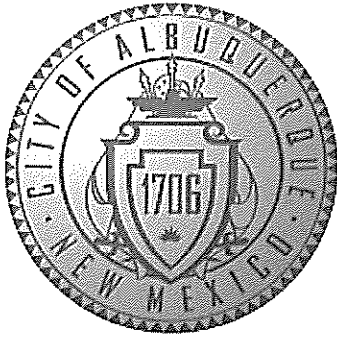




CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

June 24, 2026

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor



SUBJECT: Filing Application for FY25 Choice Neighborhood Implementation Grant

The City of Albuquerque Department of Health, Housing and Homelessness in partnership with Albuquerque Housing Authority, submitted a grant application with the Department of Housing and Urban Development for the FY 25 Choice Neighborhood Implementation Grant on March 9, 2026. The total grant submission was for \$27,300,000 with the federal portion being \$26,000,000 and local match funds in the amount of \$1,300,000 from the Workforce Housing Trust Fund. This grant provides funding to carry out the identified needs of the International District Neighborhood Choice Transformation Plan. The plan centers around the redevelopment of 98 public housing units, enhances public spaces and improves local resources by expanding economic opportunities.

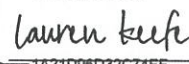
City Council through Council Bill No. R-23-145 and Enactment No. R-2023-061 approved the Grant application in the amount of \$500,000, which provided funding for the City to draft the International District Choice Neighborhood Implementation Plan which was utilized to apply for the Implementation Grant.

Filing Application for FY25 Choice Neighborhood Implementation Grant

Approved:

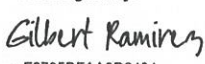
Approved as to Legal Form:

 7/28/26
Samantha Sengel, EdD Date
Chief Administrative Officer

DocuSigned by:
 7/27/2026 | 4:47 PM MDT
LA21D96D32C74EE...
Lauren Keefe Date
City Attorney

DS
PP

Recommended:

DocuSigned by:
 7/24/2026 | 2:41 PM MDT
F8705BFAA6B2484...
Gilbert Ramirez Date
Director

Cover Analysis

1. What is it?

Notification that the Department of Health Housing and Homelessness submitted a grant application to the Department of Housing and Urban Development with a required cash match of \$1,300,000

2. What will this piece of legislation do?

This EC will file the application for the FY 25 Neighborhood Choice Implementation Grant. If awarded, HHH will follow up with a piece of legislation to appropriate the funding.

3. Why is this project needed?

This project will provide funding to carry out the identified needs of the International District Neighborhood Choice Transformation Plan. The plan centers around the redevelopment of 98 public housing units, enhances public spaces and improves local resources by expanding economic opportunities.

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

The total project is estimated to cost \$95,404,756. The grant amount applied for is \$26,000,000 from the Department of Housing and Urban Development, there is a 5% City grant match requirement of \$1,300,000. The matching funds will come from Workforce Housing Trust funds. The Albuquerque Housing Authority will apply for Low Income Housing Tax Credits and seek additional funding to carry out the identified needs in than Plan.

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

No

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

If not approved the Department will lose the opportunity to seek grant funding to carry out the identified needs of the International District Choice Transformation Plan which include the replacement and reactivation of 3 public housing properties, reinvestment in the neighborhood which will have a significant impact on reducing crime and addressing poverty in an underserved area.

7. Is this service already provided by another entity? No

FISCAL IMPACT ANALYSIS

TITLE: Filing Application for FY25 Choice Neighborhood Implementation Grant

R: O:
FUND: 305

DEPT: HHH

- ☒ No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2027	Fiscal Years 2028	2029	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses	27,300,000	-	-	27,300,000
Property	-	-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ 27,300,000	\$ -	\$ -	\$ 27,300,000
☐ Estimated revenues not affected				
☐ Estimated revenue impact				
Revenue from program				
Amount of Grant	26,000,000	-	-	26,000,000
City Cash Match	1,300,000	-	-	1,300,000
City Inkind Match	-	-	-	-
City IDOH	-	-	-	-
Total Revenue	\$ 27,300,000	\$ -	\$ -	\$ 27,300,000

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS: If awarded, a Resolution to Council will be prepared to appropriate the amount of the Choice Neighborhood Implementation Grant and the 5% required grant match. This cash match in the amount of \$1,300,000 is currently appropriated in PCFCS/305/7425020/29_AFF_HOUSING.

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

PREPARED BY:

APPROVED:

DocuSigned by:

DocuSigned by:

Jory Rowe

7/24/2026 | 2:33 PM MDT

Gilbert Ramirez

7/24/2026 | 2:41 PM MDT

FISCAL ANALYST

DIRECTOR

REVIEWED BY:

Signed by:

Signed by:

Signed by:

CHRISTINE UHNG

7/24/2026 | 3:52 PM MDT

Donna Sanderson

7/26/2026 | 7:52 AM MDT

Christine Baurer

7/27/2026 | 8:28 AM MDT

EXECUTIVE BUDGET ANALYST

BUDGET OFFICER

CITY ECONOMIST

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Public Reporting Burden Statement: This collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

I/We, the undersigned, also certify under penalty of perjury that the information provided below is true, correct, and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802; 24 CFR § 28.10(b)(1)(iii)).

I/We, the undersigned, certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan. (Complete the fields below.)

Applicant Name: City of Albuquerque

Project Name: INTERNATIONAL DISTRICT CHOICE NEIGHBORHOOD

Location of the Project: International District

Name of the Federal Program to which the applicant is applying:

Choice Neighborhoods Implementation

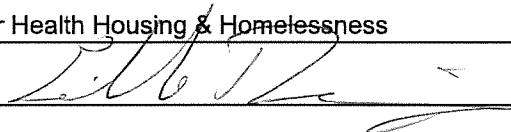
Name of Certifying Jurisdiction: City of Albuquerque

Certifying Official of the Jurisdiction

Name: Gilbert Ramirez

Title: Director Health Housing & Homelessness

Signature:



Date: 3-3-20

Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS FY 2025 Grant Sizing Worksheet

FOLLOW THE STEP-BY-STEP INSTRUCTIONS

Page 1

Note: If completing attachment manually, rather than using the Excel workbook, start at Step 4 (page 2).

Step 1. Select your City from the menu below.

Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

Step 2. Repeat Step 1 to select your State from the menu below.

Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

This table includes all Total Development Cost (TDC) dollar limits published in **Nov 2024** in accordance with PIH Notice 2011-38.

https://www.hud.gov/sites/dfiles/PIH/documents/2024_Units_TDC_Limits.pdf

If your City is not shown, send an email to ChoiceNeighborhoods@hud.gov.

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

Step 3. After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)

StateName	NEW MEXICO	<-- Select your City from list here
City	ALBUQUERQUE	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi- Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	190,991
		1		Sum of 1 Bedrooms, TDC	247,773
		2		Sum of 2 Bedrooms, TDC	297,047
		3		Sum of 3 Bedrooms, TDC	355,168
		4		Sum of 4 Bedrooms, TDC	418,959
		5		Sum of 5 Bedrooms, TDC	459,521
	HCC Limit per Unit	0		Sum of 6 Bedrooms, TDC	496,250
		1		Sum of 0 Bedrooms, HCC	109,138
		2		Sum of 1 Bedrooms, HCC	141,584
		3		Sum of 2 Bedrooms, HCC	169,741
		4		Sum of 3 Bedrooms, HCC	202,953
		5		Sum of 4 Bedrooms, HCC	239,405
Elevator	TDC Limit per Unit	6	Elevator	Sum of 5 Bedrooms, HCC	262,583
		0		Sum of 6 Bedrooms, HCC	283,572
		1		Sum of 0 Bedrooms, TDC	154,068
		2		Sum of 1 Bedrooms, TDC	215,696
		3		Sum of 2 Bedrooms, TDC	277,323
		4		Sum of 3 Bedrooms, TDC	369,764
	HCC Limit per Unit	5		Sum of 4 Bedrooms, TDC	462,205
		6		Sum of 5 Bedrooms, TDC	523,832
		0		Sum of 6 Bedrooms, TDC	585,460
		1		Sum of 0 Bedrooms, HCC	96,293
		2		Sum of 1 Bedrooms, HCC	134,810
		3		Sum of 2 Bedrooms, HCC	173,327
Row House	TDC Limit per Unit	4	Row House	Sum of 3 Bedrooms, HCC	231,102
		5		Sum of 4 Bedrooms, HCC	288,878
		6		Sum of 5 Bedrooms, HCC	327,395
	HCC Limit per Unit	0		Sum of 6 Bedrooms, HCC	365,912
		1		Sum of 0 Bedrooms, TDC	165,199
		2		Sum of 1 Bedrooms, TDC	216,975
	TDC Limit per Unit	3		Sum of 2 Bedrooms, TDC	264,279
		4		Sum of 3 Bedrooms, TDC	325,134
		5		Sum of 4 Bedrooms, TDC	387,259
		6		Sum of 5 Bedrooms, TDC	427,899
	HCC Limit per Unit	0		Sum of 6 Bedrooms, TDC	465,217
		1		Sum of 0 Bedrooms, HCC	94,399
Walkup	TDC Limit per Unit	2	Walkup	Sum of 1 Bedrooms, HCC	123,986
		3		Sum of 2 Bedrooms, HCC	151,017
		4		Sum of 3 Bedrooms, HCC	185,791
		5		Sum of 4 Bedrooms, HCC	221,291
		6		Sum of 5 Bedrooms, HCC	244,514
	HCC Limit per Unit	0		Sum of 6 Bedrooms, HCC	265,838
		1		Sum of 0 Bedrooms, TDC	149,343
		2		Sum of 1 Bedrooms, TDC	202,949
		3		Sum of 2 Bedrooms, TDC	256,409
		4		Sum of 3 Bedrooms, TDC	337,338
		5		Sum of 4 Bedrooms, TDC	417,416

**CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS
FY 2025 Grant Sizing Worksheet**

Page 2

Step 4. Enter name of the Lead Applicant:

City of Albuquerque

Step 5. (a) Enter name of targeted public and/or assisted hsg site(s):

Wainwright Manor, Grove, Pennsylvania

(b) Confirm correct City (selected in Step 1):

NEW MEXICO

(c) Confirm correct State (selected in Step 2):

ALBUQUERQUE

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

Step 6. In the appropriate "BUILDING TYPE" and bedroom ("BR") categories below, enter the number of "NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.

The Excel form will calculate TDC limit subtotals for each unit type, and overall TDC limit totals, based on City and State selected at Steps 1 and 2.
If you are completing this attachment manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2011-38.

Definitions

NEW UNITS (Table 6(a)): include all on-site and off-site replacement units.

REHABILITATION UNITS (Table 6(b)): include only existing (i.e., in HUD's inventory) public housing and/or assisted units that are proposed for rehabilitation utilizing Choice Neighborhoods grant funds or other public housing capital assistance.

Building Types

Detached buildings are single-family dwellings.

Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.

Elevator buildings include only those structures with an elevator and four or more floors above ground.

Row House refers to any structure with three or more units that has only vertical common walls.

If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a Walkup.

Walkup buildings include all structures with three or more units that are not classified as Elevator or Row House.

Table 6(a): NEW UNITS (new construction, acquisition, and units to be acquired and rehabilitated)

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 247,773	\$ -
	2BR					\$ 297,047	\$ -
	3BR	2				\$ 355,168	\$ 710,335
	4BR	2				\$ 418,959	\$ 837,919
	5BR	1				\$ 459,521	\$ 459,521
Elevator	1BR	76				\$ 215,696	\$ 16,392,867
	2BR	19				\$ 277,323	\$ 5,269,136
	3BR					\$ 369,764	\$ -
	4BR					\$ 462,205	\$ -
	5BR					\$ 523,832	\$ -
Row House	1BR					\$ 216,975	\$ -
	2BR					\$ 264,279	\$ -
	3BR	2				\$ 325,134	\$ 650,268
	4BR	4				\$ 387,259	\$ 1,549,034
	5BR					\$ 427,899	\$ -
Walkup	1BR	34				\$ 202,949	\$ 6,900,256
	2BR	53				\$ 256,409	\$ 13,589,684
	3BR	17				\$ 337,338	\$ 5,734,751
	4BR					\$ 417,416	\$ -
	5BR					\$ 469,855	\$ -
Subtotal New Units:		210					

Table 6(b): REHABILITATION UNITS (existing public and/or assisted housing units to be rehabilitated)*

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 222,995	\$ -
	2BR					\$ 267,343	\$ -
	3BR					\$ 319,651	\$ -
	4BR					\$ 377,064	\$ -
	5BR					\$ 413,569	\$ -
Elevator	1BR					\$ 194,126	\$ -
	2BR					\$ 249,591	\$ -
	3BR					\$ 332,788	\$ -
	4BR					\$ 415,984	\$ -
	5BR					\$ 471,449	\$ -
Row House	1BR					\$ 195,277	\$ -
	2BR					\$ 237,851	\$ -
	3BR					\$ 292,620	\$ -
	4BR					\$ 348,533	\$ -
	5BR					\$ 385,109	\$ -
Walkup	1BR					\$ 182,654	\$ -
	2BR					\$ 230,768	\$ -
	3BR					\$ 303,604	\$ -
	4BR					\$ 375,675	\$ -
	5BR					\$ 422,870	\$ -
Subtotal Rehab Units:		0					

6(c)

Totals for all New and Rehabilitation Units	210					\$ 52,093,771
---	-----	--	--	--	--	---------------

* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS
FY 2025 Grant Sizing Worksheet

COMPLETE THIS WORKSHEET LAST

Page 3

To determine the maximum grant amount that may be requested in this Choice Neighborhoods Implementation application, enter the requested information. If you are using the Excel form, totals are calculated automatically.

If you are manually calculating the maximum grant amount that may be requested on this attachment, follow the calculation instructions provided below on this worksheet.

6(d) TDC limit, unadjusted (entered automatically from "TDC Limit Calculation")

\$ 52,093,771

(To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)

Step 7. Enter Choice Neighborhoods request for Supportive Services funding.

\$ 1,300,000

(from Sources and Uses Budget)

(Note: request for Supportive Services funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)

Step 8. Enter Choice Neighborhoods request for Critical Community Improvements (CCI) funding.

\$ 2,600,000

(from Sources and Uses Budget)

(Note: request for Critical Community Improvements funding may not exceed 10% of total grant.)

Step 9. Subtotal: TDC limit, adjusted (for Supportive Services and CCI)

\$ 55,993,771

(Total of amounts above: 6(d) + Step 7 + Step 8)

Step 10. Enter all other HUD PH capital assistance proposed for CN development.

(\$ -)

(Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Sources and Uses Budget))

10(a) Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance

\$ 55,993,771

(Step 9 minus amount identified in Step 10)

10(b) Maximum allowable Choice Neighborhoods Implementation Grant

\$26,000,000

(In accordance with provisions of the HUD Choice Neighborhoods NOFO).

10(c) Maximum allowable Choice Neighborhoods Implementation Grant request

\$ 26,000,000

(The lesser of 10(a) (adjusted max. possible grant) and 10(b) (\$26,000,000))

Step 11. Enter the amount of your Choice Neighborhoods Implementation Grant request.

\$ 26,000,000

(If less than maximum allowable grant request, above)

Instructions for Choice Neighborhoods Implementation Grant Budget Form

Note: This file is generally only used to submit an Implementation Grant application. HUD has developed a budget form workbook for use with grantees.

1. Part I

- A. Fill in "Grantee Name", "Grant Number", "Site Name" and "Budget Revision #" above the table.
- B. The remaining cells of the table autopopulate with information from Part II.

2. Part II

Refer to the "Choice Neighborhoods Implementation Grant Budget Guidance" posted to the program website at www.hud.gov/cn for information about how to classify each activity.

- A. Under each BLI list each activity/contract separately. Provide enough detail for your grant management team to understand each activity.
- B. "Current Overall Choice Neighborhoods Implementation Grant Budget" (Column 3) is the amount previously approved by HUD for each activity. If this is Budget Revision #1, enter the budget as proposed in your original grant application.
- C. "Requested Change in Overall Choice Neighborhoods Implementation Grant Budget" (Column 4) is the amount by which you are changing from the previously approved amount for each activity.
- D. "Requested Change in Disbursed Funds (Realignment)" (Column 5) is used if funds were erroneously drawn from LOCCS from the wrong BLI. HUD will use this information to 'realign' the LOCCS draw information.
- E. "Current Authorized Amount" (Column 6) is the amount of funding currently available for draw down (i.e. has been 'spread') in LOCCS for each activity.
- F. "Requested Change in Amount Authorized for Expenditure (Change in Spread)" (Column 7) is the amount by which you are changing the funding available in LOCCS for each activity.
- G. All other cells have formulas and will autopopulate based on your entry in columns 3-7.

3. Complete the form

- A. Review budget totals to make sure budgeted amounts equal the grant amount.
- B. Print Parts I and II.
- C. Authorized Executive Officer signs and dates form on Part I.
- D. Submit completed workbook and signed form to your grant management team. You may submit the signed budget form either via email with a pdf or via mail with a hard copy. In either case, please also email the Excel workbook to your Team Coordinator.

Choice Neighborhoods Implementation Grant Budget

OMB Approval No. 2577-0269
(exp. TBD)

The public reporting for this collection of information relating to the Choice Neighborhoods Implementation Grants is estimated to average 1.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is necessary to provide details on the funds requested by applicants/grantees. The form displays the budgeted amounts, broken down by budget line item, with each use explained in Part II. The requested information will be reviewed by HUD for budget verification and to ensure that the budgeted amounts equal the grant amount awarded. Responses to the collection are required by the appropriation under which the Choice Neighborhoods Implementation grant was funded. The information collected does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Part I: Summary

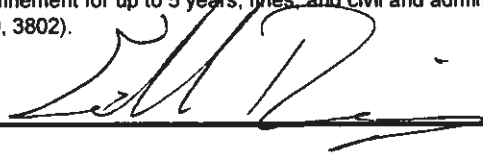
Grantee Name: <u>City of Albuquerque/Albuquerque Housing Authority</u>			CN Grant Number: _____		
Site Name: <u>Choice Neighborhood International District</u>			Budget Revision Number: _____		

Line No.	Summary by Budget Line Item	Revised Overall Choice Neighborhoods Budget for All Project Phases	Previous Authorized Amount of Funds in LOCCS	Requested Changes to LOCCS Authorized Amount in this Revision	HUD-Approved Total Authorized Amount of Funds in LOCCS
1	1405 Supportive Services	\$ 1,300,000.00	\$ -	\$ -	\$ -
2	1408 Management Improvements	\$ 50,000.00	\$ -	\$ -	\$ -
3	1409 Evaluation	\$ 50,000.00	\$ -	\$ -	\$ -
4	1410 Administration	\$ 1,300,000.00	\$ -	\$ -	\$ -
5	1430 Fees and Costs	\$ 690,000.00	\$ -	\$ -	\$ -
6	1440 Site Acquisition	\$ 300,000.00	\$ -	\$ -	\$ -
7	1450 Site Improvement	\$ 6,500,000.00	\$ -	\$ -	\$ -
8	1460 Dwelling Structures	\$ 11,660,000.00	\$ -	\$ -	\$ -
9	1465 Dwelling Equipment-Nonexpendable	\$ 100,000.00	\$ -	\$ -	\$ -
10	1470 Nondwelling Structures	\$ 200,000.00	\$ -	\$ -	\$ -
11	1475 Nondwelling Equipment	\$ 50,000.00	\$ -	\$ -	\$ -
12	1480 Critical Community Improvements	\$ 2,600,000.00	\$ -	\$ -	\$ -
13	1485 Demolition	\$ 1,100,000.00	\$ -	\$ -	\$ -
14	1495 Relocation Costs - Residents	\$ 100,000.00	\$ -	\$ -	\$ -
15	1496 Relocation Costs - Non-Residents	\$ -	\$ -	\$ -	\$ -
16	Total Funds Authorization		\$ -	\$ -	\$ -
17	U2000 Funds held in Reserve		\$ 26,000,000.00		\$ 26,000,000.00
18	Amount of Grant	\$ 26,000,000.00			\$ 26,000,000.00

Signature of Grantee Executive Officer

I/We, the undersigned, certify under penalty of perjury that the information provided on this form is true, accurate and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

X



Date

3-5-2026

Signature of Authorized HUD Official

X

Date

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

	City of Albuquerque/Albuquerque Housing Authority	Budget Revision Number 0	Grant Number 0
	Choice Neighborhood International District		

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

1405	SUPPORTIVE SERVICES						
	Case management services, service contracts	\$ 800,000.00					\$ -
	Supportive Services Project Manager	\$ 500,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 1,300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Percentage of BLI Budget	5%					

