeeping Requirements

For shelters where program participants may stay only one night and must leave in the morning, certification of homeless status must be obtained each night. If program participants may stay more than one night, then certification of homeless status must be obtained on the first night the household stays in the shelter.

Subrecipients may document homeless status through a certification by the individual or head of household as the primary method of establishing homeless eligibility. One method of meeting this standard would be to require households to complete a sign-in sheet, with a statement at the top informing the individual or head of household that by signing, they certify that they are homeless.

Under no circumstances must the lack of third-party documentation prevent an individual or family from being immediately admitted to emergency shelter, receiving services, or being immediately admitted to shelter or receiving services provided by a victim service provider.

NMCES

Subrecipients must offer all households that enter the shelter an opportunity to complete the common assessment tool for the NM Coordinated Entry System (CES) within the first seven days of their stay. The CES uses the VI-SPDAT as its common assessment tool. This will allow shelters to connect families and individuals experiencing homelessness to the most appropriate long-term housing option available through the Coordinated Entry System. All ESG-funded programs must also post notice providing information about the NM Coordinated Entry System in a place that is visible to all persons presenting for services.

Prohibition Against Involuntary Family Separation

Any group of people that present together for assistance and identify themselves as a family, regardless of age or relationship or other factors, are considered to be a family and must be served together as such. Further, any shelter receiving funds under the ESG Programs, including faith-based organizations, cannot discriminate against a group of people presenting as a family based on the composition of the family (e.g. adults and children or just adults), the age of any family member, the disability status of any members of the family, marital status, actual or perceived sexual orientation, or gender identity. Further, the age and gender of a child under age 18 must not be used as a basis for denying any family's admission to any shelter receiving Emergency Solutions Grant (ESG) funding.

Child School Enrollment and Connection to Services

Emergency Shelters will designate a staff person to be responsible for ensuring that children being served in the program are enrolled in school and connected to appropriate services in the community, including Title 1, early childhood programs such as Head Start, and parts B and C of the Individuals with Disabilities Education Act. Subrecipients that serve households with children will post publically, and/or provide for households with children at intake, notice of education services available within the community, and document efforts to verify that children are enrolled in school and connected to appropriate services.

Safety and Security

Emergency Shelter programs must create policies and procedures that minimize barriers and follow harm-reduction methods to the maximum extent practicable, while also creating a safe environment for shelter guests and staff; policies and procedures may vary depending on the shelter population being served.

Length of Stay

Emergency shelters must develop clear and standard policies and procedures regarding length of stay and discharge from the program. Policies and procedures must be applied consistently for all program participants and take into account the varying needs of people who are homeless. When

possible, people with long-term, serious disabilities should be allowed to stay until they are able to access permanent supportive housing.

Supportive Services

While shelter staff may encourage trust and build relationships by discussing non-housing related topics with shelter residents, the primary purpose and ultimate goal of all resident interactions should be to ensure that participants obtain permanent housing as quickly as possible. Emergency shelter programs will connect shelter residents to other Federal, State, local, and private assistance as outlined under Standards Applicable to All Programs. Interactions that include discussion of setting or making progress towards housing goals and connection to other resources will be documented by Emergency Shelter programs.

Homeless Prevention & Rapid Re-Housing Standards

Homelessness Prevention (HP) assistance includes housing relocation and stabilization services and/or short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the homeless definition in 24 CFR 576. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.

Rapid Re-Housing (RRH) assistance includes housing relocation and stabilization services and short- and/ or medium-term rental assistance to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

Financial assistance cannot be provided to a program participant who is receiving the same type of assistance through other public sources or to a program participant who has been provided with replacement housing payments under the Uniform Relocation Act (URA), during the period of time covered by the URA payments.

Prioritization

Homeless Prevention programs must target households at greatest risk of homelessness and assist participants to increase household income during enrollment. Households must be prioritized using a standardized assessment policy that is applied consistently for all households presenting for need.

Rapid Re-Housing assistance targets and prioritizes homeless families who are most in need of temporary assistance and are most likely to achieve and maintain stable housing, whether subsidized or unsubsidized, after the program concludes. All subrecipients are required to select program participants through the NMCES, in accordance with the prioritization system outlined in the Albuquerque CoC RRH Written Standards.

Eligible Participants

Homelessness Prevention (HP): Individuals or families who meet the HUD criteria for the following definitions, are eligible for Homelessness Prevention assistance:

- Homeless Category 2: Imminently at-risk of homelessness
- Homeless Category 4: Feeling/attempting to flee DV (as long as the individual or family fleeing or attempting to flee DV are not also literally homeless. If the individual or family is literally homeless, they would qualify for RRH instead.)

Rapid Re-Housing (RRH): Individuals or families who meet the HUD criteria for the following definitions are eligible for Rapid Re-Housing assistance:

- Homeless Category 1: Literally homeless
- Homeless Category 4: Fleeing/attempting to flee DV (as long as the individual or family fleeing or attempting to flee DV are, or will become, literally homeless without RRH assistance)

Additionally, individuals or families must have a total household income below 30 percent of the average median income (AMI) for the area.

Record Keeping Requirements

Subrecipients must establish and follow written intake procedures to ensure compliance with HUD's definition of "homelessness" or "at risk of homelessness" and recordkeeping requirements.

Evidence of Homeless Status

Subrecipients must make effort to obtain documentation providing evidence of homeless status in the order of priority listed below.