1408	MANAGEMENT IMPROVEMENTS						
	Staff training, software	\$ 50,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

1409	EVALUATION						
	Compliance assessment and monitoring	\$ 50,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

1410	ADMINISTRATION						
	Housing Project Manager	\$ 500,000.00					\$ -
	Neighborhood Project Manager	\$ 500,000.00					\$ -

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
	Other administrative (COA and AHA)	\$ 300,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 1,300,000.00	\$ -	\$ -	\$ -	\$ -	
	Percentage of BLI Budget	5%					
1430	FEES AND COSTS						
	Architectural & Engineering	\$ 200,000.00					\$ -
	Zoning and Entitlements	\$ 50,000.00					\$ -
	Environmental reviews	\$ 50,000.00					\$ -
	Legal fees	\$ 100,000.00					\$ -
	Surveys	\$ 20,000.00					\$ -
	Other pre-development costs	\$ 20,000.00					\$ -
	Relocation consultant costs	\$ 50,000.00					\$ -
	Community ambassadors	\$ 100,000.00					\$ -
	Consultants	\$ 100,000.00					\$ -
							\$ -
							\$ -
							\$ -
		\$ 690,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1440	SITE ACQUISITION						
	Land acquisition	\$ 300,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1450	SITE IMPROVEMENTS						
	Earthwork, utilities, other	\$ 6,000,000.00					\$ -
	Off site infrastructure	\$ 500,000.00					\$ -
							\$ -
							\$ -

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 6,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1460	DWELLING STRUCTURES						
	Buildings and Structures	\$ 11,660,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 11,660,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1465	DWELLING EQUIPMENT - NONEXPENDABLE						
	FF&E	\$ 100,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1470	NONDWELLING STRUCTURES						
	Community space	\$ 200,000.00					\$ -
							\$ -

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to
Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1475	NONDWELLING EQUIPMENT						
	Tools and other equipment	\$ 50,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1480	CRITICAL COMMUNITY IMPROVEMENTS						
	Neighborhood projects and amenities	\$ 2,600,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 2,600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1485	DEMOLITION						
	Demolition of Wainwright Manor site	\$ 800,000.00					\$ -
	Demolition of Grove site	\$ 300,000.00					\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 1,100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1495	RELOCATION COSTS - RESIDENTS						
	Hard relocation costs of residents	\$ 100,000.00					\$ -

Choice Neighborhoods Budget: Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8

							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

1496	RELOCATION COSTS - NON RESIDENTS						
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Totals	\$ 26,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	-------------------------	-------------	-------------	-------------	-------------	-------------

Sources and Uses

Uses			
	Phase 1	Phase 2	Total
Land	\$ 1,222,368	\$ 579,348	\$ 1,801,716
Demolition	\$ 400,000	\$ 700,000	\$ 1,100,000
Construction	\$ 39,496,402	\$ 32,656,565	\$ 72,152,967
Professional Fees	\$ 1,080,000	\$ 930,000	\$ 2,010,000
Construction Financing	\$ 3,294,692	\$ 3,200,463	\$ 6,495,155
Perm financing	\$ 405,000	\$ 405,000	\$ 810,000
Soft costs + relocation	\$ 703,959	\$ 640,959	\$ 1,344,918
Reserves	\$ 650,000	\$ 540,000	\$ 1,190,000
Developer Fee	\$ 4,500,000	\$ 4,000,000	\$ 8,500,000
Total Uses	\$ 51,752,421	\$ 43,652,335	\$ 95,404,756

Construction Sources			
	Phase 1	Phase 2	Total
Implementation grant	\$ 11,335,714	\$ 9,364,286	\$ 20,700,000
AHA seller financing	\$ 1,100,000	\$ 521,413	\$ 1,621,413
LIHTC Equity	\$ 4,400,000	\$ 3,600,000	\$ 8,000,000
Construction Loan	\$ 27,000,000	\$ 23,000,000	\$ 50,000,000
Gap Financing	\$ 4,916,706	\$ 5,066,636	\$ 9,983,343
Deferred Dev Fee	\$ 3,000,000	\$ 2,100,000	\$ 5,100,000
Total Sources	\$ 51,752,421	\$ 43,652,335	\$ 95,404,756

Permanent Sources			
	Phase 1	Phase 2	Total
Implementation grant	\$ 11,335,714	\$ 9,364,286	\$ 20,700,000
AHA seller financing	\$ 1,100,000	\$ 521,413	\$ 1,621,413
LIHTC Equity	\$ 22,000,000	\$ 18,000,000	\$ 40,000,000
1st mortgage	\$ 10,900,000	\$ 9,200,000	\$ 20,100,000
Gap Financing	\$ 4,916,706	\$ 5,066,636	\$ 9,983,343
Deferred Dev Fee	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000
Total Sources	\$ 51,752,421	\$ 43,652,335	\$ 95,404,756

Public Reporting Burden Statement: This collection of information is estimated to average 0.75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS APPLICATION INFORMATION

I. ELIGIBLE NEIGHBORHOOD

Name of Neighborhood International District

II. ELIGIBLE APPLICANT

You must provide the following information for the Lead Applicant and, if applicable, the Co-Applicant

Lead Applicant: City of Albuquerque

Type of Eligible Applicant (check one) ☐ Public Housing Agency ☒ Local Government
PHA Code: _____

Mailing Address: PO Box 1293

Executive Officer Name & Title: Gilbert Ramirez Director Health, Housing, Homelessness

Telephone: 505-768-2866 Email: gramirez@cabq.gov

Primary Contact Name & Title: Monica T Montoya Acting Deputy Director

Telephone: 505-768-2734 Email: mtmontoya@cabq.gov

Co-Applicant (if any): Albuquerque Housing Authority

Type of Eligible Applicant (check one) ☒ Public Housing Agency ☐ Local Government
PHA Code: _____

Mailing Address: 1840 University Blvd. SE, Albuquerque, NM 87106

Executive Officer Name & Title: Linda Bridge, Executive Director

Telephone: 505-764-3999 Email: lbridge@abqha.org

Primary Contact Name & Title: Shawn Watson, Choice Neighborhoods Project Manager

Telephone: 505-764-3986 Email: swatson@abqha.org

Co-Applicant UEI: ZMFFGR4BESW5 EIN/TIN: 45-2713956

PRINCIPAL TEAM MEMBERS

Housing Implementation Entity: Albuquerque Housing Authority

Mailing Address: 1840 University Blvd. SE, Albuquerque, NM 87106

Executive Officer Name & Title: Linda Bridge, Executive Director

Telephone: 505-764-3999

Email: lbridge@abqha.org

Primary Contact Name & Title: Valerie Steichen, Housing Development Director

Telephone: 505-764-3925

Email: vsteichen@abqha.org

People Implementation Entity: Albuquerque Housing Authority

Mailing Address: 1840 University Blvd. SE, Albuquerque, NM 87106

Executive Officer Name & Title: Linda Bridge, Executive Director

Telephone: 505-764-3999

Email: lbridge@abqha.org

Primary Contact Name & Title: John Gauthier, Housing Services Director

Telephone: 505-764-3991

Email: jgauthier@abqha.org

Neighborhood Implementation Entity: City of Albuquerque Health, Housing, and Homlessness

Mailing Address: PO Box 1293

Executive Officer Name & Title: Gilbert Ramirez Director Health, Housing, and Homelessness

Telephone: 505-768-2866

Email: gramirez@cabq.gov

Primary Contact Name & Title: Monica T Montoya Acting Deputy Director

Telephone: 505-768-2734

Email: mtmontoya@cabq.gov

III. ELIGIBLE TARGET HOUSING

Your application must focus on severely distressed public housing. See Appendix for definitions of "public housing" and "severely distressed housing."

Provide the following information for each target housing project. List each site separately.

Project #1

Project Name: Grove

PIC AMP Number: AMP100

Physical Street Address 608 Grove St. SE
(include city, state and ZIP) Albuquerque, NM 87108

Unit Information as of Application Date

Total Number of Units in Project	<u>18</u>	Number Occupied	<u>13</u>
Number of Public Housing Units in Project	<u>18</u>	Number Vacant	<u>5</u>

Project #2 (if applicable)

Project Name: Pennsylvania

PIC AMP Number: AMP 100

Physical Street Address 124 Pennsylvania St. SE
(include city, state and ZIP) Albuquerque, NM 87108

Unit Information as of Application Date

Total Number of Units in Project	<u>20</u>	Number Occupied	<u>16</u>
Number of Public and/or Assisted Units in Project	<u>20</u>	Number Vacant	<u>4</u>

Project #3 (if applicable)

Project Name: Wainwright Manor

PIC AMP Number: AMP 100

Physical Street Address 5601 Gibson Blvd. SE
(include city, state and ZIP) Albuquerque, NM 87108

Unit Information as of Application Date

Total Number of Units in Project	<u>60</u>	Number Occupied	<u>54</u>
Number of Public and/or Assisted Units in Project	<u>60</u>	Number Vacant	<u>6</u>

Attachment 2: Eligible Applicant

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

1. Eligible Entity Types

Pursuant to Section II.A.1 of the FY25 Choice Neighborhoods Implementation NOFO (FR-6900-N-34), eligible applicants include city governments and public housing authorities. The City of Albuquerque is a municipal government and qualifies as an eligible entity type “City or Township Government.”

The Albuquerque Housing Authority (AHA) is the duly authorized Public Housing Authority serving the City of Albuquerque and qualifies as an eligible entity type “Public Housing Authority.”

Consistent with Section II.A.1 of the NOFO, the City of Albuquerque and AHA are applying jointly. The City of Albuquerque will serve as the Lead Applicant and Grantee. AHA will serve as the Co-Applicant. This joint structure satisfies the statutory requirement that local governments and PHAs apply jointly for Choice Neighborhoods Implementation funding.

2. Continuity with Prior Choice Neighborhoods Planning Grant

The Target Housing and Target Neighborhood identified in this application were funded under a FY2023 Choice Neighborhoods Planning Grant.

This Implementation application:

- Focuses on the same Target Housing project(s) approved under the Planning Grant.
- Maintains the same HUD-approved Target Neighborhood boundary.
- Builds directly upon the HUD-approved Transformation Plan.

No additional Target Housing projects or units beyond those approved under the Planning Grant are included in this application.

3. Civil Rights Compliance

Pursuant to Section V.A.2 of the NOFO, neither the City of Albuquerque nor the Albuquerque Housing Authority has any outstanding, unresolved judgments for violations of:

- The Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 504 of the Rehabilitation Act of 1973
- Section 109 of the Housing and Community Development Act of 1974
- The Americans with Disabilities Act
- The Violence Against Women Act
- Or substantially equivalent state or local laws

AHA maintains current compliance with a voluntary compliance agreement signed by all the parties. Both entities are in compliance with applicable civil rights requirements and are eligible for federal funding.

4. Application Eligibility Confirmation

This application satisfies the three primary eligibility criteria under Section II of the NOFO:

- Eligible Applicant Entity – City of Albuquerque and Albuquerque Housing Authority applying jointly.
- Eligible Target Housing – Severely distressed public housing project previously included in a Planning Grant.
- Eligible Target Neighborhood – Same HUD-approved neighborhood boundary as the Planning Grant.

The City of Albuquerque affirms that this is the only Choice Neighborhoods Implementation application submitted by the City under this NOFO.

5. Partnership Structure

The City of Albuquerque and the Albuquerque Housing Authority have executed a formal Collaboration Agreement outlining Lead and Co-Applicant responsibilities, financial and administrative roles, housing redevelopment responsibilities, and compliance and reporting obligations. The City will serve as fiscal agent, primary grantee and Neighborhood Implementation Partner. AHA will serve as the Housing Implementation and People Implementation partner.

6. Timely Submission of Applications

The application will be submitted on time.

Attachment 3 – Eligible Target Housing

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

This application focuses on the revitalization of three severely distressed public housing projects—Grove, Pennsylvania, and Wainwright Manor.

Pursuant to Section II.A.2.b.2.a of the FY25 Choice Neighborhoods Implementation NOFO (FR-6900-N-34), the Target Housing projects were part of a FY 2023 Choice Neighborhoods Planning Grant. The application focuses on all three projects and the same units that were included in the Target Housing in the Planning Grant and does not include additional housing projects/units.

Pursuant to Section II.A.2.b.2.b of the FY25 Choice Neighborhoods Implementation NOFO (FR-6900-N-34), Grove, Pennsylvania, and Wainwright Manor meet the definition of “severely distressed housing” as included in the Appendix. See the attached letter from the PHA confirming that it has not done any rehabilitation work that would make the previous Certification of Severe Physical Distress invalid.

Pursuant to Section II.A.2.b.2.c of the FY25 Choice Neighborhoods Implementation NOFO (FR-6900-N-34), the Target Housing projects were not previously funded by a Choice Neighborhoods Implementation Grant.

Target Housing Certification Letter

HUD recognizes that the determination of severe physical distress was certified when the Choice Neighborhoods Planning Grant application was submitted. Thus, your application under this NOFO must include a letter from the PHA confirming that it has not done any rehabilitation work that would make the previous Certification of Severe Physical Distress invalid.

In compliance with the Key Eligibility Criteria included in the FY 2025 HUD Choice Neighborhoods Grant Implementation Grant Notice of Funding Opportunity, the Albuquerque Housing Authority confirms it has not done any rehabilitation work at the Target Housing Sites that would make the previous Certification of Severe Physical Distress invalid. The Target Housing Sites include Grove, Pennsylvania, and Wainwright Manor.

Signature: _____

Name and Title: Linda Bridge, Executive Director

Date: 2/26/26

MAPPING TOOL DATA FOR FY2025 CHOICE NEIGHBORHOODS APPLICANTS

Version – 12/26/2025

Target Name: **International District**

Target Area ID: 7906485

Email of User: vlooney@cabq.gov

Name of Lead Applicant: Virgil Looney

Address of Lead Applicant: 1 Civic Plaza NW Albuquerque New Mexico 87102

Email of Lead Applicant: vlooney@cabq.gov

Name of Target Geography: International District

Name(s) of Target Development(s) and type of eligible housing, as submitted by user to the mapping tool:

Development-1: Wainwright Manor (Public Housing)

Development-2: Grove Apartments (Public Housing)

Development-3: Pennsylvania Apartments (Public Housing)

Development-4:

Estimated number of all housing units in Target Area (Census 2020): 14817

Estimated population in Target Area (Census 2020): 29132

Is the Target Area within a non-metropolitan county? (OMB 2023): No

Is the Target Area within a Metropolitan Statistical Area with population below 500,000? (OMB 2023, PEP 2024): No

Eligible Target Neighborhood:

An eligible neighborhood for Choice Neighborhoods grant funds is a neighborhood with at least 15 percent of the residents estimated to be in poverty or have extremely low incomes. This tool provides the neighborhood poverty/ELI rate for the target neighborhood.

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 40.12

Distress of the Target Neighborhood Rating Factors:

This Mapping Tool provides the data used for two of the rating factors under this subheading. See NOFO for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:

Concentration of Persons in Poverty in Target Area (ACS 2023) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2021).

Maximum of poverty and ELI rate: 40.12

Need for Affordable Housing in the Community Rating Factor:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2021)

Target Area County ratio: 6.22

National ratio: 4.19

Eligibility to Include Tenant Based Vouchers as Replacement Housing:

Refer to section III.G.2.b of the NOFO for information related to the one-for-one replacement of housing requirements.

- (i) Located in a county/parish with a loose rental market?: No
 - a. Rental Vacancy Rate County: 5.20 %
 - b. Average Annual Population Change (2021-2024): -0.18 %

- (ii) Located in a Metropolitan Statistical Area (MSA) or non MSA County where vouchers currently in use are primarily in lower poverty neighborhoods?: Yes
- a. Percentage of vouchers used in Census tracts with no more than 20% poverty/ELI:
- i. Poverty: 44.90 %
- ii. ELI: 52.71 %

Eligible for exception based on factors (i) and (ii): No

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2020) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas.

If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on weighted averages of the estimates of the overlapping areas. The portion of the 2020 housing units located in each Census area serves as the weight for vacancy estimates, while 2020 population serves as the weight for poverty/income estimate calculations. The 2020 housing unit and population data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance in calculating estimates for combined areas

For example, based on a user defined geography, 80 percent of the population in the locally defined neighborhood/community lives in a block group with a poverty rate of 40 percent and 20 percent of the population is in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: $(80\% \times 40\%) + (20\% \times 10\%) = 34\%$.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2023** refers to the US Census American Community Survey 2019-2023 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2020 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.
2. **CHAS 2021** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2017-2021 five-year estimates. See huduser.gov/portal/datasets/cp.html for more information.
3. **Census 2020** refers to block-level 2020 decennial counts of housing units and population.
4. **PEP** refers to the US Census Population Estimates Program data that includes annual estimates of population at the county level. These annual estimates are used to calculate the average change in population over the previous four years. The most recent PEP estimates are from 2024.
5. **PSH 2024** refers to the Picture of Subsidized Housing dataset, which provides counts of assisted households by HUD program and location. This data can be found at: <https://www.huduser.gov/portal/datasets/assthsg.html#2009-2024>.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2023 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2021. The final number included in this report for "poverty rate" is the greater of these two indicators.

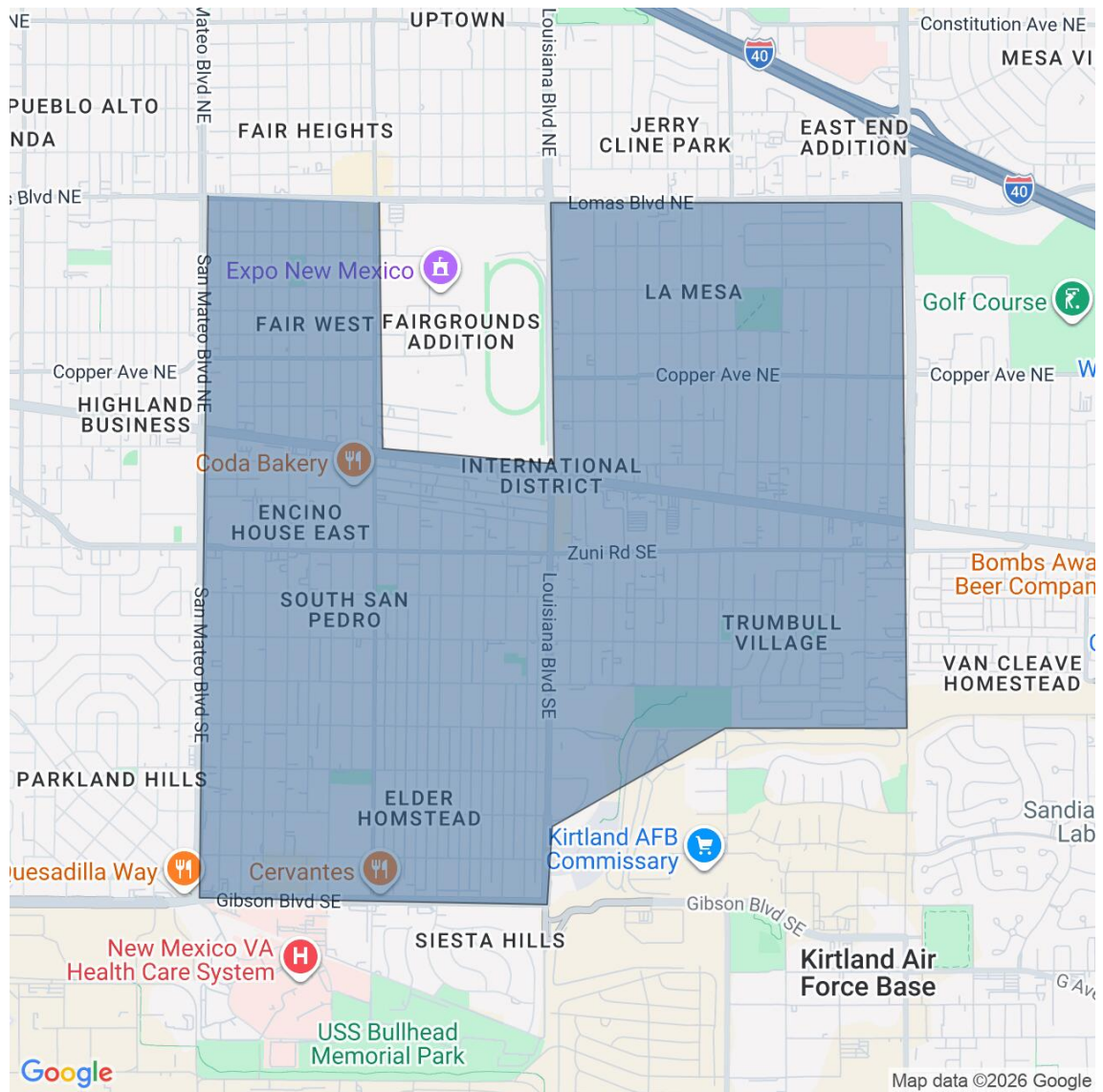
Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2021. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

For Eligibility to Use Tenant Based Vouchers as Replacement Housing:

Under Factor 1, a "loose" rental market is a county/parish with a rental vacancy rate that exceeds the HUD conventional range for a "balanced" rental market by a percentage point or more. The threshold rental vacancy rate for a market depends on the rate of population growth. A slow growth county (<1% per year) would be considered to have a loose rental market if its rental vacancy rate is greater than 5.9%. For moderate (1-2.9% per year) and rapid (>3% per year) growth markets, counties would be classified as having loose rental markets if rental vacancy rates exceed 7.4% or 9.0%, respectively. Data for this calculation come from PEP (population change) and ACS 2023 (rental vacancy). The rate of population change is calculated as the average annual change over with last four years (i.e. 2021 to 2022, 2022 to 2023, and 2023 to 2024.)

Under Factor 2, voucher dispersion is calculated using counts of voucher holders from PSH 2024, while poverty and extremely low income rates are from ACS 2023 and CHAS 2021, respectively. Voucher counts are aggregated at the Census Tract level and MSA level (or County level for non metropolitan counties.) To qualify for this standard, at least 50 percent of all voucher holders within an MSA (or non-MSA county) must reside in Census Tracts with poverty rates (or extremely low income rates) at or below 20 percent.

Project Map Snapshot for 7906485



CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS

Attachment 5: Existing Units, Occupancy, and Vacancy

OMB Approval No. 2501-0044

(exp. 02/28/2027)

Existing Housing Units at the Target Public Housing Site(s) at the Time of Grant Application

<i>Building Type</i>	<i>Size</i>	<i>Number Occupied</i>	<i>Number Vacant</i>	<i>Total Units</i>	<i>Total Bedrooms</i>	<i>Converted to Non-Dwelling</i>	<i>Demo Planned</i>
Row	0 BR						
	1 BR						
	2 BR	2		2	4		2
	3 BR		1	1	3		1
	4 BR						
	5 BR						
	6 BR						
	Total	2	1	3	7		3

Detached/ Semi-Detached	0 BR						
	1 BR						
	2 BR	8	3	11	22		11
	3 BR	12	5	17	51		17
	4 BR	6		6	24		6
	5 BR	1		1	5		1
	6 BR						
	Total	27	8	35	102		35

Walkup	0 BR						
	1 BR						
	2 BR						
	3 BR						
	4 BR						
	5 BR						
	6 BR						
	Total						

Elevator	0 BR						
	1 BR	54	6	60	60	2	60
	2 BR						
	3 BR						
	4 BR						
	5 BR						
	6 BR						
	Total	54	6	60	60	2	60

Grand Total		83	15	98	169	2	98
--------------------	--	-----------	-----------	-----------	------------	----------	-----------

Public Reporting Burden Statement: This collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

HUD-53234 (5/2025)

CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS

Attachment 6A: Planned Units

OMB Approval No. 2501-0044

(exp. 02/28/2027)

Replacement Housing - Unit Types	On-Site	Off-Site (inside neighbor hood)	Off-Site (outside neighbor hood)	Total
PBV Only				0
PBV/LIHTC	76	22		98
RAD only				0
RAD/LIHTC				0
Tenant-based Vouchers (if allowable per one-for-one replacement requirement)				0
PBV by Others				0
Total	76	22	0	98

Non-Replacement CN funded Affordable Housing (up to 120% AMI)	On-Site	Off-Site (inside neighbor hood)	Off-Site (outside neighbor hood)	Total
Affordable Rental	10	10		20
Affordable Homeownership				0
Total	10	10	0	20

Non-Replacement Rental Housing w/ Other Funding	On-Site	Off-Site (inside neighbor hood)	Off-Site (outside neighbor hood)	Total
LIHTC	21	50		71
CDBG, HOME, other subsidy up to 80% AMI				0
Workforce				0
No Income Restrictions (Market)	11	10		21
[Other - replace with description]				0
[Other - replace with description]				0
Total	32	60	0	92

Homeownership w/ Other Funding	On-Site	Off-Site (inside neighbor hood)	Off-Site (outside neighbor hood)	Total
Income Restricted				0
No Income Restrictions (Market)				0
Total	0	0	0	0

Replacement Housing - Bedrooms	Number of Units Planned	Total BRs
Studio		0
1BR	60	60
2BR	13	26
3BR	18	54
4BR	6	24
5BR	1	5
6BR		0
Total	98	169

Total Units Planned	210
---------------------	-----

CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS

Attachment 6B: Planned Units by Phase to be developed by HIE

OMB Approval No. 2501-0044

(exp. 02/28/2027)

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Total
	Phil Chacon/ Dallas/ Grove	Wainwright Manor	[enter phase name]	[enter phase name]	[enter phase name]	[enter phase name]	[enter phase name]	

RENTAL UNIT TYPES

Replacement Housing								
PBV Only								0
PBV/LIHTC	38	60						98
RAD only								0
RAD/LIHTC								0
PBV by Others								0
Non-Replacement Housing								
CN-funded Affordable (up to 120% AMI)	10	10						20
LIHTC	57	14						71
CDBG, HOME, other subsidy up to 80% AMI								0
Workforce								0
No Income Restrictions (Market)	10	11						21
[Other - replace with description]								0
[Other - replace with description]								0
[Other - replace with description]								0
Total	115	95	0	0	0	0	0	210

HOMEOWNERSHIP UNIT TYPES

CN funded								0
Non-CN funded, Income Restricted								0
No Income Restrictions (Market)								0
Total	0	0	0	0	0	0	0	0

Note:

- (1) CN requires replacement units be developed in mixed-income projects.
- (2) Rental and Homeownership units cannot be listed in the same phase.

HUD-53234 (5/2025)

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS
One-for-One Replacement Certification

As part of your application for Choice Neighborhoods Implementation Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: City of Albuquerque

Name of Target Public Housing Site(s):

Grove, Pennsylvania, and Wainwright Manor

One-for-One Replacement of Existing Units. Each Transformation Plan must provide for the one-for-one replacement of units in the target housing project in accordance with the requirements stated in the NOFO.

I certify that the Choice Neighborhoods One-for-One Replacement requirement will be met.

As of grant application deadline:

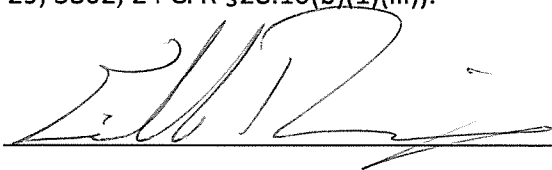
Number of public housing units standing: 98

Number of bedrooms in the public housing units: 169

Name of Lead Applicant Executive Officer: Gilbert Ramirez

Title: Director Health, Housing, and Homelessness

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

Signature: 

Date: 3-3-26

Public Reporting Burden Statement: This collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

Attachment 8: RAD Documentation

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

The Albuquerque Housing Authority has not applied for or received a RAD Commitment to enter into a Housing Assistance Payments Contract (CHAP), nor received a RAD Conversion Commitment (RCC) for any of the Target Housing Sites.

CHOICE NEIGHBORHOODS – IMPLEMENTATION GRANTS
Resident and Community Involvement Certification

This collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th Street SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provided will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including the administrative and civil money penalties specified under 24 CFR § 4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. § 552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

Lead Applicant: City of Albuquerque

Name of Target Public Housing Site(s):

Grove, Pennsylvania, and Wainwright Manor

Resident Involvement requirement:

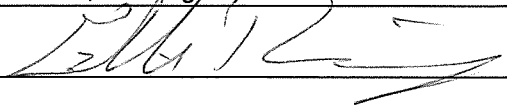
In accordance with section 24(e)(2)(D) of the 1937 Act, applicants must involve affected residents and other stakeholders at the beginning and during the planning process for the transformation program, prior to the submission of an application. You are required to involve the affected public and/or assisted housing residents in the planning process and implementation of your Transformation Plan. This involvement must be continuous from the beginning of the planning process through the implementation and management of the grant, if awarded.

I certify that the Resident and Community Involvement requirement, as detailed in the NOFO, has been met.

I/We, the undersigned, certify under penalty of perjury that the information provided on this form is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Lead Applicant Executive Officer: Gilbert Ramirez

Title: Director Health, Housing, and Homelessness

Signature:  Date: 3-3-20

Dates of Resident Meeting(s): 8/8/24, 10/19/24, 1/29/25, 4/3/25, 6/14/25, 10/18/25, 2/26/26

Date(s) of Public Meeting(s): 8/8/24, 10/19/24, 1/29/25, 4/3/25, 6/14/25, 10/18/25, 2/26/26



City of Albuquerque
Department of Health, Housing & Homelessness

Gilbert Ramirez, Director

Timothy M. Keller, Mayor

Date: March 3, 2026

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Choice Neighborhoods Program

Re: Partnership and Joint Venture Certification
FY2025 Choice Neighborhoods Implementation Grant Application

To Whom It May Concern:

Pursuant to the requirements of the FY2025 Choice Neighborhoods Implementation Grant Notice of Funding Opportunity, this letter certifies the roles and responsibilities of the Principal Team Members for the City of Albuquerque's application.

The City of Albuquerque Health, Housing and Homelessness Department (HHH), led by Director Gilbert Ramirez, serves as:

- The Lead Applicant
- The Neighborhood Lead

HHH will be responsible for:

- Overall grant compliance and reporting to HUD
- Financial management and oversight of grant funds
- Convening and coordinating all Principal Team Members
- Implementation of the Neighborhood Plan
- Cross-sector alignment with City departments and external partners
- Monitoring performance metrics and outcomes
- Ensuring adherence to HUD regulations and NOFO requirements

HHH affirms that it will not dismiss or replace any Principal Team Member, nor materially alter the roles and responsibilities described herein, without prior written approval from HUD.

The Albuquerque Housing Authority (AHA), led by Executive Director Linda Bridge, serves as:

- The Co-Applicant
- The Housing and People Lead
- The Housing Implementation Entity

AHA will be responsible for:

- Implementation of the Housing & People Plans

- Day-to-day activities related to development, rehabilitation, and replacement housing
- Procurement and management of development partners
- RAD, Section 18, PBV, LIHTC, and other housing finance structuring (as applicable)
- Resident relocation planning and implementation
- Compliance with all applicable public housing and voucher regulations
- Coordination with HUD's local field office on housing approvals

AHA affirms that it is responsible for implementing the day-to-day activities related to development of the Housing Plan and that it has the operational capacity and legal authority to fulfill this role.

We certify that the above statements are true and correct and that the City of Albuquerque Health, Housing and Homelessness Department and the Albuquerque Housing Authority agree to the roles and responsibilities described herein.

Respectfully,



Gilbert Ramirez

Director

City of Albuquerque Health, Housing and Homelessness Department

Date: 3-3-26



Linda Bridge

Executive Director

Albuquerque Housing Authority

Date: 3/3/2026

**Attachment 11: Site Control for Target Housing and Replacement Housing Sites to be
Developed by the Housing Implementation Entity
Choice Neighborhoods Implementation Grant – FY25**

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

The Albuquerque Housing Authority (AHA), as the Co-Applicant and the Housing Implementation Entity, certifies that it has site control for the target housing sites of Grove, Pennsylvania, and Wainwright Manor. AHA owns all the properties through fee simple ownership, including land and buildings, and will maintain site control through the later of the end of the grant term or until all replacement housing is built/rehabbed, unless otherwise approved by HUD.

AHA has site control of the following parcels:

- Grove: 608 Grove St. SE, Albuquerque, NM 87108
- Pennsylvania: 124 Pennsylvania St. SE, Albuquerque, NM 87108
- Wainwright Manor: 5601, 5605, and 5609 Gibson Blvd. SE, Albuquerque, NM 87108

Name and Title: _____ Linda Bridge, Executive Director _____

Signature: _____


Date: _____ 3/2/2026 _____



**City of Albuquerque
Department of Health, Housing & Homelessness**

Gilbert Ramirez, Director

Timothy M. Keller, Mayor

Date: March 3, 2026

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Choice Neighborhoods Program**

**Re: Certification of Site Control
FY2025 Choice Neighborhoods Implementation Grant Application**

To Whom It May Concern:

Pursuant to the requirements of the FY2025 Choice Neighborhoods Implementation Grant Notice of Funding Opportunity (FR-6900-N-34), the City of Albuquerque hereby certifies that it has fee simple ownership and site control of the following parcels identified in the Transformation Plan:

Replacement Housing Site

1. 552 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque
2. 548 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque
3. 544 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque
4. 540 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque
5. 536 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque
6. 532 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque
7. 528 Dallas St SE, Albuquerque, NM 87108
 - a. Site Control Method: Fee Simple Ownership held by the City of Albuquerque

8. Approximately three (3) acre parcel located on the east side of Phil Chacon Park, Albuquerque, NM (formal address and legal description pending completion of land survey).

The City of Albuquerque certifies that:

1. It owns the above-referenced properties in fee simple as of the application due date.
2. It will maintain site control or will provide site control to Albuquerque Housing Authority in compliance with the terms of the grant.
3. The City understands that failure to provide acceptable certification of site control may result in disqualification of the application.
4. The City understands that if HUD determines after making an award that site control is not as certified, HUD reserves the right to rescind the grant award.

The City further affirms that, consistent with the Transformation Plan, the City anticipates conveying certain parcels to the Albuquerque Housing Authority (AHA) for purposes of implementing the Housing Plan upon securing appropriate development financing and approvals. Any such conveyance will occur in compliance with all applicable federal, state, and local requirements and will not result in a lapse of site control as required under the NOFO.

This certification is executed by the following authorized official: the Director of the City of Albuquerque's Health, Housing, Homelessness Department.

Respectfully,



Gilbert Ramirez

Director

City of Albuquerque Health, Housing and Homelessness Department

Date: 3 - 5 - 2026

Attachment 12: Threshold Narrative

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

A. Threshold Review

1. Eligible Applicant

The City of Albuquerque, through its partnership with the Albuquerque Housing Authority (AHA), is an eligible applicant for the FY2025 Choice Neighborhoods Implementation Grant. As documented in Attachment 2: Applicant Eligibility Documentation, the City of Albuquerque serves as the Lead Applicant in partnership with AHA, the public housing authority that owns and operates the target housing properties. This partnership satisfies HUD’s eligibility requirements for Choice Neighborhoods Implementation Grants, which allow applications submitted jointly by a local government and a public housing authority responsible for the target housing site.

2. Resolution of Civil Rights Matters

The City of Albuquerque (COA) and Albuquerque Housing Authority (AHA) do not have any unresolved civil rights matters.

- a. The COA and AHA do not have any notices of judgment imposed against them for violations of the Fair Housing Act or substantially equivalent state or local fair housing

law or Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Americans with Disabilities Act, or the Violence Against Women Act or substantially equivalent state or local laws that are not resolved to HUD's satisfaction.

- b. AHA maintains current compliance with a voluntary compliance agreement signed by all the parties.

3. Timely Submission

The application will be submitted on time.

4. Separability

This application targets the entirety of the Target Housing Sites for redevelopment. This includes 98 existing units at Grove, Pennsylvania, and Wainwright Manor.

5. Number of Applications

The City of Albuquerque and Albuquerque Housing Authority affirm that this is the only Choice Neighborhoods Implementation application submitted under this NOFO.

6. Relation to Rental Assistance Demonstration (RAD) Applicants

The Albuquerque Housing Authority has not applied for or received a RAD Commitment to enter into a Housing Assistance Payments Contract (CHAP), nor received a RAD Conversion Commitment (RCC) for any of the Target Housing Sites.

Attachment 13: Introduction

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

A. Introduction

The International District Choice Neighborhood Transformation Plan envisions a connected, healthy community that reflects its cultural identity while strengthening relationships between residents and neighborhood assets. By enhancing public spaces, improving access to local resources, and expanding economic opportunities, the Plan supports the International District as a vibrant place to live. Through stronger local connections, safe and welcoming open spaces, and expanded pathways to wellness, education, and employment, this vision promotes long-term neighborhood stability and opportunity. The Plan centers on the redevelopment of 98 public housing units at AHA's Wainwright Manor, Grove Apartments, and Pennsylvania Apartments, needed investments in the surrounding International District (ID) neighborhood, and service provision and case management for AHA residents at the target housing sites.

This community vision is organized around the following revitalization themes, integrating the Plan's core elements of People, Housing, and Neighborhood:

- **Connected**

A connected community strengthens relationships among residents and highlights the International District's cultural identity and heritage. It emphasizes improved links between homes, services, and neighborhood assets. Connected Community focuses on:

- A strong and recognizable identity for the International District
- Safe, accessible connections through local streets, alleyways, and nearby destinations
- Active, inviting parks and community spaces
- Healthy

A healthy community provides access to safe, efficient, and well-maintained housing while supporting resident well-being. Healthy Community focuses on:

- Access to health and wellness services, including support for unhoused neighbors
- Safe and well-designed open spaces that encourage everyday use
- Reliable access to fresh food resources

- Thriving

A thriving community offers residents opportunities for personal growth, education, employment, and long-term stability. Thriving Community focuses on:

- Strong connections between residents and local resources and services
- Increased community stewardship in shared neighborhood spaces
- Safe, well-designed environments that support all residents

Neighborhood Description

The International District is bounded by San Mateo Boulevard to the west, Wyoming Boulevard to the east, Lomas Boulevard to the north, and Gibson Boulevard and Kirtland Air Force Base to

the south. The neighborhood boundaries remain the same from the Choice Neighborhoods Planning Grant to maintain continuity, and they reflect what the residents of the neighborhood and the city commonly understand as the International District. Although in the ID, the planning area excludes Expo New Mexico since the land is owned by the State of New Mexico. The ID includes multiple areas— South San Pedro, Elder Homestead, Trumbull Village, La Mesa, and Fair West—which encompass approximately 2,000 acres.

The International District is in southeast Albuquerque and is bordered by Kirtland Air Force Base, Sandia National Labs, Expo New Mexico, the VA Healthcare System, and Albuquerque Sunport. Portions of the ID fall within the Near Heights Metropolitan Redevelopment Area. The Nob Hill neighborhood lies to the west, with Downtown Albuquerque a 15-minute drive away. The neighborhood is located south of Interstate 40 and east of Interstate 25. The University of New Mexico (UNM), UNM Hospital, and Central New Mexico Community College (CNM) are between the ID and Downtown. The Albuquerque Rapid Transit (ART) line runs east-west along Central Avenue and north-south along Louisiana Boulevard, connecting the International District to key areas with stops at San Mateo, Louisiana, Wyoming, Lomas, and the Uptown Transit Center. Various areas in the ID are served by approximately 11 additional bus routes. The ID's connectivity, especially via Central Avenue, enhances access to employment, education, and services.

Neighborhood assets are clustered all throughout the district; however, the most exist along Central Avenue (Historic Route 66). The most prevalent assets in this area are faith-based organizations and government related services. The International District has six schools within its boundaries, mostly located on the southern portion of the district. The public schools are Community Schools—a partnership with Albuquerque Public Schools, City of Albuquerque,

Bernalillo County, and others—that focus on the integration of academics, health and social services and youth, family and community engagement, as a strategy to improve student learning and facilitate stronger families and healthier communities. The elementary and middle schools exist near several parks, the largest being Phil Chacon Park which extends from Gibson Boulevard to Southern Avenue. At the heart of the community along Central Avenue are several assets such as the International District Library and the Albuquerque Fire Station 5.

The East Mesa area, where the International District is located, primarily began to develop during the mid-20th century as Albuquerque's population boomed. Federal government projects brought development east in the 1930s, and during the 1940s, Kirtland Air Force Base (KAFB) and Sandia National Laboratories, immediately south of the International District, added jobs to the area and the need for additional housing increased. This proximity to the base spurred the platting of neighborhoods and the planning of commercial centers. Many single-family homes were built throughout the ID as well as many low-density multi-family buildings developed, especially in the Trumbull Village and La Mesa areas. In addition, Route 66, rerouted to Central Avenue in 1937, played a significant role in the area's development during the 1940s and 1950s, making it a vibrant community. The shift in housing dynamics began in the 1970s when KAFB started housing military personnel on base, leading to a decrease in service members living in the district's multi-family post-war housing. The introduction of the Interstate Highway System further drew travelers away from Route 66, contributing to changes in the area's development. In the 1970s, the federal government, working with Catholic Charities, began relocating Vietnamese refugees to the area, which later welcomed refugees from Central America and African nations. In 2009, the City of Albuquerque, Bernalillo County, and State of New Mexico designated the neighborhood as the International District. This name change reflected both the

diverse population of the area as well as neighbors' hopes to replace its informal "War Zone" name.