1. Third-Party Documentation: Source documents provided by an outside source; or records contained in an HMIS database that show shelter stays are acceptable evidence of third-party documentation and intake worker observations.
2. Intake Worker Observation: Documented certifying that subrecipient staff has physically observed the eligible living situation of the participant at program entry.
3. Self-Certification: Certification from the person seeking assistance. Subrecipient staff must also document efforts made to obtain third party documentation before allowing applicant to self-certify that they were residing in an eligible living situation at program entry.

Individuals Residing in an Institution

For individuals residing in an institution (including a jail, substance abuse or mental health treatment facility, or hospital) for fewer than 90 days, acceptable evidence includes:

- Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time

residing in the institution that demonstrates the person resided there for less than 90 days. All oral statements must be recorded by the intake worker; or

- Certification from the person seeking assistance. Where the evidence above is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in the paragraph above and a certification by the individual seeking assistance that states that they are exiting or have just exited an institution where they resided for less than 90 days; and
- Evidence of literally homeless status prior to entry. Evidence that the individual was homeless and living in a place not meant for human habitation, a safe haven, or in an emergency shelter, and was chronically homeless prior to entry into the institutional care facility (as defined in paragraph (1) of 25 CFR 578.3) (acceptable documentation listed above).

Evidence of Imminent Risk of Homelessness Status

Subrecipients must make effort to obtain documentation providing evidence of at-risk of homeless status in the order of priority listed below.

1. Source Documents: Notice of termination from employment, unemployment compensation statement, bank statement, health care bill showing arrears, utility bill showing arrears.
2. Third Party Documentation: To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g. former employer, public administrator, relative) or written certification by the intake staff of the oral verification by the relevant third party that the applicant meets one or both of the criteria of the definition of "at risk of homelessness."
3. Intake Worker Observation: If source documents and third-party verification are unobtainable, a written statement by intake staff describing the efforts taken to obtain the required evidence.

Securing and Maintaining Housing

Subrecipients will assist participants, to the maximum extent practicable, in reducing barriers to securing or maintaining housing, including connection to appropriate resources, efforts to resolve matters related to poor rental history or bad credit, and obtaining identification.

Subrecipients will follow Housing First Principles. Participants will not be screened out for having too little or no income, a history of or active substance abuse, a criminal record (except for state mandated restrictions, or a history of victimization from domestic violence, sexual assault, or childhood abuse. Participants will not be terminated from the program for failure to participate in supportive services outside of the required monthly meeting with a case manager, failure to make progress on a service plan, loss of income or failure to improve income, or any other activity not covered in a lease agreement typically found for unassisted persons in the City of Albuquerque.

Rapid Re-Housing

Subrecipients will assist rapid rehousing program participants, to the maximum extent practicable, in identifying potential housing opportunities. Participants will select their own housing. Subrecipients will not restrict housing choices, or deny assistance or services based on the participant's choice to accept or deny a housing opportunity.

Subrecipients will establish clear and consistent policies and procedures that outline length of time that rapid rehousing program participants have to secure housing after program intake. Subrecipients may grant extensions for a specific amount of time, for program participants that are actively addressing barriers to securing housing.

At program intake, Subrecipients will provide rapid rehousing program participants, in writing, of time limits for securing housing. If program participants do not secure housing within the established timeframe, they will be terminated from the program, in accordance with the subrecipients termination policy.

Continued Eligibility

At a minimum, Homeless Prevention programs must re-evaluate program participant's eligibility and the types and amounts of assistance the program participant prior to the end of the second full month of rental assistance, and then not less than once every three months for the remainder of program enrollment.

Rapid Re-Housing programs must re-evaluate program participant's eligibility and the types and amounts of assistance the program participant at least once annually. Annual re-evaluation for rapid rehousing will occur prior to the end of the eleventh full month of rental assistance. To continue to receive assistance, a program participant's re-evaluation must demonstrate eligibility based on:

Lack of Resources and Support Networks. The program participant's household must continue to lack sufficient resources and support networks to retain housing without ESG program assistance.

Income Limits. In addition, both HP & RRH re-evaluation must demonstrate that the program participant's annual household income is less than or equal to 30 percent of the Area Median Income (AMI).

If a household is determined to be able to maintain permanent housing without assistance from the RRH program, the program will provide written and verbal notice to both the household and the landlord at a minimum of 30 days prior to program assistance ending.

Case Management

Homelessness Prevention and Rapid Re-Housing program participants must meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability. Additional case management will be provided on a case-by-case basis based on demonstrated need.

Case managers should work with the program participant to develop a plan to assist the program participant in retaining permanent housing after the assistance ends, taking into account all relevant considerations, such as the program participant's current or expected income and expenses, other public or private assistance for which the program participant will be eligible and likely to receive, and the relative affordability of available housing in the community. Identification of housing goals outlined in their plan should be led by the participant, with support and information provided by the case manager.

While case managers may encourage trust and build relationships by discussing non-housing related topics with participants, the primary purpose and ultimate goal of all participant interactions should be to ensure that the participant maintains permanent housing once assistance ends. Case managers will connect HP& RRH program participants to other Federal, State, local, and private assistance as outlined under Standards Applicable to All Programs. Interactions with participants will be documented in participant files, and include details about progress towards housing goals and connection to other resources.

If program participants do not meet with a case manager not less than once per month, it is the responsibility of the subrecipient to continue to attempt in engaging with the participant, in an effort to identify the cause and begin meeting with the participant. If efforts to engage the participant are unsuccessful, this must be documented in the participant's file.