The International District benefits from strong community organizations, active libraries, faith-based programs, stable affordable housing, and a wide range of cultural food and business establishments. The International District is home to the most diverse population in the Albuquerque metropolitan area, including long-time residents, recent immigrants, and the largest concentration of Native Americans outside of tribal areas in New Mexico. Residents express strong neighborhood pride, and parks and public facilities are valued assets.

However, the area faces notable challenges, including safety concerns, homelessness, public drug use, limited access to fresh food, infrequent transit service, traffic and circulation issues, and persistent poverty. Aging infrastructure, few third spaces for gathering, and underutilized and vacant properties also affect daily life. These conditions highlight opportunities for reinvestment and improved neighborhood services.

Assets:

- The International District Library
- Strong community pride and identity
- Wide range of cultural food and businesses
- Access to public transit
- Affordable housing

The International District has seen many recent investments in its recreational assets. The neighborhood has seven parks—most are smaller parks but two are larger and adjacent to

community centers. Phil Chacon Park, in Trumbull Village, is the largest park in the International District and renovations were completed in summer 2025. The upgrades include a new playground, sports court, community garden, orchard, pump track, public art, and more.

Upgrades to the playground and the addition of a splash pad were completed in recent years at Wilson Park and Wilson Pool in South San Pedro, a couple blocks from Wainwright Manor.

In 2022, the City also completed the International District Library on Central in the heart of the neighborhood. A well-used community resource, the ID Library includes large meeting rooms for hosting neighborhood events, study rooms, computers and printing services, book clubs, crafting events, family story time, and much more. In fall 2025, the City broke ground on the International District Library Park, on a vacant lot directly east of the library. Plans for the ID Library Park include a community food forest, turf field, space for food vendors, and many more amenities. The neighborhood is also served by the smaller San Pedro Library. In addition to the gathering space for community at the International District Library, there are also two community centers in the neighborhood—Cesar Chavez Community Center in Trumbull Village and Mesa Verde Community Center in La Mesa—that include sports facilities and programming.

There are many social assets that establish well-functioning social interactions in the ID. A crucial social asset are the individuals and organizations who serve community members in varying capacities—providing direct services to unsheltered neighborhoods, finding creative solutions to housing community members in need, providing resources to local entrepreneurs, and everything in between. Many of these individuals and organizations are already connected to each other and collaborate to share resources and meeting spaces. This existing connectivity reflects the dedication to serving those in the ID, and the presence of community leadership makes the target neighborhood a prime area for strategic community-based development.

Challenges:

- Homelessness
- Public drug use
- Traffic and access challenges
- Lack of quality infrastructure and third spaces
- Few public gathering areas
- Limited access to fresh food due to grocery store closures

Area residents deal with unequal economic, educational, and health outcomes compared to most other areas of the city. Before it was designated as the International District, the area was known as the “War Zone.” Policing and crime, especially in the 1990s, led to interventions in the built environment, such as rudimentary traffic circles and other barricades, to divert and slow traffic on the gridded streets. While the name of the neighborhood has changed, perceptions of the area largely have not. Some still refer to it as the War Zone since crime levels remain high and individual outcomes often remain the same despite the name change and government investments in more recent years.

There is ongoing work needed to repair and revitalize the physical assets in the International District. There have been investments by the City and State to address road safety, lighting, and sidewalk repairs although community members express frustrations about the lack of urgency in addressing unsafe conditions. There are vacant, abandoned, and substandard residential and commercial buildings that present opportunities to find new community-serving uses.

However, this area has also had invested residents who have organized for decades to address these perceptions and work in service of making the neighborhood better for their community. There have been many efforts over the years to plan for the ID. Led by public and private entities, they have spanned a variety of topics from health equity to utilizing vacant lots. While these efforts were with good intentions, community members have expressed frustration about lack of results from these planning processes, especially when they have spent their own time and resources to participate.

The International District is one of the most diverse areas in Albuquerque. It also has some of the highest levels of crime and poverty. While there have been public investments in recent years, the ID continues to face many of the same outcomes that have persisted for decades.

Like most neighborhoods in Albuquerque, the ID's commercial corridors are segregated from residential land uses, which can limit the viability of these commercial uses. The corridors, including Central, San Mateo, San Pedro, and Wyoming, suffer from economic disinvestment. They are primarily characterized by neighborhood-serving retail, local restaurants and fast-food chains, auto repair shops, and motels along Central Avenue. In spring 2023, a Walmart located just south of San Mateo Blvd. closed, leaving the neighborhood with limited grocery store options. Other lots along the main commercial corridors include vacant buildings or empty lots.

The ID has one of the highest rates of vacant, abandoned, and substandard residential properties in the city. Larger vacant sites are clustered along Zuni Road and Central Avenue, with smaller parcels spread throughout the residential areas of the neighborhood. While housing is generally more affordable in this neighborhood, some community members have reported sky-rocketing rents over the past few years, even though the condition of most buildings remain unchanged. Tenants fear landlord retaliation for speaking up about these unhealthy, unsafe living conditions.

Nearly 4,500 households in the ID earn incomes below the poverty level. Citywide, 16% of households have a household income lower than the poverty level. In the International District, 37% of households (roughly 4,450 households in total) have a household income lower than the poverty level. Generally, the Census block groups with the highest concentrations of households with incomes below the poverty level are in the Trumbull Village area (tracts 9.07 and 9.08). In those tracts, 48% and 46% of households have incomes below the poverty level, respectively. Two of the target housing sites, Grove and Pennsylvania, are located in Trumbull Village as are the planned housing sites at Dallas and Phil Chacon Park, which will both provide needed affordable housing and continue to catalyze needed investments in the area.

Key areas for new and future development in the International District include Kathryn and San Mateo, Central and San Mateo, and the New Mexico State Fairgrounds, each offering opportunities to increase the housing supply and strengthen nearby amenities. At both sites on San Mateo, work is underway to expand housing opportunities in the neighborhood, which is important for maintaining overall affordability and creating more housing options.

At Kathryn and San Mateo, Sol Housing, a local affordable housing developer, is developing approximately 92 rental units serving a mix of seniors and families. The unit mix will include one-, two-, and three-bedroom apartments. In addition to providing housing, Cosecha will feature ground floor commercial space with around 2,500 square feet allocated for neighborhood-serving retail or small business use designed to activate street life and support local economic activity. Further, the project is adjacent to the future grower's market, a project championed by City Councilor Nichole Rogers. The new market space will prioritize easy access to healthy, affordable food to address food access needs in the neighborhood.

At the northeast corner of Central and San Mateo, development of Park Central is underway on an approximately 10-acre site. The total project site could deliver approximately 300–350 housing units, along with ground-floor commercial space to support neighborhood-serving retail and services. Its location along a key transit corridor positions the development to advance transit-oriented goals and expand access to housing near employment, public facilities, and community amenities. The City and the Metropolitan Redevelopment Agency (MRA) are working with the development team on financing, incentives, and site planning. The project is expected to include structured parking, pedestrian-oriented open spaces, and range of unit sizes and affordability options to serve varying household needs. The City has committed \$2 million in direct support and approved a redevelopment tax abatement that will provide an estimated \$744,000 in post-development savings to help facilitate the conversion of the first tower: Serenade at Park Central, a former 10-story office building offering 110 residential units (studios and 1-bedroom) led by primary developer Silverstone Equity Partners. This phase includes 41 affordable units reserved for households earning at or below 80% AMI. The second tower remains under evaluation for a future phase, offering additional long-term capacity for housing or complementary mixed-use development.

The New Mexico State Fairgrounds is a 200-acre property bounded by Lomas Boulevard, Central Avenue, Louisiana Boulevard, and San Pedro Drive. The State of New Mexico has initiated a comprehensive master-planning process to guide the long-term transformation of the site into a mixed-use district with new housing, commercial uses, public amenities, and improved connections to surrounding neighborhoods. In 2025, the State awarded a master-planning contract to Stantec, launched public engagement, and began evaluating multiple redevelopment scenarios. In October 2025, the Fairgrounds District Board approved a \$67.8 million pre-development plan

that includes major infrastructure improvements, pedestrian upgrades, and the creation of a 10-acre public park with green space, plazas, trails, and stormwater amenities. This early investment lays the groundwork for future mixed-income housing, expanded open space, and redevelopment opportunities throughout the site varying from 40-120 acres for mixed-use redevelopment area. In December 2025, an additional \$22 million bond was approved for land acquisition. The master plan explores a range of concepts integrating residential development, neighborhood serving commercial space, entertainment venues, and enhanced mobility infrastructure. The redevelopment of the Fairgrounds represents one of the most significant long-term opportunities to introduce substantial new housing, strengthen the Central Avenue corridor, and improve connectivity and amenities within the International District. In 2026, the New Mexico Legislature appropriated \$30 million toward housing at the Fairgrounds site.

The market study, completed in 2025, defines the International District's Primary Market Area (PMA) as a dynamic urban environment with significant housing and commercial redevelopment potential. The PMA includes surrounding neighborhoods with similar demographic and economic characteristics, making it a relevant comparison for future growth trends. The area has a high demand for affordable rental housing due to rising population growth, an aging housing stock, and increasing housing costs. Market trends indicate a strong need for new multi-family housing developments, workforce housing, and mixed-income projects. Retail demand within the PMA also remains strong, particularly for restaurants, grocery stores, pharmacies and drug stores. The study suggests that strategic investment in commercial corridors, such as San Mateo Boulevard and Central Avenue, could attract new businesses and improve overall economic stability.

The retail market analysis indicates a \$36 million gap in unmet retail demand, with strong opportunities for grocery stores, pharmacies, and dining establishments. This represents money

that residents are spending outside of the International District. Despite economic challenges, retail development in the International District has significant growth potential, particularly in neighborhood-serving businesses. The study highlights San Mateo Boulevard, Central Avenue, and the New Mexico State Fairgrounds as prime locations for mixed-use commercial development.

A substantial portion of the International District neighborhood is located within the Near Heights Metropolitan Redevelopment Area (MRA). The goals of the Near Heights MRA Plan are to revitalize blighted commercial corridors, enhance small business development and job creation, stabilize low-income neighborhoods, and increase affordable housing. Additionally, the City's Metropolitan Redevelopment Agency has programs that can incentivize development, such as the Tax Abatement Program and Impact Fee Waiver. Further, the City's Integrated Development Ordinance (IDO) incentivizes mixed-use development through height bonuses along corridors or in developments that incorporate ground floor commercial, workforce housing, or podium-style parking.

Neighborhood Data

The International District is served by the Albuquerque Police Department Southeast (SE) Area Command. Although only 6.7 percent of Albuquerque's population resides in this District, 13 percent of calls for services come from the SE. The International District is disproportionately affected by violent crime: 27 percent of homicides, 37.3 percent of non-fatal shootings with injury, 22.2 percent of aggravated assaults, 19.9 percent of carjackings, 23.6 percent of robberies, and 20 percent of non-fatal shootings without injury. Of the 12,444 addresses in the SE, 10.99 percent (1,367) had one or more violent crime incidents; 3.7 percent (461) had two or more violent crime incidents, 0.87 percent (108) had five or more violent crime incidents, and 0.27

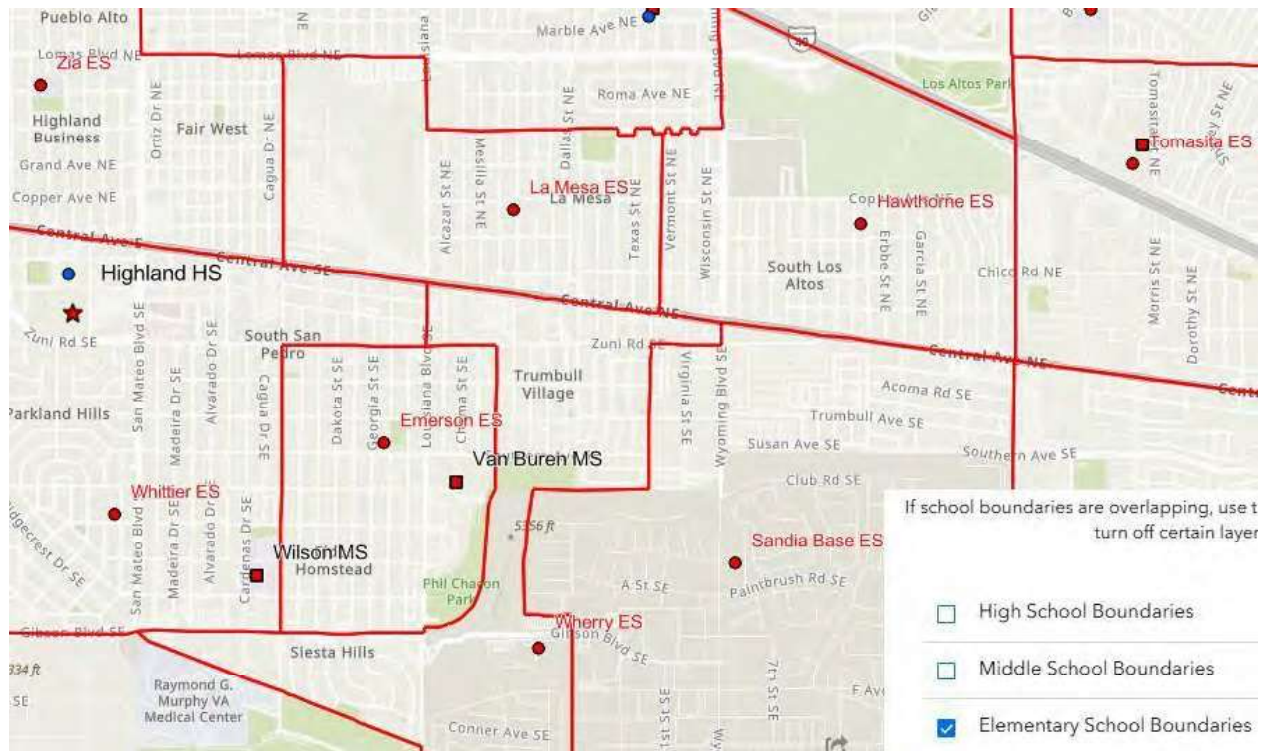
percent (34) had ten or more violent crime incidents (2014-2016) (“Albuquerque, New Mexico.” *International Association of Chiefs of Police*, 2018, www.theiacp.org/albuquerque-new-mexico).

Within the boundaries, the International District has two public elementary schools, Emerson ES and La Mesa ES, and two public middle schools, Van Buren MS and Wilson MS. All of these schools are in the Highland High School district, which is located on Zuni Road, just west of San Mateo Boulevard, outside of the boundary. However, residents of the International District are also served by many other elementary and middle schools that are located outside of the ID boundaries, including Whittier ES, Wherry ES, Sandia Base ES, Hawthorne ES, Zia ES, Mark Twain ES, Hayes MS, Grant MS, and Jefferson MS.

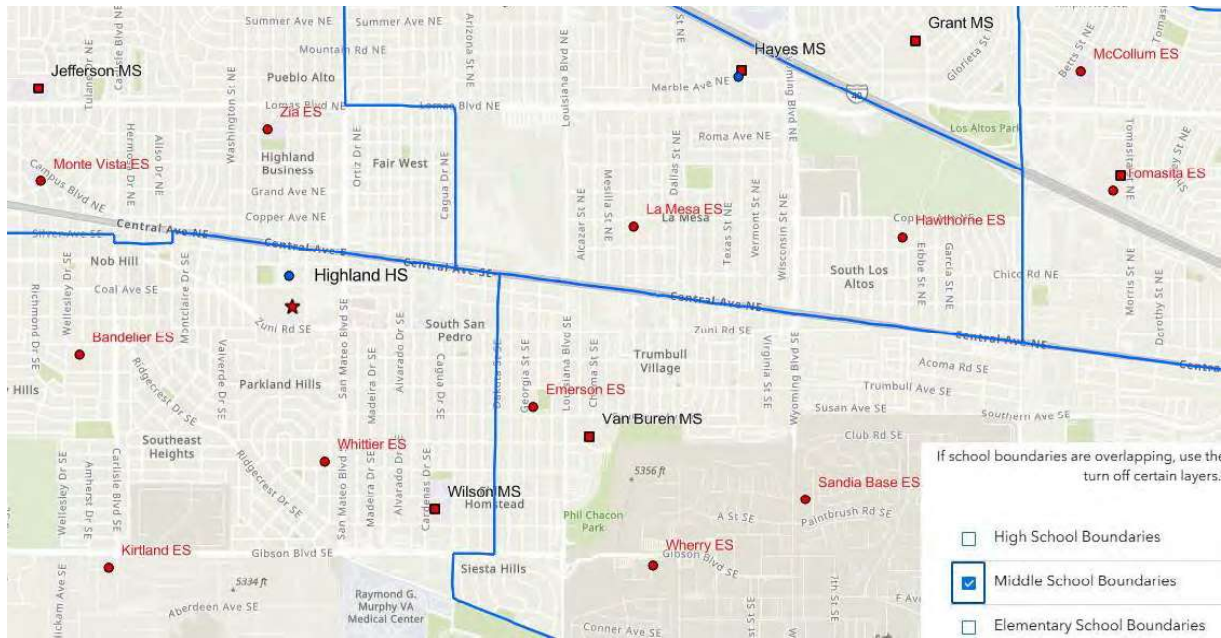
In the 2025-2026 school year, the population of Emerson ES is 341 and La Mesa ES is 358 students. There are 324 students enrolled at Van Buren MS and 302 at Wilson MS. At Highland High School, the enrollment for the current school year is 964 students (APS Dashboard, Enrollment and Demographic Information).

For the 2024-2025 school year, English Language Arts (ELA) Proficiency was 21.8% and Mathematics was 5.6% at Emerson ES. At La Mesa ES, ELA Proficiency was about 16% and Mathematics was 4.3%. For Wilson MS, the percentage of students with ELA Proficiency was 20.1% and 7.3% for Mathematics. At Van Buren, ELA Proficiency was 16.3% and Mathematics Proficiency was 7.3%. At Highland High School, the percentage of ELA Proficiency was 31.3% with 9.1% Proficiency in Mathematics (APS Dashboard, SAPR School Profiles, State Summative Assessment Results).

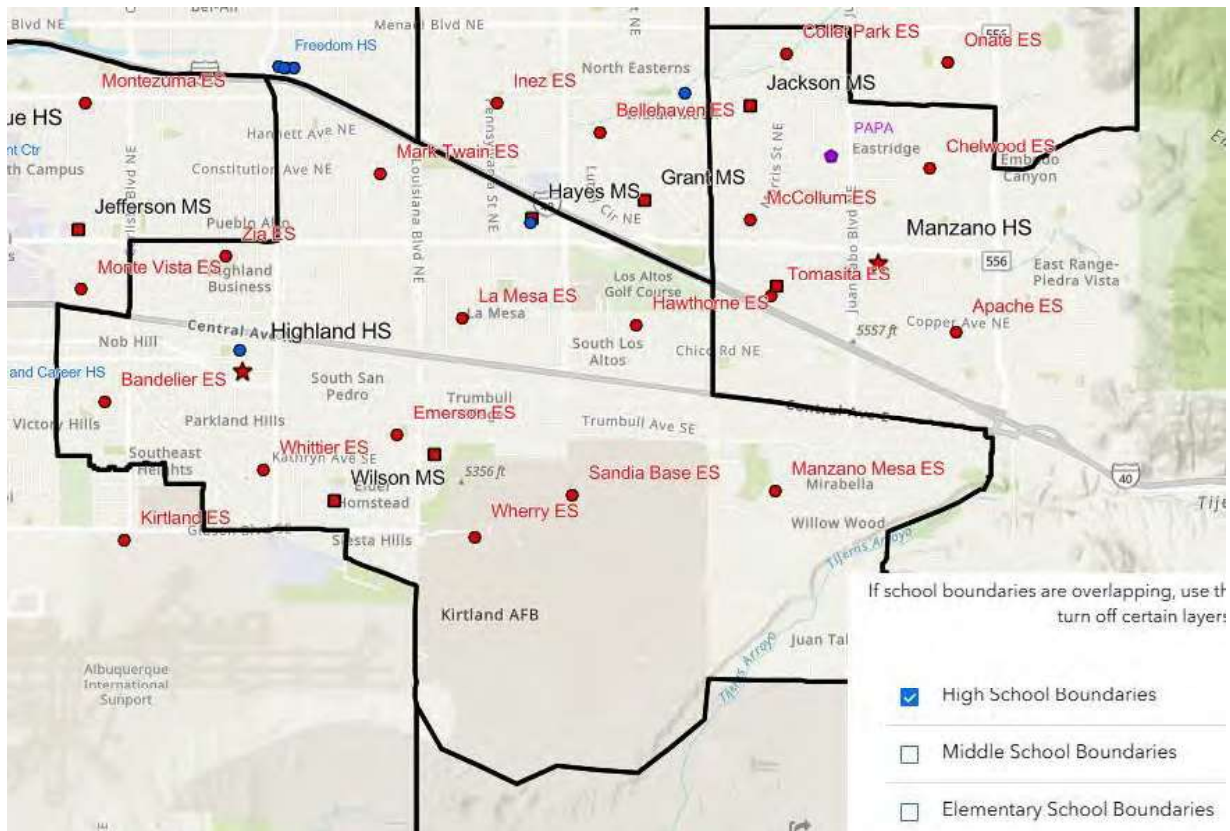
Albuquerque Public Schools Elementary School Boundaries



Albuquerque Public Schools Middle School Boundaries



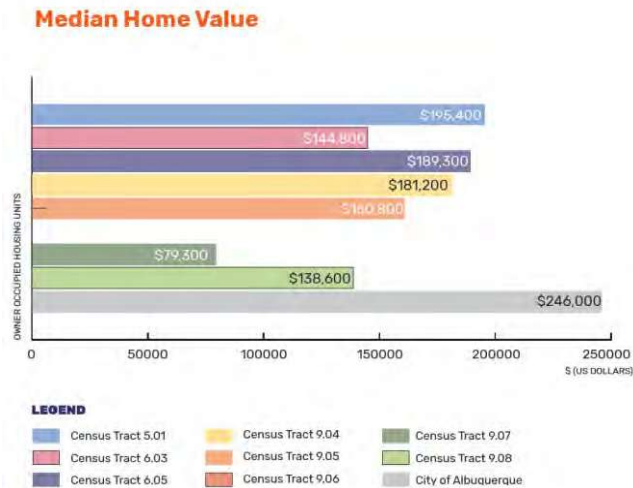
Albuquerque Public Schools High School Boundaries



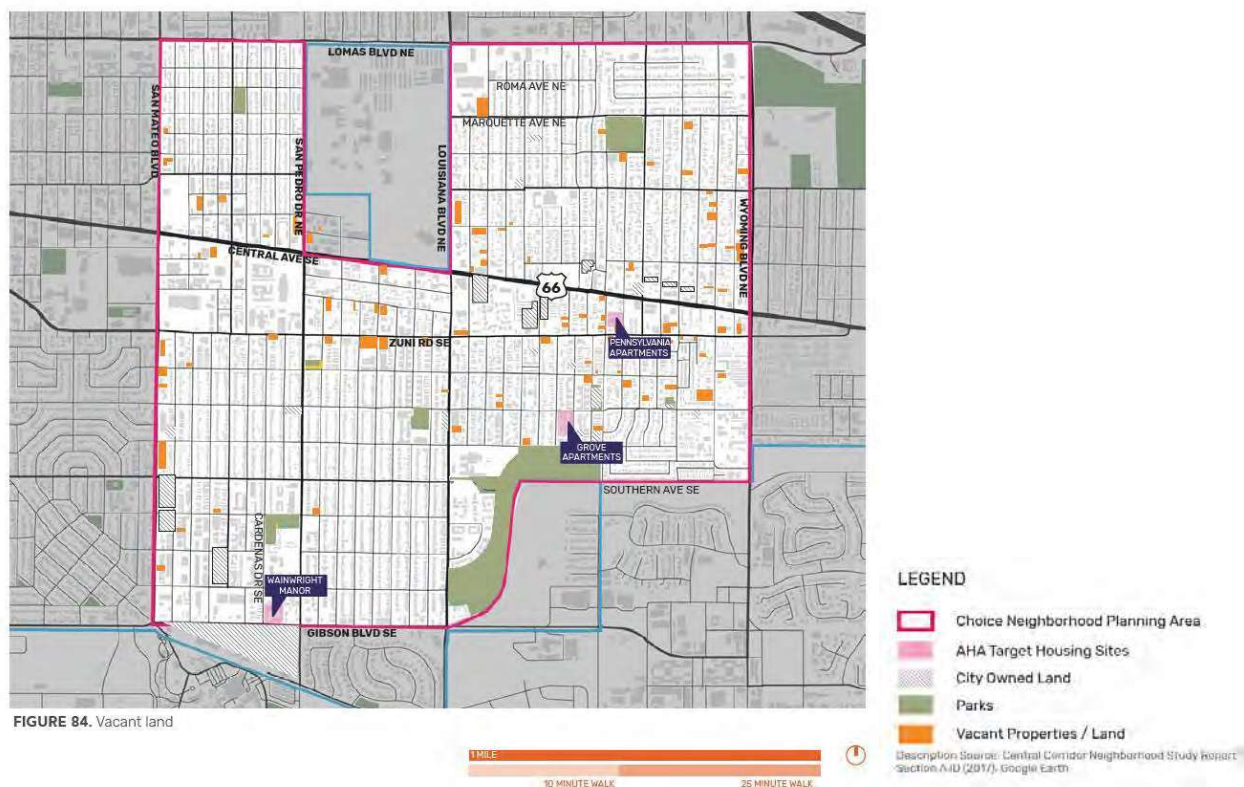
Grove, Pennsylvania, and Wainwright Manor are the only public housing properties in the International District. There are two nearby public housing properties, Copper and General Bradley, outside of the boundaries to the east. AHA has Project-Based Vouchers at 2 properties in the International District, Kentucky Manor and Sundowner. There are approximately 8 properties in the neighborhood that were developed through the Low-Income Housing Tax Credit (LITHC) Program.

The International District has a larger share of older housing units compared to Albuquerque's housing stock, with most units built between 1940 and 1959. Roughly one in four units in Albuquerque have been built since 2000, while only 10% of the units in the ID have been built in the same period. While over 60% of housing units throughout the City of Albuquerque are single-family detached units, only about one-third of housing units in the International District are single-family detached units. Contrastingly, the ID has more than double the amount of housing units in multifamily buildings relative to the city. Another one-third of the ID's units are in larger multifamily buildings with 10 or more units, specifically.

The median rent in the International District is about \$700 per month, which is approximately \$300 less than the median monthly rent in Albuquerque overall. The highest rents are in tract 5.01 at \$900 per month, and the lowest are in tract 6.03 at \$598 per month (Esri Business Analyst (2024), SB Friedman). The average vacancy in the International District sub-market is 6.5% (Costar, SB Friedman). The median home value in the neighborhood is \$155,629, excluding tract 9.06 where data was not available. The highest median home value is in tract 5.01 at \$195,400, and the lowest median home value is \$79,300 in tract 9.08 (US Census ACS, 2022 5-Year Estimates; Table DP04). The homeownership rate in the neighborhood is 32% (US Census ACS, 2022 5-Year Estimates; Table DP05).



There is a higher-than-average rate of vacancy in the International District. Larger vacant sites are clustered along Zuni Road and Central Avenue, with smaller parcels spread throughout the residential areas of the neighborhood.



There are several plans and initiatives throughout the International District. Neighborhood residents and organizations have provided significant input in these plans over the years. These different studies and projects have been completed or continue to be developed and implemented, which can be leveraged to provide momentum to the implementation process.



Housing Description and Relationship to Neighborhood

The three public housing target sites are Grove, Pennsylvania, and Wainwright Manor. The first two are located in Trumbull Village, and Wainwright Manor is located in South San Pedro.

Wainwright Manor is a three-story property consisting of 60 1-bedroom units and 2 single-family homes and was built in 1976. It primarily serves elderly and disabled individuals. Grove and Pennsylvania were built in 1976 and 1974, respectively, and serve families. Grove has 18 units with 2, 3, and 4-bedrooms, and Pennsylvania has 20 units with 2, 3, 4, and 5-bedrooms.

In addition to the challenges of crime and homelessness, the properties are also in need of rehabilitation. While these properties have been maintained to provide safe units, they have not been substantially rehabilitated since they were built over 50 years ago. They face structural and design deficiencies, including concerns about the structure of exterior walls at all three properties, physical inaccessibility at Grove and Pennsylvania, inappropriate site plans that lack defensible space, and unit layouts with inadequate room sizes. All three properties could support

higher densities through well-designed site plans that also add shared amenities, such as green space and playgrounds.

Many of the challenges in the neighborhood similarly affect the residents at Wainwright Manor, Grove, and Pennsylvania. Residents face a lack of employment and skill-building opportunities, cope with substance use and mental health concerns, and deal with safety concerns due to crime at and around the properties. These properties have some of the highest crime rates compared to other public housing sites in the city. In recent years, monthly crime data from the Albuquerque Police Department shows Grove and Pennsylvania with some of the highest average call to unit ratio of all properties. At Wainwright Manor, there have been frequent calls for police service for aggravated assault/battery, burglary, and suspicious person/vehicle. Additionally, unsheltered people use vacant units to sleep and store their belongings and live directly outside each of the three properties. Because of these ongoing challenges, property management face delays in leasing units, and some residents have requested transfers to other properties.

People Narrative

Resident demographics: Wainwright Manor, which primarily serves elderly people and people with disabilities, has 60 units. Amongst the residents, 77% identified as white, 13% as Black or African American, 8% as American Indian or Alaskan Native, and 2% as Native Hawaiian or Other Pacific Islander. 54% of the population at Wainwright identified as Hispanic or Latino. The average household income is \$13,765, and Wainwright Manor residents make 22% of the median household income in Albuquerque (\$61,503). 26% of the total Head of Household population at Wainwright are over the age of 70 years, but the highest number of residents are between ages 50-59.

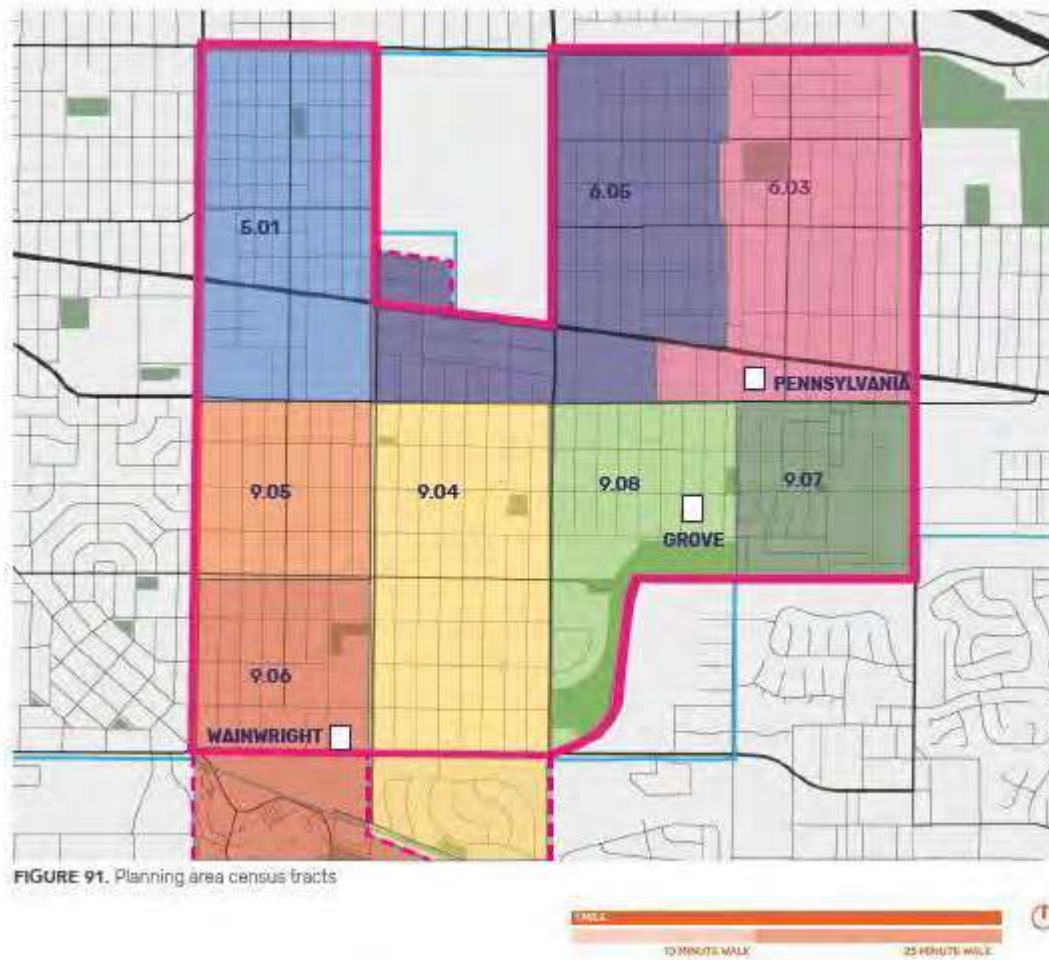
The demographic profiles differ at Grove and Pennsylvania, which primarily serve families. At Grove, the highest number of residents are children between ages 0-9, and 62% of the total Head of Household population at Grove are between the ages of 30-39. 46% of residents identified as white, 15% as Black or African American, and 38% as American Indian or Alaskan Native with 46% of residents identifying as Hispanic or Latino. The average household income is \$26,376, which is 43% of the median household income in Albuquerque.

Similarly, at Pennsylvania, approximately half of the residents are between the ages of 0-19, and 48% of the total Head of Household population at Pennsylvania are under 40 years of age. 63% identified as white, 26% as Black or African American, and 11% as American Indian or Alaskan Native. Amongst the residents, 68% identified as Hispanic or Latino. The average household income is \$20,756; Pennsylvania residents make 34% of the median household income as compared to the city average.

Amongst all three properties, 34% of the residents have only a high school diploma, and 6% are enrolled in college or a technical/vocational school. Regarding health and wellness, 94% of residents have health insurance, and 66% of households have members with a disability. 30% of residents receive Supplemental Security Income (SSI), and 30% of residents are retired.

Neighborhood demographics: The International District neighborhood includes the following eight census tracts: 5.01, 6.03, 6.05, 9.04, 9.05, 9.06, 9.07, and 9.08. Neighborhood boundaries don't exactly align with census tract boundaries; however, the Fair West neighborhood generally corresponds with tract 5.01; South San Pedro generally overlaps with tracts 6.05, 9.04, 9.05 and 9.06; Elder Homestead overlaps with the southern half of tract 9.04; Trumbull Village corresponds with tracts 9.07 and 9.08; and La Mesa overlaps with tracts 6.03 and 6.05.

Wainwright Manor is located in census tract 9.06, Grove is in tract 9.08, and Pennsylvania in tract 6.03.



The International District is one of the most diverse areas within the City of Albuquerque, with a neighborhood population of approximately 27,739 residents (US Census ACS, 2022 5-Year Estimates; Table DP05). This area experienced significant growth during the 1960s, becoming known as a predominantly immigrant community, particularly as Vietnamese and Central American populations settled there. Today, 21% of the neighborhood's residents are foreign-born, 56% identify as Hispanic or Latino, and 74% identify as a person of color (US Census ACS, 2022 5-Year Estimates; Table DP05).

The median household income in the International District is \$31,135. Amongst the eight census tracts that make up the ID, four tracts are higher and four lower. The highest median income is tract 9.04 at \$42,708, and the lowest median income is in tract 9.08 at \$20,922, which is approximately a third of the median household income in Albuquerque (US Census ACS, 2022 5-Year Estimates; Table S1901).

In the International District, 85% of the population is covered by health insurance with 15% not covered (US Census ACS, 2022 5-Year Estimates; Table S2701). The percentage of people with a disability in the ID averages approximately 22.6% with the highest percentages in tract 9.06 at 30% and tract 5.01 with 28.2% of the population, nearly double the percentage for the city (US Census ACS, 2022 5-Year Estimates; Table S1810).

The unemployment rate in the International District is approximately 6%; however, that percentage excludes tract 9.07 as the information was not available. The highest employment rate in the neighborhood is in tract 9.06 at 10% (US Census ACS, 2022 5-Year Estimates; Table S1901). The most common jobs in the International District are in the educational services, health care, and social assistance sector. The next most common sectors are professional, scientific, and management, and administrative and waste management services and arts, entertainment, and recreation, and accommodation and food services. While driving alone is by far the most common mode of transportation to work for ID residents, public transportation is more common than the city average. Similarly, the mean travel time to work is 21.5 minutes, which is about the same as the average for Albuquerque. However, the mean travel time to work for residents in tract 9.08 is higher than both at 27.3 minutes (US Census ACS, 2022 5-Year Estimates; Table DP03).

There are 14,258 housing units in the International District, which make up approximately 5% of all housing units in the city. The median home value in the neighborhood is \$155,629, excluding tract 9.06 where data was not available. The highest median home value is in tract 5.01 at \$195,400, and the lowest median home value is \$79,300 in tract 9.08 (US Census ACS, 2022 5-Year Estimates; Table DP04). The homeownership rate in the neighborhood is 32% (US Census ACS, 2022 5-Year Estimates; Table DP05).

City demographics: In 2022, Albuquerque's population was approximately 562,551, with a median age of 38 and a median household income of \$61,503, reflecting a 9.11% increase from the previous year. The largest ethnic groups include White (Non-Hispanic) at 37% and Hispanic at 49.8 (including White and Multiracial). The median household income in Albuquerque is \$61,503 (US Census ACS, 2022 5-Year Estimates; Table S1901).

There are 255,178 housing units in Albuquerque, and the median home value is \$246,000, over \$90,000 above the median home value in the ID. The homeownership rate is 60.7% (US Census ACS, 2022 5-Year Estimates; Table DP04).

In Albuquerque, 92% of the population is covered by health insurance with 8% not covered (US Census ACS, 2022 5-Year Estimates; Table S2701), and the percentage of people with a disability in Albuquerque is approximately 14.5% of the population (US Census ACS, 2022 5-Year Estimates; Table S1810).

The unemployment rate in the Albuquerque is 4% (US Census ACS, 2022 5-Year Estimates; Table S1901). Compared to the International District, the working population in Albuquerque are less likely to use public transportation as a mode of transportation to work and drive alone, carpool, and work from home at similar rates. The mean travel time to work is 22.1 minutes,

which is similar to the working population in the ID at 21.5 minutes (US Census ACS, 2022 5-Year Estimates; Table DP03).

Key human services and assets: The ID has existing services and assets that allow residents to attain the skills needed to be successful in all aspects of daily life. The International District has two public elementary schools, two public middle schools, one charter high school, and two Catholic schools. The public schools are Community Schools—a partnership with Albuquerque Public Schools, City of Albuquerque, Bernalillo County, and others—that focus on the integration of academics, health and social services, and youth, family and community engagement, and development, as a strategy to improve student learning and facilitate stronger families and healthier communities. There are also private and public childcare options in the neighborhood, including at least seven locally owned childcare businesses, and three public facilities—Emerson Child Development Center, Plaza Feliz Child Development Center, and Trumbull Early Head Start Center.

Regarding health and safety, the City of Albuquerque opened the Gateway Center in 2021 immediately outside the target neighborhood boundary on the south side of Gibson Boulevard, across from Wainwright Manor. The State Legislature and City of Albuquerque have invested millions of dollars in recent years for renovations and improvements. The campus hosts organizations providing medical, behavioral health, and vocational services. The Gateway Center project adds additional health resources for the community as well as centrally located overnight beds and supportive services to connect people with the help they need on their pathway to housing. It includes accredited hospitals, job training services, and housing case management. There are additional health clinics throughout the neighborhood, including UNM Family Health Clinic and First Nations Community HealthSource.

Further, the Albuquerque Community Safety (ACS) Department is the newest part of the City's public safety response system that responds to 911 calls for mental health, substance use, and homelessness issues. ACS Responders address a variety of issues including:

- Behavioral health crises, such as a loved one with a mental health disorder who has become upset and is making threats.
- Suicidal ideation, when you or a loved one are thinking of committing suicide and may even have a plan and the means to do so.
- Disturbances, such as someone yelling outside a business.
- Welfare checks, such as an elderly parent you haven't been able to get ahold of.
- Wellness checks, such as a person lying in a median whose safety you're concerned for.
- Unsheltered individuals, who need support and connection to services.