Case management assistance may not exceed 30 days during the period in which the program participant is seeking permanent housing and may not exceed 24 months during the period in which the program participant is living in permanent housing. Case management assistance will also be documented in NM-HMIS in accordance with the NM-HMIS Standard Operating Procedures, or a comparable database (DV providers).

Child School Enrollment and Connection to Services

Subrecipients will designate a staff person to be responsible for ensuring that children being served in the program are enrolled in school and connected to appropriate services in the community, including Title 1, early childhood programs such as Head Start, and parts B and C of the Individuals with Disabilities Education Act. Subrecipients that serve households with children will post publically, and/or provide for households with children at intake, notice of education services available within the community, and document efforts to verify that children are enrolled in school and connected to appropriate services.

Rapid Re-Housing programs will also take the educational needs of children into account when families are placed in housing and will, to the maximum extent practicable, place families with children as close as possible to their school of origin so as not to disrupt such children's education.

Rental Assistance

Subrecipients may provide program participants with up to 24 months of tenant-based or project-based rental assistance during any 3-year period. No program participant shall receive more than 24

months of rent during any 3-year period, administered by any CoC or ESG program within the state of New Mexico. Assistance may include any combination of short-term rental assistance (up to 3 months) and medium-term rental assistance (more than 3 months but less than 24 months). Applicants can return for rental assistance if they have received less than 24 months of rent during any 3-year period. In addition, program participants may receive funds for security deposits in an amount not to exceed two (2) months of rent.

Program participants receiving rental assistance may move to another unit or building and continue to receive rental assistance, as long as they continue to meet the program requirements. Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other Federal, State, or local sources.

Amount of Rental Assistance

It is expected that the level of assistance will be based on the goal of providing only what is necessary for each household to achieve housing stability in the long-term. Subrecipients may provide up to 100% of the cost of rent to program participants and the maximum share of rent a program participant may pay is 100%.

Income Verification

All program participants will provide proof of income, or to certify that they have no income at program enrollment, when they provide notice that their income has changed, or at re-evaluation of program eligibility. HP& RRH programs will complete the HUD rent calculation form to determine the maximum portion that the participant may pay toward rent, to meet utility reimbursement requirements, and to support the completion of a needs assessment. Subrecipients must follow guidelines found under 24 CFR 5.609 when calculating income.

Subrecipients must require program participants to notify them regarding changes in their income or other circumstances that affect their need for assistance (e.g. changes in household composition, stability, or support).

Record Keeping Requirements

The following order of priority will be followed in collecting documentation to verify income:

1. Source Documents. Source documents for the assets held by the program participant and income received over the most recent period for which representative data is available before the date of the evaluation (e.g. wage statement, unemployment compensation statement, public benefits statement, bank statement).
2. Third Party Verification. A written statement by the relevant third party (e.g. employer, government benefits administrator, or the written certification by the subrecipient's intake staff of the oral verification by the relevant third party of the income the program participant received over the most recent period for which representative data is available.

3. Self-Certification. If source documents and third-party verification are unobtainable, a written certification by the program participant of the amount of income the program participant received for the most recent period representative of the income that the program participant is reasonably expected to receive over the 3-month period following the evaluation.

Maximum Contribution Toward Rent

Program participants may be expected to contribute a portion of their income toward rent, in accordance with section 3(a)(1) of the U.S. Housing Act of 1937 (42 U.S.C. 1437a(a)(1)). This statute states that the household must pay the highest of:

- 30 percent of the family's monthly adjusted income (adjustment factors include the number of people in the family, age of family members, medical expenses, and child-care expenses); or
- 10 percent of the family's monthly income; or
- If the family is receiving payments for welfare assistance from a public agency and a part of the payments (adjusted in accordance with the family's actual housing costs) is specifically designated by the agency to meet the family's housing costs, the portion of the payments that is designated for housing costs.

If a household has a monthly income that covers more than the portion of rent outlined above, they will have moved past the rental assistance threshold, and should be assessed for graduation from the program.

Participant Contribution Toward Rent

Subrecipients must establish clear policies and procedures for determining the participant's contribution toward rent. Policies and procedures must be applied consistently to all program participants. Each program's policy must be approved by the City and adhere to **one** of the following methods.

1. Subrecipients may elect to require program participants to contribute the maximum portion of rent allowable beginning at program intake.
2. Subrecipients may elect to not require participants to contribute a portion of their income towards rent, until the end of their first three full calendar months after lease signing. This would require a re-evaluation and verification of income and rent calculation be completed again prior to the end of the second full month or rental assistance. Starting at the fourth month, program participants contribute the maximum portion of rent allowable.
3. Subrecipients may institute a tapering or "stepped-down" rental assistance structure so families will be confident that they can assume full responsibility of the monthly contracted rent, monthly utility costs, and other essential household costs at the end of the rental assistance period. Program participants may not be required to contribute more than the maximum portion of rent allowable outlined above.

VAWA Emergency Transfer Plan

In accordance with HUD VAWA protections (24 CFR 5.2005), subrecipients will develop a written VAWA Emergency Transfer Plan, that provides participants who report that they are under actual or imminent threat with the opportunity to secure safe housing. The VAWA Emergency Transfer Plan must include the following:

Unit Transfer

Program participants who have complied with all program requirements during their residence and who have been a victim of domestic violence, dating violence, sexual assault, or stalking, and who reasonably believe they are imminently threatened by harm from further domestic violence, dating violence, sexual assault, or stalking (which would include threats from a third party, such as a friend or family member of the perpetrator of the violence), if they remain in the assisted unit, and are able to document the violence and basis for their belief, may retain the rental assistance and shall have priority over all other applicants. They will be moved, at their request, to another unit as quickly as possible. See recordkeeping requirements to ensure proper documentation of imminent threat of harm (24 CFR 5.2005).