The ACS headquarters are located at San Mateo and Kathryn in the International District and play an important role serving both the neighborhood and the city. The headquarters also includes a collaborative space for ACS and community members to meet.

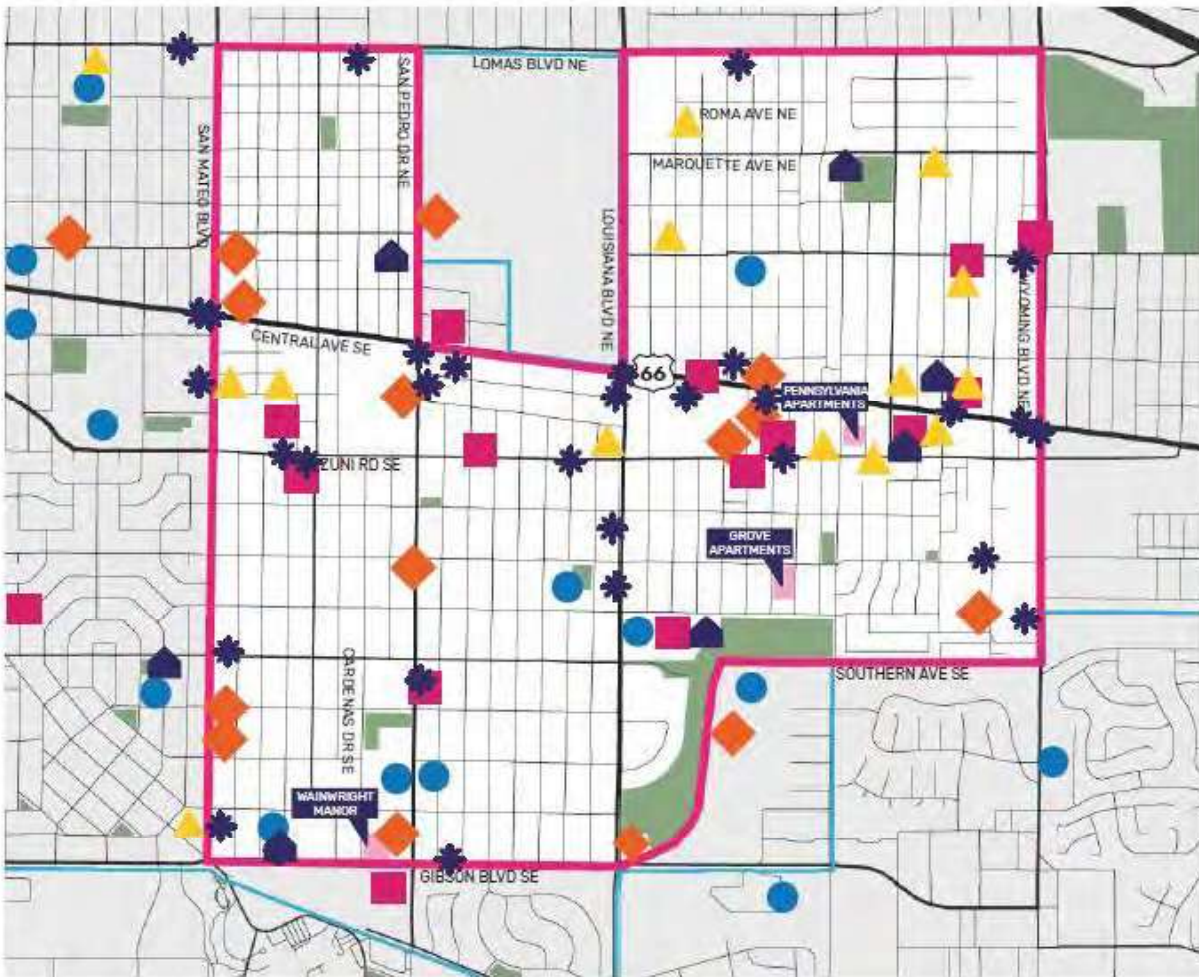


FIGURE 48. Neighborhood assets



LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Schools
- Religious Organizations
- Government Services
- Community Organizations
- Health Related Services
- Parks
- Grocery Stores

Missing and needed support services as identified by the community: The International District is considered to be one of the worst food deserts in Albuquerque, as this area faces challenges with access to affordable, healthy food options. This is due to a lack of grocery stores and supermarkets in the area. 31% of residents eat fruits and/or vegetables more than once a day. As well, 31% of residents reported not having enough money for food. To address these concerns, AHA can connect residents to existing healthy food sources, including nonprofits, food banks, and farmers markets. The ID Food Hub, which takes place at Whittier Elementary School, just outside of the neighborhood boundary, serves International District residents every other Friday. The ID Food Hub connects neighbors to free cooked meals, non-perishable foods and locally grown produce to take home, access to a free clothes closet, free gardening supplies and seeds, and much more.

Residents also noted the need for afterschool activities for youth. Out-of-School Time (OST) programs provide safe and supportive environments for students to engage in enriching activities, develop essential skills, and receive academic support. Residents identified afterschool programs for their children that focus on sports, arts, music, and dance, culinary arts, and outdoor and nature programming. The Cesar Chavez and Mesa Verde Community Centers offer a variety of programming and services in the International District. The centers include a fitness room, arts and crafts, computer lab, and classrooms for other activities. For teenage residents, the Albuquerque Public Library currently hosts academic events such as STEAM drop-ins. Beyond academic support, engaging afterschool hobbies can include music lessons and book clubs.

Further, residents identified the need for educational programming for adults. Adult education programs empower adult learners to enter or advance in the workforce and/or continue into higher education. These programs help strengthen core literacy, digital literacy, and workplace

readiness skills. They also enhance parents' ability to support children's learning needs. Only 34% of adults among the three target housing sites have at least a High School diploma. The Albuquerque Adult Learning Center (ABQ-ALC) provides free classes for students age 16 and up. ABQ-ALC provides in-person and online classes for students who wish to pass the GED or HiSET exam. They service Albuquerque, with a special focus on the International District. ABQ-ALC is located on San Mateo Boulevard, just outside of the ID boundary.

Vision

The Planning Grant provided an opportunity to strengthen collaboration among the Albuquerque Housing Authority (AHA), the City of Albuquerque, residents of Wainwright Manor, Grove Apartments, and Pennsylvania Apartments, and the broader International District community. The shared vision builds on the neighborhood's cultural heritage, responds to current needs and prepares for future growth. It emphasizes improved physical connections—such as infrastructure and mobility—and stronger programmatic connections through local networks and resources that support a well-functioning neighborhood. The vision focuses on residents from the International District and the target housing sites to create a neighborhood of choice with strong links to economic and community opportunities, and a central component of this vision is the redevelopment of aging public housing into modern mixed-income housing that can help renew the neighborhood's identity and attract further investment. This effort will expand affordable housing options and accommodate a range of household sizes and needs.

This long-term vision for the International District is organized into three revitalization themes that integrate the core elements of the Plan—People, Housing, and Neighborhood:

- **Connected:** A connected community strengthens ties among residents and improves links to neighborhood assets, enhancing daily mobility and access to key destinations.
- **Healthy:** A healthy community provides safe, well-maintained housing; access to health services; and well-designed open spaces that support resident well-being.
- **Thriving:** A thriving community offers opportunities for learning, skill-building, employment, and long-term stability through improved access to education, job resources, and community programs.

Attachment 14 – Narrative Response to Rating Factors

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

B. Capacity

1. Overall Project Leadership Capacity of the Lead Applicant

The City of Albuquerque, through its Health, Housing & Homelessness Department (HHH), possesses the institutional authority, fiscal capacity, staffing expertise and demonstrated implementation experience necessary to lead the comprehensive implementation of the International District Transformation Plan.

HHH serves as the City's central coordinating agency for housing production, homelessness response, supportive services integration, and federal housing grant administration. The Department manages HUD formula and competitive funding streams including CDBG, HOME, ESG, Continuum of Care, and other federal and state housing resources. The City maintains established procurement, financial controls, environmental review procedures, Davis-Bacon compliance systems, and performance reporting infrastructure necessary to administer large-scale federal awards.

The Transformation Plan builds upon sustained municipal leadership in the International District. Since 2018, the City has invested more than \$83 million in coordinated public improvements in the neighborhood. These investments include construction of the International District Library,

Albuquerque Community Safety Headquarters, the Gateway Center homelessness services campus, street and pedestrian safety upgrades, more than 150 new streetlights, 85 miles of street repaving, park renovations and playground installations, and City-backed housing redevelopment projects adding more than 200 units. This documented capital delivery record demonstrates the City's ability to lead multi-year, multi-department revitalization efforts within the exact geography proposed for Choice Neighborhoods Implementation.

The International District Market Study confirms the depth of need that the City is already addressing through coordinated action. Nearly 27,000 residents live in the International District, representing 5% of the city's population. The median household income is approximately \$30,000, less than half the citywide median. 37% of households live below the poverty level, and certain census tracts in Trumbull Village show the highest concentrations of housing insecurity, food insecurity, and healthcare need in Albuquerque. All census tracts in the planning area qualify as distressed or severely distressed under New Markets Tax Credit criteria. The City has demonstrated the capacity to respond to these conditions through coordinated housing, infrastructure, safety, and service investments.

Organizationally, HHH will serve as Lead Applicant and overall grant administrator. The Albuquerque Housing Authority (AHA) will lead housing redevelopment, including phased rehabilitation and replacement of distressed public housing, relocation planning, and implementation of right-to-return policies. Both teams will designate an internal Choice Neighborhoods Implementation Manager responsible for day-to-day grant management, HUD coordination, compliance, milestone tracking, and performance. The Metropolitan Redevelopment Agency will support land disposition, developer procurement, and corridor-

focused redevelopment strategies. The Department of Municipal Development and the Planning Department will lead infrastructure design, permitting, and mobility improvements. Albuquerque Community Safety and public safety partners will coordinate integrated safety strategies aligned with physical investments.

This governance structure ensures clearly defined roles, accountability, and cross-pillar integration across Housing, People, and Neighborhood strategies. Interdepartmental coordination mechanisms are already in place and have been used to deliver major capital projects in the International District.

A comparable, substantially complete example of comprehensive neighborhood transformation led by the City is the coordinated revitalization effort in the International District between 2018 and 2024. During this period, the City served as convener, funder, and implementer of a multi-faceted neighborhood initiative that integrated housing development, resident services, and neighborhood infrastructure improvements.

Housing development outcomes include the SOMOS Project, a 70-unit affordable housing development; Garfield Townhomes, a 16-unit LEED Platinum, 100% electric development; and the Park Central adaptive reuse project, which converted an abandoned office tower into 101 housing units. These projects demonstrate experience in affordable housing production, energy-efficient design, adaptive reuse, and mixed-income redevelopment.

Resident self-sufficiency and service integration outcomes include the development of the Gateway Center campus for homelessness services and the establishment of the Albuquerque Community Safety Department to provide service-based crisis response. These

initiatives demonstrate the City's ability to integrate housing stabilization with service delivery systems.

Neighborhood revitalization outcomes include 85 miles of repaved streets, installation of more than 150 streetlights, pedestrian HAWK signals and traffic calming improvements, renovations to multiple parks, and construction of the International District Library. These measurable improvements enhanced safety, mobility, public space activation, and neighborhood identity. Collectively, these actions represent more than \$83 million in coordinated public investment within a defined geography.

This example demonstrates that the City has successfully led implementation of a comprehensive neighborhood transformation effort that engaged residents, managed multiple departments and partners, coordinated public funding sources, leveraged private development, and delivered measurable outcomes. The work is substantially complete and continues to produce neighborhood-level impacts.

The City has extensive experience managing federal funds and maintaining compliance with HUD requirements. Established systems are in place for environmental review under 24 CFR Part 58, procurement and contracting compliance, Davis-Bacon enforcement, Section 3 monitoring, financial reporting, audit management, and performance tracking.

The City maintains a strong history of performance administering HUD and other federal grants and has the internal controls necessary to mitigate risk under Section V.C Risk Review.

The International District is not a speculative project area. It is an actively managed, municipally prioritized revitalization district with documented capital momentum, established partnerships,

and ongoing housing development activity. The City has already demonstrated the leadership, administrative capacity, and operational experience required to implement a comprehensive neighborhood transformation strategy.

The Choice Neighborhoods Implementation Grant will enable the City to integrate and accelerate these proven efforts into a unified, HUD-aligned transformation framework capable of delivering sustained, measurable improvements for residents of the International District.

2. Capacity of the Neighborhood Implementation Entity

The Neighborhood Implementation Entity for the International District Transformation Plan is the City of Albuquerque's Health, Housing & Homelessness Department (HHH). HHH is uniquely qualified to implement the neighborhood component of the Transformation Plan because it is the City's lead agency for place-based housing stabilization, homelessness response, service coordination, and neighborhood revitalization in areas experiencing concentrated poverty and distress.

The International District is one of the most economically distressed neighborhoods in Albuquerque. The recent Market Study confirms that nearly 27,000 residents live in the neighborhood, with a median household income of approximately \$30,000, far below the city median. 37% of households live below the poverty level, and specific census tracts in Trumbull Village experience some of the highest rates of housing insecurity, food insecurity, and healthcare needs in the city. These layered conditions require coordinated, cross-sector intervention rather than isolated capital improvements. HHH's operating model is built specifically to address these interconnected challenges at the neighborhood scale.

HHH administers federal housing and homelessness funding, oversees housing stabilization initiatives, coordinates supportive services, and leads cross-department collaboration in high-need areas. The Department regularly convenes Municipal Development, Planning, Parks and Recreation, Albuquerque Community Safety, the Albuquerque Housing Authority, nonprofit providers, and private development partners to align infrastructure, housing, safety, and service investments within defined geographies. This integrated delivery model mirrors HUD Choice Neighborhoods best practices for comprehensive community initiatives.

Committed Investment & Leadership

A recent example of substantial leadership includes the City's existing efforts in the International District Revitalization. Between 2018 and today, HHH played a substantial leadership role in implementing a coordinated, neighborhood-level revitalization effort in the International District. This work moved beyond planning and resulted in completed housing developments, opened public facilities, activated parks, and measurable infrastructure improvements within a neighborhood of concentrated distress.

During this period, more than \$83 million in coordinated public investment was delivered in the International District. HHH served as a central coordinating entity to ensure that housing development, service expansion, infrastructure improvements, and safety strategies were aligned within the same geography and sequenced to maximize neighborhood impact.

Completed and operational outcomes include:

- Housing stabilization and development

- Support and coordination of the SOMOS Project, resulting in 70 new affordable housing units along Central Avenue.
- Support for the Garfield Townhomes development, delivering 16 LEED Platinum, all-electric affordable housing units.
- Support for the Park Central adaptive reuse project, converting a long-vacant office tower into 101 housing units.
- Addition of more than 200 new housing units within the International District during the revitalization period.

Neighborhood Infrastructure and Safety Improvements

- Installation of more than 150 new streetlights, significantly improving visibility and pedestrian safety.
- Repaving of 85 miles of streets within the neighborhood.
- Implementation of pedestrian safety enhancements, including HAWK signals, traffic calming, and corridor improvements along Central Avenue.
- Median improvements and signal re-timing to improve mobility and reduce vehicle-pedestrian conflict points.

Public Facilities and Community Assets

- Opening of the International District Library, providing a permanent community anchor and educational resource.
- Renovation and activation of multiple parks, including Phil Chacon Park and Wilson Park.

- Development and opening of the Gateway Center campus to provide homelessness services and stabilization support.

These improvements represent completed facilities, opened parks, operational service sites, and delivered housing units, not conceptual or planned investments. They demonstrate the Neighborhood Implementation Entity's ability to translate a neighborhood vision into tangible, measurable outcomes.

Movement from Distress Toward Opportunity

HHH's leadership contributed directly to measurable neighborhood stabilization. The coordinated approach improved lighting and pedestrian infrastructure in areas previously identified by residents as unsafe. It expanded access to housing options in census tracts with high poverty concentrations. It activated underutilized public spaces and opened new community-serving facilities. It strengthened corridor conditions to support small business activity and private reinvestment.

By sequencing infrastructure, housing, and service investments together, HHH reduced fragmentation and ensured that public investments reinforced one another. This approach aligns directly with HUD's expectation that neighborhood transformation efforts effectively and substantially contribute to moving a neighborhood of distress toward a neighborhood of opportunity.

Organizational Qualifications and Risk Management

HHH maintains established systems for procurement, contract management, financial oversight, environmental review compliance, and performance monitoring. The Department administers HUD formula and competitive grants and has a demonstrated history of compliance and responsible stewardship of federal funds. Its internal controls, monitoring processes, and reporting systems mitigate risk and position the Department to meet HUD's Risk Review standards.

As Neighborhood Implementation Entity, HHH will lead implementation of corridor safety strategies, public space activation, service coordination, economic stabilization initiatives, and alignment of neighborhood investments with housing redevelopment. HHH's demonstrated record of delivering completed neighborhood improvements within the same geography proposed for Choice Neighborhoods Implementation establishes its qualifications, leadership capacity, and readiness to execute the neighborhood component of the Transformation Plan.

3. Capacity of the Housing Implementation Entity

Albuquerque Housing Authority (AHA) is one of New Mexico's premier housing authorities as well as the State's largest. As the Housing Implementation Entity, AHA will self-develop and manage the four proposed projects including the Housing Plan. The Housing Implementation Entity is not a joint venture.

AHA is a public entity that was formed in 1967 to provide federally subsidized housing and housing assistance to low-income families within the City of Albuquerque. AHA currently provides direct and indirect support to over ten thousand individuals in the City of Albuquerque through the access to quality housing, becoming engaged in their neighborhoods, and building

vibrant communities. AHA is headed by an Executive Director (ED) and is governed by a five-person board of commissioners. The 74 AHA staff members are divided among eight main divisions: administration, finance, development, asset management, public housing, inspections, housing services and housing choice voucher.

AHA currently owns and manages 27 multifamily and senior housing developments totaling approximately 1,020 units throughout the municipal limits of the City of Albuquerque. Eighteen of these properties (651 units) operate as Public Housing and offer rental assistance to the families that reside in them.

AHA's development staff has stewarded the conversion of seven properties from Public Housing to LIHTC properties with project based rental assistance using HUD's Rental Assistance Demonstration Program (RAD). Three of the properties have completed construction and converted to permanent financing. Additionally, two properties are nearing the end of construction and will convert to permanent financing in Spring 2026, and construction start-up has begun at another property that will include both the rehabilitation of existing public housing units as well as new construction on an adjacent vacant parcel. For these RAD projects, AHA acts in the following roles: lessor of the land and buildings; management company; and overseeing the AHA Housing Development Corporation, which acts as developer and is the sole member of the General Partner of the Owner/Borrower.

The Commons at Martineztown

The complex convert from public housing to a tax credit property with project-based vouchers covering all 96 units via HUD's Rental Assistance Demonstration (RAD) Program blended with the HUD Section 18 disposition program. One hundred percent of the units are restricted to low-

income households. This project consisted of the rehabilitation of ninety-six (96) units at three properties on adjacent sites.

- Unit mix:
 - o 415 Fruit Ave NE: 38) 1-bedroom units and community building
 - o 615 Arno NE: 8) 1-bedroom units
 - o 320 Roma NE: 50) units consisting of fourteen (14) 1-bedroom units serving seniors and households with disabilities; 20) 2-bedroom units, 13) 3-bedroom units and 3) 4-bedroom units
- Total budget: approximately \$20 million
- Sources of funding: LIHTC equity, bond financing, NM State Capital Outlay, and AHA gap loans
- Scope of work: new exterior finishes, window replacement, roof replacement, new cabinetry, new flooring, appliance replacement, new interior finishes, drought tolerant landscaping, new entry doors, rehabilitated community buildings, new site amenities, replacement of domestic hot water heaters and furnaces with high efficiency units, and revised site pedestrian circulation

6100 Harper

The 6100 Harper project consisted of acquisition/rehabilitation of an existing 59-unit public housing complex. The complex converted from public housing to a tax credit property with project based vouchers covering all 59 units via HUD's Rental Assistance Demonstration Program. One hundred percent of the units are low-income units and twenty-five percent of the units are reserved on a priority basis to Households with Children.

- Unit mix: 36) 2-bedroom units, 19) 3-bedroom units, and 4) 4-bedroom units.

- Total budget: approximately \$16 million
- Sources of funding: LIHTC equity, mortgage financing, National Housing Trust Fund loan, and AHA gap funding
- Scope of work: upgrades to the building envelopes, the heating and cooling systems, the lighting systems, and much of the site; hard surface flooring, washer/dryer hook-ups, patio space, and attached storage units in units; new playgrounds for children, a new community building, and draught tolerant landscaping

Broadway/McKnight

The Broadway/McKnight project consists of the demolition of 30 existing public housing units and the construction of 54 new townhome style units. The complex converted from public housing to a tax credit property with project-based vouchers covering 30 units via HUD's Rental Assistance Demonstration Program. An additional 13 units have a standard PBV contract, and the remaining 11 units are restricted at the applicable LIHTC rents. See additional information detailed below.

120 La Plata and 9000 Veranda

The La Plata and Veranda projects consist of rehabilitation of existing 32-unit and 35-unit public housing complexes, respectively. One hundred percent of the units will be low-income units and twenty-five percent of the units will be reserved on a priority basis to Households with Children in both projects.

- Unit mix:
 - o 9000 Veranda: 12) 2-bedroom units, 16) 3-bedroom units, 5) 4-bedroom units, and 2) 5-bedroom units

- o 120 La Plata: 8) 2-bedroom units, 22) 3-bedroom units, 1) 4-bedroom units, and 1) 5-bedroom units
- Total budget: approximately \$28 million
- Sources of funding: LIHTC equity, commercial debt, National Housing Trust Fund loan, and subordinate loans from AHA
- Scope of work: hard surface flooring, washer/dryer hook-ups, patio space, and attached storage units in units; added playgrounds for children, a new community building, community gardens, and draught tolerant landscaping; energy efficiency upgrades, including upgrading electrical panels, wiring, and converting HVAC systems to electric

Casitas del Camino

The project consists of the rehabilitation of an existing 42-unit public housing complex (60th Street) and development of an adjacent 3.42-acre parcel with 46 new residential units and a community building. The complex converted from public housing to a tax credit property with project-based vouchers covering 42 units via HUD's Rental Assistance Demonstration Program, and an additional 25 project-based vouchers have been committed to the project. One hundred percent of the units will be low-income units and twenty-five percent of the units will be reserved on a priority basis to Households with Children.

- Unit mix: 30) 2-bedroom units, 48) 3-bedroom units, and 10) 4-bedroom units.
- Total budget: TBD (project began construction in January 2026)
- Sources of financing: LIHTC equity, commercial debt, City of Albuquerque Workforce Housing Trust Funds, HOME funds, State Capital Outlay, and a subordinate loans from AHA

- Scope of work: hard surface flooring, washer/dryer hook-ups, patio space, and attached storage units in units; site will include playgrounds for children, a new community building, community gardens and draught tolerant landscaping

Additionally, in 2016, AHA partnered with Wishrock Investment Group for the acquisition and rehabilitation of Rio Vista Apartments, a 75-unit senior housing project with a project-based Section 8 contract, in Albuquerque. Financing was closed in November 2016 and by October 2017 the project was substantially complete. Rio Vista, in addition to the RAD projects described above, demonstrate AHA's ability to successfully complete Low-Income Housing Tax Credit (LIHTC) projects on time and within budget.

AHA's housing staff directly manages all of AHA's housing public housing stock as well as all of the properties converted via RAD. Several management team members have extensive experience in LIHTC property management. AHA's maintenance department conducts regular maintenance for AHA owned housing, and AHA maintains contracts with multiple vendors to provide additional specialized maintenance functions. AHA housing and maintenance staff will be responsible for resident relocation, property management, and ongoing maintenance needs.

AHA's service coordination staff oversees AHA's support system for AHA residents in the Section 8 and Public Housing programs as well as the RAD properties. This support system includes the implementation of the ROSS and FSS programs in addition to on-site service coordination, case management, maintaining partnerships with community organizations and service providers, and coordinating and hosting various events for AHA residents throughout the year. The service coordination staff will act at the People Implementation Entity to connect AHA residents to services and build upon existing community partnerships.

AHA had primary responsibility for implementing the Broadway/McKnight project. AHA development staff, with support from the Executive Director, secured financing and provided completion guarantees in addition to providing day-to-day project management. Asset management staff, including maintenance staff, perform ongoing property management activities at the property. AHA's finance staff was integral during the construction phase in addition to providing continued support to asset management staff with day-to-day operations.

Broadway/McKnight began with the demolition of 30 existing public housing units, and the construction of 54 new townhouse-style units on a 3.43-acre site in Albuquerque's Santa Barbara-Martineztown neighborhood. The property consists of 26 new well-designed and energy efficient two-story residential buildings with each building containing between one and five units. The units include a mix of 2-story units and stacked one-story units. The unit mix is as follows, which accounted for one-for-one unit replacement: 12) 1-bedroom units, 22) 2-bedroom units, 11) 3-bedroom units, 8) 4-bedroom units, and 1) 5-bedroom unit. Broadway/McKnight also includes a community building with a leasing office, laundry facility, and space for service delivery as well as playgrounds for children, a community garden plot, and draught tolerant landscaping.

The project converted from public housing to a tax credit property with project-based vouchers covering 30 units via HUD's RAD Program. An additional 13 units have a standard PBV contract, and the remaining 11 units are restricted at the applicable LIHTC rents. Of the LIHTC units, 32 units are restricted at 60% AMI, 28 units at 50% AMI, and 4 units at 30% AMI. In addition to LIHTC equity, project financing also included a construction loan from US Bank, gap financing from the National Housing Trust Fund, AHA seller note and gap loan, RAD Rehab Assistance Payments, Tax Credit Assistance Program funding from Housing NM, and a permanent loan from

Rocky Mountain Community Reinvestment Corporation. The total budget for Broadway/McKnight was approximately \$19 million.

The project is well-located just north of Albuquerque's downtown, and the neighborhood has benefited from recent investments from the City of Albuquerque, including the addition of the Santa Barbara Martineztown Multigenerational Center to the adjacent park in 2024. Broadway/McKnight is bounded on two side by the large park, which includes a baseball diamond and a variety of playground equipment. It is well-connected with a bus route along Broadway Blvd. As well as bicycle/pedestrian routes. The site is also located in a Metropolitan Redevelopment Area and addressed the community's need for additional affordable housing.

Broadway/McKnight has created a resilient community of healthy, dignified homes for the residents of the Santa Barbara-Martineztown neighborhood. The project enhances the historic neighborhood while standing out as its own unique place. It draws inspiration from the surrounding homes by reflecting their context through roof shapes, materials, and overall scaling of the buildings. The new community embraces the neighborhood by facing outward toward the neighboring homes and toward Broadway Blvd., enhancing the urban fabric of the community.

The original public housing units were poorly designed and constructed and did not age well. The interior layout offered poor circulation, nonsensical placement of the bathrooms, confined kitchens and no possibility for adaptability for households with mobility impairments. Additionally, the site plan and building configuration made poor use of the property's space and did not complement the well-maintained green spaces of adjacent Martineztown Park.

The original units were occupied, and AHA relocated residents to allow for the demolition of the existing buildings and construction of the new homes. AHA, along with a relocation consultant,

assisted residents in temporarily relocating to other public housing properties and returning to the property upon completion of the new units.

Construction began in fall 2021 after relocation was completed, and the project experienced significant delays due to pandemic-related material shortages, especially electrical equipment. Broadway/McKnight was completed in summer 2023 although residents began moving into units earlier, as they were completed.

The project also includes an on-site service coordination and services specifically designed for households with children. At Broadway/McKnight, the Service Coordination Department ensures an onsite presence for a minimum of two days per week, totaling at least 10 cumulative hours. This dedicated time is in addition to standard property management duties, allowing coordinators to focus strictly on resident needs and resource navigation. AHA leverages various Memorandums of Understanding (MOUs) with local organizations to provide specialized programming related to health and wellness, education and youth development, and economic stability. To promote health and wellness, AHA partners with NM iCan to provide nutrition seminars for residents and UNM CareLink for quarterly health screenings and semi-annual CPR training. AHA collaborates with the University of New Mexico to bring weekly tutoring to residents through the school year and works with Explora Science Center and Children's Museum of Albuquerque to bring STEM programming for youth at Broadway/McKnight. To promote economic stability amongst Broadway/McKnight residents, AHA partners with Workforce Connection of Central New Mexico who provide quarterly job training and placement assistance as well as Nusenda Credit Union to offer financial counseling services.

In addition to these services, the AHA Service Coordination Department furthers community building through seasonal celebrations. By collaborating with local community partners, AHA

hosts holiday events that specifically target families with children. These initiatives include hosting toy drives, ensuring children in AHA communities receive gifts during the holiday season; promoting creative engagement by providing arts and crafts stations where families can bond and express their creativity; and distributing festive food and snacks to bring the spirit of the season to the residents' doorsteps. These events serve as a vital bridge, connecting residents with partners and neighbors in a positive, supportive environment.



4. Capacity of the People Implementation Entity

The Albuquerque Housing Authority (AHA) serves as the People Implementation Entity, leveraging a decade of proven success in administering Family Self-Sufficiency (FSS), Resident Opportunity and Self-Sufficiency (ROSS), and Service Coordination programs. AHA's implementation strategy is built on a model that mirrors the rigorous requirements of the Choice Neighborhoods supportive services framework, specifically targeting economic mobility, housing stability, and health.

Over the last decade, AHA's FSS program has served as the primary vehicle for increasing participant income and employment. In 2018, AHA restructured its service delivery to create a more integrated "career pathway pipeline," moving beyond simple referrals to a proactive, partnership-driven model. Until 2024, this program was entirely self-funded by AHA. Since the program started receiving funding in 2024, every program participant that has engaged in the program has successfully maintained their FSS contract. As of February 2026, AHA has supported current participants in achieving over \$16,000 in escrow funds.

AHA is able to quickly hire and deploy staff to address immediate needs. With access to temporary worker agencies as well as AHA's partnership with University of New Mexico (UNM), the agency can quickly obtain staff and/or student workers to support residents as needs arise. The dedicated Project Manager will leverage existing resources and support from the experienced Housing Services team. Additionally, AHA has Human Resources staff dedicated to supporting the agency with the hiring and onboarding of permanent staff.

AHA established a formal Program Coordinating Committee (PCC), creating a "one-stop" resource network. Some of AHA's key partnerships include:

- Workforce Connection of Central New Mexico (WCCNM): AHA co-located services to provide residents with direct access to WIOA-funded training.
- Central New Mexico Community College (CNM): Developed a streamlined enrollment process for AHA residents into high-demand certification programs (Nursing, CDL, and IT)
- Albuquerque Public Schools (APS): Developed a book distribution program and partnership with their McKinney Vento Program to help address the barriers children in low-income household's face
- Voices for Early Childhood (VEC): Work with a coalition of partners to support households with children

AHA's service coordinators are trained to provide client-centered, trauma-informed services and use tools such as Motivational Interviewing to help residents overcome barriers. They utilize Individualized Training and Service Plans (ISTP) to support participants and residents to address specific needs and achieve their goals. Support service staff provide these services on site at AHA properties, so residents do not have to travel far to obtain support. In addition to individualized support AHA service coordination staff provide workshops, classes, and events on site and often bring in third party professionals to conduct them. These on-site events include topics, such as:

- Gardening: In partnership with local plant nurseries with plans to develop a partnership with UNM who maintain a nationally accredited arboretum.
- Nutrition: In partnership with New Mexico iCan, who provide an on-site workshop on cooking simple nutritious meals.
- Tutoring: In partnership with UNM, school age children are able to receive tutoring on subjects like Math, English, and Science.

- **Health & Wellness:** In partnership with UNM CareLink, residents have access to health screenings and annual CPR training.

By collaborating with local nonprofits, AHA is able to host an annual holiday event for residents to ensure children receive gifts during the holiday season, participate in creative engagement through arts and crafts stations, and enjoy festive holiday food and snacks. These events serve as a vital bridge, connecting residents with partners and neighbors in a positive, supportive environment.

The Albuquerque Housing Authority is uniquely positioned as a high-capacity People Implementation Entity. Our transition from a self-funded model to a nationally aligned, partnership-driven program has yielded measurable success in resident income, stability, and engagement. By centering our efforts on trauma-informed care and direct career pathways, we do more than manage properties, we foster thriving environments. AHA is prepared to leverage our proven infrastructure and deep-rooted community ties to deliver the supportive services essential for a healthy, prosperous neighborhood.

C. Need

1. Structural Deficiencies

Grove and Pennsylvania: There are significant deficiencies in the physical structural elements, specifically the structural walls, and the electrical building system, at Grove and Pennsylvania, such that significant rehabilitation or demolition is required. These two properties, in addition to many other public housing properties in Albuquerque built in the 1970s, were constructed under HUD's Operation Breakthrough—an attempt to bring advanced manufacturing techniques to the planning and construction of public housing. In Albuquerque, TRW Systems Group developed a

structural sandwich panel called “fiber-shell” which was a laminated system comprised of gypsum board (a single layer on one story buildings and two layers on townhouses) laminated with fiberglass to a honeycomb core of paper, then another layer of fiberglass to a plywood or gypsum board outer layer. At properties in Albuquerque, fiber-shell was used on the longitudinal exterior wall panels. Conventional 2x wood framing was used for the balance of the structures.

The fiber-shell wall panels are a compromising factor for the long-term viability of these structures. The panels must be fully intact to maintain their structural capacities. Although the panels are stiff, the structural capacity comes from the outer laminated membranes. When the interior drywall face or the exterior plywood face is compromised, the walls are prone to buckling and failure. For example, the addition of an electrical circuit to a bedroom wall—cutting a horizontal section of drywall out to install the wiring— created a hazardous condition. Any modification to the panels is impossible without replacing that entire section of wall.

Additionally, the panels are virtually absent of any insulative properties. With a published value of R6.66 in 1969, it is likely that the walls do not currently achieve even this value. With water infiltration in the decades since their installation, the insulative values are likely compromised and lower than their published values. Even using as-new values, the panels would equal only one third the current building code performance requirements for exterior walls.

In exploring potential modifications and renovation options, E2 Engineers (structural engineer) and Jeebs & Zuzu, LLC (architect and contractor) evaluated the panels to determine ways to improve the structural capacity and insulative properties of the walls. After many calculations, these firms determined that the only option was to construct an entirely new, structurally independent wall. This entails either adding a new wall inside the building envelope or constructing a new exterior wall on a new footing. The interior solution is not desirable as the

rooms are already small and removing an additional six inches of interior space would make them even less livable. Adding a new wall to the building envelope would be less invasive but would require constructing a new footing and exterior wall, relocating the windows to the new wall, adding new insulation and sealing the new construction to the existing with new finishes.

AHA performed a pilot project that utilized the above recommendation at two similar properties. The pilot projects demonstrated that it is possible to improve the buildings, but the effort is not sustainable or cost effective. Specifically, the construction of an independent new exterior wall resolves the issues of insulation and energy performance, but it does not increase the structural resilience of the homes. New footings were constructed for the new walls, and these new walls are braced against the existing panels, but they do not support the roofs or the second floors. As a result, the original structure still remains the primary support system.

The improvements are a fraction cheaper than replacing the buildings with new construction but do not eliminate the inherent structural risks of the existing panel systems. Every building system—including foundations, exterior walls, insulation, roofs, openings, mechanical, plumbing, and electrical—had to be modified to increase the livability and performance of the units. While the improvements do represent a significant betterment to the pilot project sites, they cannot mitigate the deficiencies of the original construction.

At both Grove and Pennsylvania, structural deficiencies also exist in the electrical system. The units were wired with aluminum wiring and have copper pigtails to the electrical devices. This construction method has proven to pose significant fire risks. The U.S. Consumer Product Safety Commission reports that homes with aluminum wiring are 55 times more likely to have fire hazard conditions than those with copper wiring. Such risks can be attributed to loose connections, oxidation, incompatibility with certain devices, overloading circuits, and improper

installation. The aluminum wiring needs to be replaced with copper wiring. While this would eliminate potential electrical fire risks, removing and replacing the aluminum wiring cannot be accomplished without modifying the structural wall panels.

Wainwright Manor: There are significant deficiencies in the physical structural elements, specifically the structural walls, at Wainwright Manor. The original construction drawings show the apartment wings were constructed of wood while the brick is a veneer face. The building exteriors are mostly exposed brick with painted plywood siding at the patio walls and inset bedroom walls. However, the stairways and elevator towers were constructed with solid brick walls as were the walls that enclose the ground floor patios. At the solid brick walls, water infiltration has caused the internal rebar to corrode, expand, and spall. This outward pressure has cracked the mortar and brick facing creating cracks and missing brick sections in the walls. No longer protected by the surrounding brick, the rebar deteriorates at an accelerated rate causing more damage and exposing more rebar to the elements. The solid brick building corners display cracking, spalling, and/or missing sections of brick. The ground floor patio walls have experienced these same failures but at an accelerated rate. None of these walls appear to be structurally sound.

E2 Engineers reviewed the brick failures and provided a statement of opinion that ground water infiltration had compromised the brick systems. He noted that most of the solid brick wall failures occur at the lower sections of these walls, and he recommended additional investigation but noted that this would only be possible with demolition of the interior stairs to see inside and behind the structure. E2 Engineers suggested that a fiber-reinforced polymer may be able to help support the failing wall system but acknowledged that coating the brick could also accelerate its ultimate failure. The concern is that encapsulating the brick with a non-porous supportive material would also trap the moisture now present in the walls leaving no path by which the

water vapor could exit. Brick is especially porous and deteriorates quickly when exposed to freeze-thaw and water saturation cycles. Trapping water in the open cells of the brick could accelerate the damages caused by these cycles.

These patterns of deterioration are also present at the brick veneer walls. In these locations, the brick veneer has developed horizontal ripples. These patterns are found higher up on the walls. Further investigation is also not possible without partial demolition of the walls. From the patterns of failure, the architects at Jeebs & Zuzu assume that water has infiltrated the assembly from above and compromised the structural fasteners which hold the brick to the wood facing.

2. Design Deficiencies

Grove and Pennsylvania: There are fundamental design deficiencies at Grove and Pennsylvania related to inappropriate building and site design, inadequate room size and configuration, poorly designed site plan, and physical inaccessibility for persons with disabilities. Because these properties were both developed under Operation Breakthrough and contain many similarities, they will be addressed together where appropriate and separate where they differ.

Inappropriate building design and site layout: Grove was designed without consideration of the unit densities of the adjacent properties and without effort to provide pedestrian connections to the street. Grove has 18 units on 1.23 acres— eight duplex buildings and two single family homes. The same area on the properties abutting Grove contain approximately 32 units. Grove is zoned Multi-family Low Density, which is intended to provide for a variety of low- to medium-density housing options, such as townhouses and small-scale multi-family development. The maximum building height allowed in this zone is 38 ft. and could accommodate more units through a more efficient utilization of the site. The current site layout also does not support connections to the

street. The site was designed with two parking areas, one on the south end of the property and the other in the middle of the site. Both parking lots are accessed from Grove Street. None of the units face the street, and block walls surround the portions of site that face the adjacent streets. The homes are faced internal to the site, and the site has a gated pedestrian sidewalk connection to one street and sidewalks to the parking lots.

Pennsylvania also lacks appropriate density and does not provide pedestrian connections to the street. There are 20 units on 1.55 acres— five single family home buildings with six duplex buildings and a single triplex building. There is a multi-family building across the street to the east, which has 40 units in approximately the same lot area. Bernalillo County constructed a new housing property two blocks to the east, which has 30 units on half the approximate area of this site. Of nearby multi-family properties, Pennsylvania has the lowest density and is the least efficient in its land use. It is zoned Multi-family High Density, which is intended for high-density attached and multi-family housing, with taller, multi-story buildings and encouraged in areas close to major streets and public transit facilities—in this case, the proximity to Central Avenue.

The current site layout does not support an efficient or safe parking layout. The central parking lot bisects the housing units, similar to an interior street. Because of this, there is no safe crossing zone to get to the opposite side of the property. There are many families with young children that live at Pennsylvania, and these children regularly run across the parking lot, which creates dangerous conditions for residents. Unlike Grove, there are nine units that face into the center, but they are positioned back from the parking area, and visual connectedness is impaired by the distance and CMU walls at the unit entries. The current site layout does not support connections to the street as none of the units face the street. Block walls surround the site and the only

pedestrian connections are sidewalks from the central parking lot to the road on the west since the eastern pedestrian connections have been fenced off.