Non-Transferring Family Members

Non-transferring family members who remain in the unit must meet the sub-recipient's program requirements for eligibility. If participants do not meet the program requirements, ESG funding may not be used. Such participants must follow the sub-recipient's exit plan and must be exited from the program in accordance to the sub-recipient's policies and procedures.

- At the time the applicant is denied assistance or admission under a covered housing program;
- At the time the individual is provided assistance or admission under the covered housing program;
- With any notification of eviction or notification of termination of assistance.

The "Notice of Occupancy Rights under the Violence Against Women Act" must be made available in multiple languages.

Prohibited Basis for Denial or Termination of Assistance or Eviction

An applicant for assistance through an ESG housing program may not be denied admission to, denied assistance under, terminated from participation in, or evicted from the housing on the basis or as a direct result of the fact that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or participant otherwise qualifies for admission, assistance, participation, or occupancy.

Program participants may not be denied tenancy or occupancy rights solely on the basis of criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking if:

- The criminal activity is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant, and

- The tenant or an affiliated individual of the tenant is the victim or threatened victim of such domestic violence, dating violence, sexual assault or stalking.

Fair Market Rent

Household rent for participants receiving ESG-funded rental assistance must not exceed the Fair Market Rent established by HUD. Current FMR and guidelines for calculating rent are available online through the following link: https://www.huduser.gov/portal/datasets/fmr.html.

FMR requirements do not apply when a program participant receives only financial assistance or services under HUD's Housing Stabilization and Relocation Services. This includes rental application fees, security deposits, an initial payment of "last month's rent," utility payments/deposits, and/or moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, legal services, and credit repair.

Rent Reasonableness

For participants receiving rental assistance, household rent must comply with HUD's standard of rent reasonableness, meaning that the rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units. These rent restrictions are intended to help ensure that program participants can remain in their housing after their assistance ends. Subrecipients will evaluate rent reasonableness at program intake and at least once annually. Documentation of rent reasonableness evaluations will be kept in participant files.

As with FMR, rent reasonableness requirements do not apply when a program participant receives only financial assistance or services under HUD's ESG Housing Stabilization and Relocation Services.

Habitability Standards

Housing for all ESG program participants receiving rental assistance must meet HUD minimum habitability standards for permanent housing. Subrecipients must document compliance with this standard by signing and completing a current Habitability Standards Checklist before the participant signs the lease and before the subrecipient provides any ESG rental assistance or services specific to the unit. In addition, subrecipients must inspect all units annually to ensure that the units continue to meet habitability standards.

Lead-Based Paint Requirements

All HUD-funded housing programs occupied by program participants are required to incorporate lead-based paint remediation and disclosure requirements. Generally, these provisions require the recipient to screen for, disclose the existence of, and take reasonable precautions regarding the presence of lead-based paint in leased or assisted units constructed prior to 1978.

ESG-funded programs are required to incorporate the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4846), and 24 CFR part 35, subparts A, B, H, J, K, M, and R in the unit.

Lease Agreement

Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit. The program participant must be the tenant on a lease for a term of at least one year that is renewable and terminable only for cause. The lease must be renewable for terms that are a minimum of one month.

Rental Assistance Agreement

In addition to a lease between the program participant and the owner, the ESG interim rule also requires a rental assistance agreement between the subrecipient and the housing owner. The subrecipient may make rental assistance payments only to an owner with whom the subrecipient has entered into a rental assistance agreement.

The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements of ESG assistance. In addition, the rental assistance agreement must provide that, during the term of the agreement, the owner gives the subrecipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction against the program participant. Finally, the rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The rental assistance agreement with the owner must terminate and no further rental assistance payments under that agreement may be made if:

- The program participant moves out of the housing unit for which the program participant has a lease; or
- The lease terminates and is not renewed; or
- The program participant becomes ineligible to receive ESG rental assistance.

Rent Payments

Program participants receiving rental assistance funds pay their portion of rent directly to the landlord. The difference between the total rent and the amount paid by the program participant is then paid by the subrecipient. Subrecipients may not use ESG funds to cover the cost of the program participant's rent, if the program participant fails to pay his or her portion of rent.

Subrecipients must make timely payments to each landlord or property owner in accordance with the rental assistance agreement. All rent payments must go directly to a third-party (directly to landlord). Subrecipients are solely responsible for paying late payment penalties that are incurred with non-ESG funds.

Appendix A: Eligible Activities by ESG Component

Street Outreach Component

Engagement

Unsheltered persons are engaged for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs. Eligible engagement activities include:

- Making an initial assessment of needs and eligibility using the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT)
- Providing crisis counseling
- Addressing urgent physical needs, such as providing meals, blankets, clothes or toiletries
- Actively connecting and providing information and referrals to programs targeted to homeless people and mainstream social services and housing programs, including emergency shelter, transitional housing, community-based services, permanent supportive housing, and rapid re-housing programs

Eligible costs include the technology costs (such as cell phones) of outreach workers during the performance of these activities.

Case Management

Case management includes assessing housing and service needs, arranging, coordinating and monitoring the delivery of individualized services to meet the needs of the program participant. Eligible services and activities are as follows:

- Using the New Mexico Coordinated Entry System (NMCES)
- Conducting the initial VI-SPDAT
- Verifying and documenting program eligibility
- Counseling
- Developing, securing and coordinating services
- Obtaining Federal, State, and local benefits
- Monitoring and evaluating program participant progress
- Providing information and referrals to other providers
- Developing an individualized housing and service plan, including planning a path to permanent housing stability.

Emergency Health Services

Emergency health services include direct outpatient treatment of medical conditions and are provided by licensed medical professionals operating in community-based settings, including streets, parks, and other places where unsheltered homeless people are living. ESG funds may be used only for these services to the extent that other appropriate health services are inaccessible or unavailable within the area. Eligible treatment consists of:

- Assessing a program participant's health problems and developing a treatment plan
- Assisting program participants to understand their health needs
- Providing directly or assisting program participants to obtain appropriate emergency medical treatment
- Providing medication and follow-up services

Emergency Mental Health Services

Emergency mental health services are direct outpatient treatment by licensed professionals of mental health conditions operating in community-based settings, including streets, parks, and other places where unsheltered people are living. Mental health services are the application of therapeutic processes to personal, family, situational, or occupational problems in order to bring about positive resolution of the problem or improved individual or family functioning or circumstances. ESG funds may be used only for these services to the extent that other appropriate mental health services are inaccessible or unavailable within the community. Eligible treatment consists of:

- Crisis interventions
- The prescription of psychotropic medications
- Explanation about the use and management of medications
- Combinations of therapeutic approaches to address multiple problems

Transportation

Transportation includes travel by outreach workers, social workers, medical professionals, or other service providers are eligible, provided that this travel takes place during the provision of eligible Street Outreach activities. The costs of transporting unsheltered people to emergency shelters or other service families are also eligible. Eligible transportation costs include:

- The cost of a program participant's travel on public transportation
- If service workers use their own vehicles, mileage allowance for service workers to visit program participants
- The cost of purchasing or leasing a vehicle for the recipient or subrecipient which staff transports program participants and/or staff serving program participants, and the cost of gas, insurance, taxes, and maintenance for the vehicle
- The travel costs of recipient or subrecipient staff to accompany or assist program participants to use public transportation

Services for Special Populations

Services for special populations include services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are one of the above eligible Street Outreach activities. The "term victim services" refers to services that assist program participants who are victims of domestic violence, dating violence, sexual assault, or stalking, including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, sexual assault, or stalking.

Emergency Shelter Component

ESG funds may be used for costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters.

Case Management

Case management includes assessing housing and service needs, arranging, coordinating and monitoring the delivery of individualized services to meet the needs of the program participant. Eligible services and activities are as follows:

- Using the New Mexico Coordinated Entry System (NMCES)
- Conducting the initial VI-SPDAT
- Verifying and documenting program eligibility
- Counseling
- Developing, securing and coordinating services
- Obtaining Federal, State, and local benefits
- Monitoring and evaluating program participant progress
- Providing information and referrals to other providers
- Developing an individualized housing and service plan, including planning a path to permanent housing stability

Child Care

Child care includes the costs of providing meals and snacks and comprehensive and coordinated sets of appropriate developmental activities. Children must be under the age of 13, unless they are disabled. Disable children must be under the age of 18. In addition, the child-care center must be licensed by the jurisdiction in which it operates in order for its costs to be eligible.

Education Services

When necessary for the program participant to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible. Services include instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language, and General Educational Development (GED).

Component services or activities include:

- Screening
- Assessment and testing
- Individual or group instruction
- Tutoring
- The provision of books, supplies, and instructional material
- Counseling
- Referral to community resources

Employment Assistance and Job Training

Employment assistance and job training includes:

- Classroom, online, and/or computer instruction
- On-the-job instruction
- Services that assist individuals in securing employment including:
    - Employment screening, assessment or testing
    - Structured job skills and job-seeking skills
    - Special training and tutoring, including literacy training and prevocational training
    - Books and instructional material
    - Counseling or job coaching
    - Referral to community resources
    - Acquiring learning skills that can be used to secure and retain a job, including the acquisition of vocational licenses and/or certificates
    - Increasing earning potential.
    - Reasonable stipends to program participants in employment assistance and job training

Outpatient Health Services

Outpatient health services include the direct outpatient treatment of medical conditions that are provided by licensed medical professionals. ESG funds may be used only for these services to the extent that other appropriate health services are unavailable within the community. Eligible treatment consists of:

- Assessing a program participant's health problems and developing a treatment plan
- Assisting program participants to understand their health needs
- Providing directly or assisting program participants to obtain appropriate medical treatment, preventative care, and health maintenance services, including emergency medical services
- Providing medication and follow-up services
- Providing preventative and non-cosmetic dental care

Legal Services

Legal services include the hourly fees for legal advice and representation by attorneys licensed and in good standing with the bar association of the State in which the services are provided, and by person(s) under the supervision of the licensed attorney, regarding matters that interfere with the program participant's ability to obtain and retain housing. Emergency Solutions Grant (ESG) funds may be used only for these services to the extent that other appropriate legal services are unavailable or inaccessible within the community. Eligible subject matters are:

- Child support
- Guardianship
- Paternity
- Emancipation

- Legal separation
- Orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault, and stalking,
- Appeal of veterans and public benefit claim denials
- The resolution of outstanding criminal warrants

Component services or activities may include:

- Client intake
- Preparation of cases for trial
- Provision of legal advice
- Representation at hearings
- Counseling

Fees based on the actual service performed (i.e., fee for service) are also eligible, but only if the cost would be less than the cost of hourly fees. Filing fees and other necessary court costs are also eligible. If the subrecipient is a legal services provider and performs the services itself, the eligible costs are the subrecipient's employees' salaries and other costs necessary to perform the services. Legal services for immigration and citizenship matters and issues relating to mortgages are ineligible costs. Retainer fee arrangements and contingency fee arrangements are ineligible costs.

Life Skills Training

Life skills training includes the costs of teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, substance use, and homelessness. These services must be necessary to assist the program participant to function independently in the community. Component life skills training are:

- Budgeting resources
- Managing money
- Managing a household
- Resolving conflict
- Shopping for food and needed items
- Improving nutrition
- Using public transportation
- Parenting

Mental Health Services

Mental health services include the direct outpatient treatment by licensed professionals of mental health conditions. ESG funds may only be used for these services to the extent that other appropriate mental health services are unavailable or inaccessible within the community. Mental health services are the application of therapeutic processes to personal, family, situational, or occupational problems in order to bring about positive resolution of the problem or improved

individual or family functioning or circumstances. Problem areas may include family and marital relationships, parent-child problems, or symptom management. Eligible treatment consists of:

- Crisis interventions
- Individual, family, or group therapy sessions
- The prescription of psychotropic medications or explanations about the use and management of medications
- Combinations of therapeutic approaches to address multiple problems.

Substance Abuse Treatment

Substance abuse treatment services are designed to prevent, reduce, eliminate, or deter relapse of substance abuse or addictive behaviors and are provided by licensed or certified professionals. ESG funds may only be used for these services to the extent that other appropriate substance abuse treatment services are unavailable or inaccessible within the community. Eligible treatment consists of:

- Client intake and assessment
- Outpatient treatment for up to 30 days.

Group and individual counseling and drug testing are eligible costs. Inpatient detoxification and other inpatient drug or alcohol treatment are not eligible costs.

Transportation

Eligible transportation costs include a program participant's travel to and from medical care, employment, childcare, or other eligible essential services facilities. These costs include the following:

- The cost of a program participant's travel on public transportation
- If service workers use their own vehicles, mileage allowance for service workers to visit program participants
- The cost of purchasing or leasing a vehicle for the recipient or subrecipient in which staff transports program participants and/or staff serving program participants, and the cost of gas, insurance, taxes, and maintenance for the vehicle
- The travel costs of recipient or subrecipient staff to accompany or assist program participants to use public transportation.

Services for Special Populations

ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are one of the eligible Emergency Shelter essential services listed above. The term "victim services" refers to services that assist program participants who are victims of domestic violence, dating violence, sexual assault, or stalking, including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, sexual assault, or stalking.

Shelter Operations

Shelter operations includes the costs of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

Homeless Prevention and Rapid Re-Housing Components

- Homeless Prevention (HP): assistance includes housing relocation and stabilization services and short and/or medium term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the "homeless definition" in 24 CFR 576. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.
- Rapid Re-Housing (RRH): assistance includes housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing

Housing Relocation and Stabilization Services – Financial Assistance Costs

Subject to the general conditions under the Homelessness Prevention Component (24 CFR576.103) and the Rapid Re-Housing Assistance Component (24 CFR 576.104), ESG funds may be used to pay housing owners, utility companies, and other third parties for the following costs:

- Rental Application Fees: ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.
- Security Deposits: ESG funds may pay for a security deposit that is equal to no more than 2 months' rent.
- Last Month's Rent: If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period.
- Utility Deposits: ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed below (under utility payments)
- Utility Payments: ESG funds may pay for up to 24 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.

- Moving Costs: ESG funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving housing stabilization services and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

Housing Search & Placement Services

Assist participants in locating, obtaining, and retaining suitable permanent housing, including:

- Housing search
- Tenant counseling
- Understanding leases
- Arranging for utilities
- Making moving arrangements
- Assessment of housing barriers, needs and preferences
- Development of an action plan for locating housing
- Outreach to and negotiation with owners
- Assessment of housing for compliance with ESG requirements for habitability, lead-based paint, and rent reasonableness
- Assistance with submitting rental applications

Housing Stability Case Management

Assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing by, for example:

- Conducting the initial VI-SPDAT or F-VI-SPDAT assessment, including verifying and documenting eligibility
- Using the Coordinated Entry System (NMCES)
- Counseling
- Developing, securing, and coordinating services
- Obtaining Federal, State, and local benefits
- Monitoring and evaluating program participant progress
- Providing information and referrals to other providers
- Developing an individualized housing and service plan, including planning a path to permanent housing stability
- Conducting re-evaluations

Mediation

Mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.

Legal Services

Costs of resolving a legal problem that prohibits a program participant from obtaining or retaining permanent housing. Legal services or activities include client intake, preparation of cases for trial, provision of legal advice, representation at hearings, and counseling. Filing fees and other necessary court costs are also eligible. Legal services are subject to the following provisions:

- Eligible Billing Arrangements: ESG funds may be used only for legal advice from and representation by licensed attorneys and by person(s) under the supervision of licensed attorneys. Costs may be based on:
    - Hourly fees
    - Fees based on the actual service performed (i.e. fee for service), but only if the cost would be less than the cost of hourly fees
- Ineligible Billing Arrangements: Funds must not be used for legal advice and representation purchased through retainer fee arrangements or contingency fee arrangements.
- Eligible Subject Matters: Landlord/tenant matters; child support; guardianship; paternity; emancipation; legal separation; orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault, and stalking; appeal of veterans and public benefit claim denials; resolution of outstanding criminal warrants
- Ineligible Subject Matters: Legal services related to immigration and citizenship matters or related to mortgages.

Credit Repair

Credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems.

Short-Term and Medium Term Rental Assistance

Subject to the general conditions under 24 CFR 576.103 and 24 CFR 576.104, the recipient or subrecipient may provide a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance. Rental assistance may be tenant-based or project-based.

- Short-Term Rental Assistance: Short-term rental assistance is assistance for up to 3 months of rent.
- Medium-Term Rental Assistance: Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent.
- Rental Arrears: Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

HMIS Component

The HMIS component includes the costs of contributing data to the NM-HMIS. Activities funded under the HMIS component must comply with HUD's standards on participation, data collection, and reporting under a local HMIS. Eligible costs include:

- Purchasing or leasing hardware
- Purchasing software or software licenses
- Purchasing or leasing equipment, including telephones, fax machines, and furniture
- Obtaining technical support
- Leasing office space
- Paying charges for electricity, gas, water, phone service, and high-speed data transmission necessary to operate or contribute data to the HMIS
- Paying salaries for operating HMIS, including:
    - Completing data entry
    - Monitoring and reviewing data quality
    - Completing data analysis
    - Reporting to the HMIS Lead Training staff on using the HMIS or comparable database;
    - and Implementing and complying with HMIS requirements
- Paying costs of staff to travel to and attend HUD-sponsored and HUD-approved training on HMIS and programs authorized by Title IV of the McKinney-Vento Homeless Assistance Act
- Paying staff travel costs to conduct intake
- Paying participation fees charged by the HMIS Lead, if the recipient or subrecipient is not the HMIS Lead. The HMIS Lead is the entity designated by the Continuum of Care to operate the area's HMIS

If the recipient is the HMIS lead agency, it may also use ESG funds to pay the costs of:

- Hosting and maintaining HMIS software or data
- Backing up, recovering, or repairing HMIS software or data
- Upgrading, customizing, and enhancing the HMIS
- Integrating and warehousing data, including development of a data warehouse for use in aggregating data from subrecipients using multiple software systems
- Administering the system
- Reporting to providers, the Continuum of Care, and HUD
- Conducting training on using the system or a comparable database, including traveling to the training

If the subrecipient is a victim services provider or a legal services provider, it may use ESG funds to establish and operate a comparable database that collects client-level data over time (i.e., longitudinal data) and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

Administrative Activities

The City of Albuquerque does not currently fund administrative costs for ESG subrecipients.

Administrative activities do not include staff and overhead costs directly related to carrying out activities eligible under 576.101 through 576.107, because those costs are eligible as part of those activities. Below are the eligible administrative costs.

General Management, Oversight and Coordination

The costs of overall program management, coordination, monitoring, and evaluation are eligible administrative activities. These costs include, but are not limited to, necessary expenditures for the following:

- Salaries, Wages, and Related Costs: Salaries, wages, and related costs of the recipient's staff, the staff of subrecipients, or other staff engaged in program administration. In charging costs to this category, the recipient may either include the entire salary, wages, and related costs allocable to the program of each person whose primary responsibilities with regard to the program involve program administration assignment, or the pro rata share of the salary, wages, and related costs of each person whose job includes any program administration assignments. The recipient may use only one of these methods for each fiscal year grant. Program administration assignments include the following:
  - Preparing program budgets and schedules, and amendments to those budgets and schedules
  - Developing systems for assuring compliance with program requirements
  - Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities
  - Monitoring program activities for progress and compliance with program requirements
  - Preparing reports and other documents directly related to the program for submission to HUD
  - Coordinating the resolution of audit and monitoring findings
  - Evaluating program results against stated objectives
  - Managing or supervising persons whose primary responsibilities with regard to the program include such assignments as those described above

Also eligible are travel costs incurred for monitoring of subrecipients as well as administrative services performed under third-party contracts or agreements (including general legal services, accounting services, and audit services) and other costs for goods and services required for administration of the program (including rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space.

- Training on ESG Requirements: Eligible costs include those of providing training on ESG requirements and attending HUD-sponsored ESG trainings.
- Consolidated Plan: Eligible costs include those of preparing and amending the ESG and homelessness-related sections of the consolidated plan in accordance with ESG requirements and 24 CFR Part 91.

- Environmental Review: Eligible costs include those of carrying out the environmental review responsibilities under 24 CFR 576.407.

Appendix B: HUD Definition of Homelessness

Category 1: Literally Homeless

Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- Has a primary nighttime residence that is a public or private place not meant for human habitation; or
- Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Category 2: Imminent Risk of Homelessness

Individual or family who will imminently lose their primary nighttime residence, provided that:

- Residence will be lost within 14 days of the date of application for homeless assistance
- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks needed to obtain other permanent housing

Category 3: Homeless Under Other Federal Statutes

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- Are defined as homeless under the other listed federal statutes;
- Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;
- Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
- Can be expected to continue in such status for an extended period of time due to special needs or barriers.

Category 4: Fleeing/Attempting to Flee DV

Any individual or family who:

- Is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- Has no other residence; and
- Lacks the resources or support networks to obtain other permanent housing

Appendix C: HUD Definition of "At Risk of Homelessness"

Category 1: Individuals and Families

An individual or family who:

Has an annual income below 30% of the median family income for the area; and

Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; and

Meets one or more of the following risk factors:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; or
- Is living in the home of another because of economic hardship; or
- Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or
- Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; or
- Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; or
- Is exiting a publicly funded institution or system of care.

Category 2: Unaccompanied Children and Youth

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal Statute.

Category 3: Families with Children and Youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Appendix D: ESG-CV Policies & Procedures Information

The City of Albuquerque Department of Health, Housing & Homelessness will utilize the ESG Policies & Procedures for any ESG-CV funds that are awarded. ESG-CV funded projects will operate under the same ESG guidelines in order to ensure funds are being utilized correctly and efficiently according to HUD practices.

DRAFT 2026 HUD Action Plan - City of Albuquerque

02/13/26

Activity Area	2026 Grant	Program Income	Prior Years Funding	2026 Grant	Program Income	Prior Years Funding	Match Requirement	2026 Grant	Match Requirement	Prior Year Grant	Other Funds		Total
	CDBG	*CDBG*	*CDBG*	*HOME*	*HOME*	*HOME*	*HOME*	*ESG*	*ESG*		*General*	*WHTF*	
Public Facilities and Infrastructure													
AFR - Equipment	80,000.00												80,000.00
Uptown Connect	815,000.00	39,405.78											854,405.78
Total Public Facilities and Infrastructure	**895,000.00**	**39,405.78**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**934,405.78**
Affordable Housing													
Affordable Housing Development Homeownership/Rental													
Affordable Housing Development TBD				1,417,813.66		126,006.32	489,271.22					10,000,000.00	12,033,091.20
CHDO Housing Development (15%)				293,562.73									293,562.73
Affordable Housing Preservation - Rental													
AHA	583,218.00	606,946.46	9,835.54										1,200,000.00
													0.00
Affordable Homeownership Assistance													
Homewise Homestart	1,379,000.00	21,000.00											1,400,000.00
													0.00
Sawmill Community Land Trust					100,000.00								100,000.00
													0.00
CHDO Operating													
SOL Housing				50,000.00									50,000.00
Total Affordable Housing	**1,962,218.00**	**627,946.46**	**9,835.54**	**1,761,376.39**	**100,000.00**	**126,006.32**	**489,271.22**	**0.00**	**0.00**	**0.00**	**0.00**	**10,000,000.00**	**15,076,653.93**
Economic Development													
Total Economic Development Programs	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Public Services*													
Eviction Prevention - HSSC	579,358.00	130,000.00											709,358.00
													0.00
Senior Nutrition Program - DSA	80,000.00	20,000.00											100,000.00
Landlord Tenant Hotline Legal Aid New Mexico											95,000.00		95,000.00
Total Public Services	**659,358.00**	**150,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**95,000.00**	**0.00**	**904,358.00**
***Not to exceed 15% of Grant**	0.15												
Homelessness Intervention and Rapid Rehousing													
Emergency Shelter Services (Homeless Intervention)													
Barrett Foundation								26,900.43	26,900.43		39,000.00		92,800.86
Heading Home: ABQ Opportunity Ctr								114,744.37	114,744.37		39,000.00		268,488.74
Street Outreach													
Heading Home Street Connect								64,117.79	64,117.79		725,000.00		853,235.58
Rapid Re-Housing													
Barrett Foundation Rapid Rehousing								86,732.21	86,732.21				173,464.42
NM Coalition to End Homelessness- HMIS								52,578.91	52,578.91		25,000.00		130,157.82
Total Homeless Intervention	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**345,073.71**	**345,073.71**	**0.00**	**828,000.00**	**0.00**	**1,518,147.42**
***Not to exceed 60% (shelter & street outreach)**								**55.45%**					
Administration													
													32,500.00
													10,000.00
Program Administration	879,144.00			195,708.49				$25,973.29	$25,973.29				1,126,799.07
Total Program Administration	**879,144.00**	**0.00**		**195,708.49**	**0.00**	**0.00**	**0.00**	$25,973.29	$25,973.29	**0.00**	**0.00**	**0.00**	**1,126,799.07**
Statutory Program Funding Cap Analysis	0.20			0.10				0.07					
Grand Total Program Funding	**4,395,720.00**	**817,352.24**	**9,835.54**	**1,957,084.88**	**100,000.00**	**126,006.32**	**489,271.22**	**371,047.00**	**371,047.00**	**0.00**	**923,000.00**	**10,000,000.00**	**19,560,364.20**
FUNDS													
2025 Entitlement Grants	4,395,720.00			1,957,084.88				**371,047.00**					6,723,851.88
Program Income (Projected)		817,352.24			100,000.00								917,352.24
Prior Years Funding			9,835.54			126,006.32							135,841.86
General Funds							489,271.22		371,047.00		923,000.00		1,783,318.22
Workforce Housing Trust Fund													0.00
025 ACTION PLAN TOTAL SOURCES OF FUNDS	**4,395,720.00**	**817,352.24**	**9,835.54**	**1,957,084.88**	**100,000.00**	**126,006.32**	**489,271.22**	**371,047.00**	**371,047.00**	**0.00**	**923,000.00**	**10,000,000.00**	**19,560,364.20**