Inadequate room sizes: The unit layouts, which are the same types at Grove and Pennsylvania, are inadequate, especially in the duplex buildings. In the two-story duplexes, the upper floor, which contains the bedrooms, cantilevers out over the ground floor. This was intended to add interest in the building massing, but the result is a ground floor with significantly less living area. The kitchen and living spaces are located on the ground floor, connected by a narrow hallway, and these spaces are small and minimally functional. The kitchen space is 13'-4" x 10'-8" with a water heater, cabinets, kitchen appliances, and a space for a washing machine. An upgrade to a more efficient electric hot water heater would take up even more space in the kitchen, and the addition of a dryer would not be feasible. There is minimal room for a small table. The living room space includes the entry, circulation area and access to the stairs, and room for the closet door to swing. The effective area for a single couch and television is 13'-4" x 6'-6" and provides little room for social interaction.

Poorly designed site plan: Grove and Pennsylvania were both designed with a lack of defensible space related to building layout and orientation, including a lack of consideration of visual connections to community play areas and without visual connectedness to parking areas. Each of the dwelling units have a fenced backyard which offers some level of protection, but the overall site design strays from the concepts of defensible space, such as the creation of physical barriers and boundaries between private and public spaces and the creation of a physical environment that is conducive to social interaction and informal surveillance.

At both properties, the backyards create physical barriers, but these barriers are located such that natural surveillance is impaired—both from within the unit and from unit to unit. In the duplex

units, the windows are limited to only the end walls, which is a function of the fiber-shell panels that do not receive windows easily. Accordingly, the windows only face front and back, so there is no natural surveillance laterally across the sites. The lack of visual connectedness impairs social interaction and natural surveillance, which might otherwise deter crime. The lack of visual connection is especially concerning at site entry points, areas where children play, and the parking lots. In each of these areas, few upper windows overlook these spaces and lower windows are blocked by the tall block walls.

Physical inaccessibility: Grove and Pennsylvania have design deficiencies related to physical inaccessibility for persons with disabilities in individual units, entrances/entryways, and common areas. At both properties, none of the units currently meet UFAS, ADA or ANSI A117.1 standards, and none of the units have been converted as accessible sensory units. Further, none of the units feature appliances or equipment which could aid an impaired resident. Of the 18 units at Grove, 16 are in duplex buildings, and each of these buildings are two stories with all bedrooms on the second floors. Of the 20 units at Pennsylvania, 15 are two-story unit types with all bedrooms on the second floors. The only single-story units are the four- and five-bedroom unit types, and AHA waitlists and the market study reflect more need for smaller units. While both sites are relatively flat, there are impediments throughout, including lifted concrete, spalling, and steps. Common areas are not located on an accessible route, and there are not accessible routes to each unit, which limits new residents as well as visitors with accessibility needs.

Wainwright Manor: There are also fundamental design deficiencies at Wainwright Manor related to inappropriate building and site design, poorly designed site plan, and physical inaccessibility for persons with disabilities.

Inappropriate building design and site layout: Wainwright Manor was constructed at a density of approximately 27 dwelling units per acre (du/a). This is the low end of the range found within the neighborhood where densities range from 30 to 45 du/a. Compared to the surrounding area, a higher density would certainly be supported. The site is zoned Planned Development meaning the property is site plan controlled. It could accommodate more units through a more efficient utilization of the site. While higher densities would be supported by the site, other site design failures center on site access, control, connectivity, and defensibility. The property was designed in the shape of a “Y” with the middle section of the building being a single-story lobby. Further, the building is set-back from Gibson Boulevard, a major corridor, and does not activate the street. It was designed such that the primary connections to the street are directly from the emergency escapes through the enclosed stair tower and through the centralized courtyard. None of these spaces are visible to residents or easily monitored by property management. Similarly, there are no unit windows facing into the parking lots on the north side of the property and minimal windows from the lobby.

Poorly designed site plan: Wainwright Manor was designed with a lack of defensible space related to building layout and orientation, including visual disconnection, lack of natural surveillance, and ineffective gathering spaces. Units have no visual connection or natural surveillance of the site entry points, building entry points, and parking lots. While the units have visual connections to the central courtyard area, this space also lacks visual connection to rest of the site. Each of the dwelling units have a fenced patio which offers some level of protection, but the overall site design strays from the concepts of defensible space. The patio walls at the ground level are the brick walls that have structurally failed and need to be removed. With their removal, the ground floor unit residents will be exposed to the courtyard and street. Internally, there are no windows into the

corridors from the units (as one would expect for a fire rated wall), but there are also no spaces within the buildings, except for the main lobby, where residents can gather outside their units, which does not allow for any additional natural surveillance.

Physical inaccessibility: Wainwright Manor has design deficiencies related to physical inaccessibility for persons with disabilities with regard to entrances/entryways and common areas. In order to provide an accessible route to the front door, additional ramps, landings, handrails, clear spaces, door operators, and sidewalks have been added. Community spaces, like the courtyard, were not designed to be accessible and access to outdoor space is not straightforward. Further, there are two elevators, one in each wing, that often face maintenance issues. None of the emergency exits are accessible to the exterior. While the site is relatively flat, there are impediments throughout the site as a result of lifted concrete, spalling, and steps. Accessible routes through the parking lots are absent, and accessible connections to the neighborhood are interrupted with impediments.

3. Neighborhood Poverty/ELI Rate

The International District target neighborhood exceeds the 40% threshold required to receive the full 2 points under this rating factor. As documented in the International District Market Study and confirmed through HUD's Choice Neighborhoods Mapping Tool, the target census tracts reflect concentrated poverty well above 40% when measured by either households below the federal poverty level or households at Extremely Low Income (ELI), defined as 0–30 percent of Area Median Income.

The Market Study documents that approximately 37% of households in the broader International District live below the poverty level. However, the specific target census tracts, particularly those

encompassing Trumbull Village and surrounding areas, demonstrate even higher concentrations of poverty and extremely low-income households. These tracts also exhibit some of the highest rates of housing insecurity, food insecurity, and frequent mental distress in Albuquerque. All census tracts in the target area qualify as distressed or severely distressed under New Markets Tax Credit criteria, reflecting deep economic vulnerability.

According to HUD's CN Mapping Tool data for the defined target area, the concentration of households either in poverty or at Extremely Low Income exceeds 40%, qualifying the application for the full 2 points under this rating factor.

The concentration of poverty in the target neighborhood is not incidental; it reflects decades of structural disinvestment and limited access to stable housing, economic opportunity, and neighborhood-serving amenities. The Choice Neighborhoods Implementation Grant is specifically designed to address neighborhoods with this level of concentrated distress, and the International District meets and exceeds the threshold for maximum points.

4. Need for Affordable Housing in the Community

The Choice Neighborhoods project is located in Bernalillo County, New Mexico, where the shortage of housing affordable to very low-income (VLI) renter households exceeds the national rate, qualifying the application for the full 2 points under this rating factor.

Regional housing data and the International District Market Study confirm a severe mismatch between renter incomes and available affordable units. Bernalillo County experiences a significant shortage of rental housing affordable to households earning 0–50 percent of Area Median Income. The Albuquerque Region Housing Needs Assessment and supporting market

analysis identify a substantial deficit of deeply affordable units, particularly for renters earning below 30% AMI.

Statewide and regional data further reinforce this need:

- More than 50% of renter households in Albuquerque are cost-burdened, paying more than 30% of income toward housing.
- A significant share of renters are severely cost-burdened, paying more than 50% of income toward housing.
- The Albuquerque region faces a projected shortfall of approximately 25,000 housing units across income levels.
- Statewide estimates presented at the 2025 New Mexico Housing Summit indicate a shortage approaching 90,000 units.

Within the International District specifically, the Market Study identifies thousands of renter households earning below 50% AMI and documents substantial unmet demand for affordable rental housing. The neighborhood contains an aging housing stock, limited new affordable production, and high levels of renter vulnerability.

HUD's Choice Neighborhoods Mapping Tool confirms that Bernalillo County's shortage of housing affordable to VLI renter households exceeds the national average, qualifying the project for the maximum 2 points under this rating factor.

The International District sits at the center of this regional affordability crisis. As public infrastructure investments and transit improvements increase development pressure, the need to preserve and expand deeply affordable housing for VLI households becomes even more urgent.

The Choice Neighborhoods Implementation Grant directly addresses this documented shortage by stabilizing and expanding affordable housing supply within a high-opportunity, transit-accessible neighborhood.

D. Neighborhood Plan

1. Overall Neighborhood Transformation Strategy

Overview and Vision

The International District Transformation Plan is grounded in a clear, community-driven vision: to transform a neighborhood of concentrated poverty into a safe, connected, economically vibrant community where existing residents can thrive without displacement. As a former Choice Neighborhoods Planning Grantee, the City of Albuquerque has already completed a comprehensive planning process, developed cross-sector partnerships, and identified implementation-ready strategies. A Choice Neighborhoods Implementation Grant will accelerate and coordinate investments that are already underway, producing visible and measurable change during the grant term.

The Neighborhood Plan is structured around three core goals:

1. Improve safety and neighborhood conditions
2. Strengthen economic vitality and access to jobs
3. Enhance quality of life through connected public spaces, amenities, and services

These goals respond directly to documented neighborhood conditions, including a poverty rate exceeding 40% in target census tracts, high housing insecurity, aging infrastructure, food access gaps, and commercial corridor underperformance.

Major Investments and Positive Momentum

The International District is not starting from zero. Since 2018, more than \$83 million in public investment has been delivered in the neighborhood. Completed projects include:

- Construction of the International District Library and Library Park.
- Opening of the Gateway Center campus for homelessness services.
- Installation of more than 150 new streetlights.
- Repaving of 85 miles of streets.
- Pedestrian HAWK signals and corridor safety improvements along Central Avenue.
- Renovation of Phil Chacon Park, Wilson Park, and other neighborhood parks.
- Delivery of over 200 new or rehabilitated housing units.

These investments demonstrate sustained municipal prioritization and create a strong foundation for Choice Neighborhoods Implementation. The grant will accelerate this momentum by integrating safety, economic, housing, and placemaking investments into a coordinated strategy during the grant term.

Critical Community Improvements (CCI)

The City proposes up to three CCI projects designed to deliver visible, early-impact improvements and catalyze long-term revitalization:

CCI 1: Central Avenue Safety and Mobility Corridor Improvements

This project will fund enhanced pedestrian lighting, traffic calming, median upgrades, and safe crossings along the commercial corridor and adjacent residential blocks near the target housing site. These improvements will reduce pedestrian-vehicle conflicts, increase nighttime visibility, and visibly signal reinvestment.

CCI 2: Public Space Activation and Park Enhancements

Building upon recent park renovations, this CCI will support programming, minor capital upgrades, shade structures, seating, and community event infrastructure at Phil Chacon Park and International District Library Park. Activation will increase daily use, strengthen social cohesion, and improve informal safety through positive presence.

CCI 3: Neighborhood Commercial Activation and Storefront Improvement Program

This initiative will provide small-scale façade improvements, signage upgrades, and tenant support for neighborhood-serving businesses along Central Avenue. Combined with safety improvements, this will attract new businesses, reduce vacancy, and improve corridor aesthetics.

Each CCI is implementation-ready and tied to measurable outcomes during the grant term.

Local Prioritization and Alignment with Official Designations

The City has consistently prioritized the International District in capital budgets, public safety strategies, housing development coordination, and redevelopment planning. During the grant

term, the City will continue to align capital improvement planning, housing investments, and safety resources within this geography.

Addressing Long-Term Distress and Economic Opportunity

The Market Study identifies approximately \$36 million in retail leakage within the International District, particularly in grocery, pharmacy, and neighborhood-serving retail categories. At the same time, nearly 96% of employed residents commute outside the neighborhood for work.

The Neighborhood Plan addresses these challenges through:

- Corridor safety improvements that reduce development risk.
- Storefront activation and façade programs that support small businesses.
- Housing redevelopment that increases purchasing power within walking distance of the corridor.
- Coordination with workforce and service providers to connect residents to construction and permanent jobs generated by revitalization.

Construction activities funded through the grant will generate immediate job opportunities. Over time, improved safety, aesthetics, and infrastructure will attract new neighborhood-serving businesses, reduce retail leakage, and increase local employment options.

Visible Neighborhood Improvements

During the grant term, residents and visitors will see:

- Improved lighting and safer crossings along Central Avenue.

- Activated parks with regular programming and community events.
- Enhanced storefronts and reduced vacancy along key commercial blocks.
- Improved streetscape conditions adjacent to the target housing site.

These visible improvements will build confidence, reinforce neighborhood identity, and signal sustained investment.

Crime Reduction and Safety

Safety improvements are central to the strategy. Enhanced lighting, pedestrian infrastructure, and activated public spaces are evidence-based approaches to reducing crime through environmental design. Coordination with Albuquerque Community Safety and public safety partners will ensure that physical improvements are complemented by service-based responses and outreach.

Increased daily presence in parks and along corridors will further strengthen informal surveillance and community cohesion.

Addressing Specific Neighborhood Challenges

The Transformation Plan responds directly to identified challenges:

- High poverty and ELI concentration - addressed through housing stabilization and economic activation.
- Food insecurity and retail gaps - addressed through corridor revitalization and business attraction.
- Safety concerns - addressed through lighting, mobility improvements, and public space activation.

- Aging infrastructure - addressed through targeted capital improvements during the grant term.
- Risk of displacement - addressed through preservation and expansion of affordable housing near transit and amenities.

Catalytic Impact During the Grant Term

The Choice Neighborhoods Implementation Grant will jump-start and coordinate investments that produce measurable outcomes within the grant period:

- Completion of corridor safety and lighting improvements.
- Activation of key public spaces with measurable increases in utilization.
- Visible reduction in vacant storefronts along priority blocks.
- Increased business activity and neighborhood-serving retail presence.
- Improved perceptions of safety and walkability.

By sequencing CCI projects with housing redevelopment and service coordination, the Neighborhood Plan accelerates revitalization while maintaining affordability and community stability.

The International District has demonstrated momentum, strong partnerships, and sustained local prioritization. The Choice Neighborhoods Implementation Grant will unify these efforts into a coordinated, measurable strategy that advances the neighborhood from concentrated distress toward sustained opportunity.

2. Reducing Regulatory Barriers to Affordable Housing Development

The City of Albuquerque has undertaken a series of policy reforms and administrative improvements designed to reduce regulatory barriers that increase the cost and timeline of housing development. These efforts include citywide zoning reforms, streamlining of permitting processes, and targeted initiatives to expand the development of affordable housing. These actions directly support the goals of the Transformation Plan by making it easier to develop and preserve housing within the International District, the target neighborhood.

A major regulatory reform supporting affordable housing development was the adoption of the Integrated Development Ordinance (IDO) by the City of Albuquerque. The IDO replaced the city's previous zoning code with a unified land use framework intended to simplify development standards, increase housing flexibility, and reduce discretionary review processes that previously created uncertainty and delays for housing projects. By consolidating zoning regulations into a single ordinance and standardizing development rules across the city, the IDO reduces regulatory complexity and allows more housing development to proceed through administrative review rather than discretionary approvals.

The IDO also expanded opportunities for housing development in mixed use and commercial areas along major corridors. Within the International District, this change is particularly important because the neighborhood lies along Central Avenue and other major transportation corridors where mixed use zoning now allows residential development alongside commercial uses. These zoning changes support higher density housing and encourage transit-oriented development in areas already served by public transportation.

The City has also revised development standards within the IDO to allow greater housing flexibility and reduce barriers to smaller housing types. These reforms include expanding

opportunities for accessory dwelling units, allowing duplex and small scale multi-unit housing in more zoning districts, and updating parking requirements to better align with transit oriented development. These changes reduce construction costs and make it easier for property owners and developers to add housing units in existing neighborhoods.

In addition to zoning reforms, the City has implemented administrative improvements designed to reduce permitting timelines and improve coordination across departments. The Planning Department has introduced process improvements that streamline development review and avoid lengthy discretionary review processes. These improvements reduce uncertainty for developers and help accelerate the construction timeline for affordable housing projects.

The City also coordinates across departments to support affordable housing development within designated redevelopment areas. The International District is located within a Metropolitan Redevelopment Area, which allows the City to use redevelopment tools that facilitate housing development and economic investment. These tools include targeted infrastructure improvements, redevelopment incentives, and coordinated planning support that reduce barriers to development.

Within the next twelve months the City plans to continue evaluating additional strategies to support housing development and reduce regulatory barriers. These efforts include examining opportunities to further streamline permitting processes for affordable housing developments, coordinating interdepartmental review to reduce development timelines, and identifying potential fee reductions or incentives that support projects serving low income households.

The City is also exploring additional regulatory adjustments that support alternative housing construction methods such as modular and prefabricated housing systems. These construction approaches have the potential to reduce costs and accelerate development timelines while maintaining high quality housing standards.

These combined policy reforms and administrative improvements demonstrate the City's commitment to removing regulatory barriers that limit the production of affordable housing. By modernizing zoning regulations, streamlining permitting processes, and supporting redevelopment within targeted neighborhoods, the City of Albuquerque is creating a regulatory environment that facilitates housing production and supports the successful implementation of the International District Transformation Plan.

E. Housing Plan

1. Overall Housing Plan

Existing Housing and Plans for Redevelopment

The development component of the Housing Plan is expressed through a main goal, which is supported by clearly defined strategies and responsive housing design principles for successful implementation:

1. Redevelop housing sites to strengthen their connection with the broader neighborhood

The redevelopment plan focuses on creating mixed-income housing that strengthens neighborhood connections and improves overall livability. It replaces aging and distressed public housing with modern, energy-efficient homes designed to accommodate a range of household sizes, while

integrating new housing with improved streets, open spaces, and infrastructure. The Albuquerque Housing Authority (AHA) will lead implementation across two phases and four redevelopment sites, replacing 98 severely distressed units with 210 new units designed to serve a broader mix of households and resident needs. Targeted redevelopment sites include two public housing properties, Grove and Wainwright Manor, and two City-owned sites on Dallas Street and at Phil Chacon Park. Of the 210 proposed units, 47% will replace the existing public housing units, 34% will be affordable, and 19% will be market-rate.

The three existing public housing sites are Wainwright Manor, Grove, and Pennsylvania.

Wainwright Manor primarily serves seniors and people with disabilities and consists of 1-bedroom units. Completed in 1976, the development includes 60 units across two three-story buildings with a central multipurpose lobby that serves as an important shared space for residents. There are two single-family homes, owned by AHA, on the northeast corner of the site that are group homes operated by a local service provider and will remain as such. They were not included in the Planning Grant, nor the Transformation Plan.

The Pennsylvania and Grove sites serve families and were built in 1974 and 1976, respectively. They were both developed under HUD's Operation Breakthrough program in which units are characterized by simplified massing and repeatable unit layouts. At Grove, unit types include single-family homes and duplexes with 2-, 3-, and 4-bedroom units, and Pennsylvania has the same unit mix but also includes a 5-bedroom unit as well as a townhouse with three connected units.

The Housing Plan supports and enhances the surrounding International District neighborhood by providing a range of housing types to meet varying household needs, including multi-family, townhouses, and stacked units, while promoting well-designed and welcoming buildings.

Further, by strengthening the relationship between housing and nearby parks, open spaces, and public amenities, the Plan will enhance neighborhood livability for all area residents. Clear and convenient connections to these spaces support physical activity, social interaction, and overall quality of life, especially with the proximity of three proposed sites at or near Phil Chacon Park. The community space along Southern Avenue will support AHA residents and community members alike as a bicycle repair space. The COA operates two similar repair spaces in other parts of the city, but this would be the first in the International District. This space would support the new pump track at Phil Chacon Park as well as promoting bicycle and pedestrian safety in the area, contributing to a connected, family-friendly environment.

Phasing Plan

The Albuquerque Housing Authority (AHA) will lead the implementation of the Housing Plan through the redevelopment and transformation of four sites delivered across two phases. The phasing approach is structured to maximize efficiency while supporting a realistic and sustainable market absorption rate. It also minimizes displacement costs and disruption by prioritizing the delivery of new AHA units before the demolition of existing target housing sites, allowing residents to be relocated directly into newly constructed housing whenever possible.

The first phase includes the development of Dallas, Grove, and the Phil Chacon Park site. The first phase includes a total of 115 units—9 units at Dallas, 23 at Grove, and 83 at Phil Chacon. Of these 115 units, 38 are replacement units, 57 are LIHTC, and 20 are unrestricted. The second phase includes the development of Wainwright Manor. Of the 95 units, 60 are replacement units, 14 are LIHTC, and 21 are unrestricted.

The proposed plans are aligned with the neighborhood market analysis. The market study highlights a strong demand for affordable rental housing in the International District, particularly

for households earning below 60% AMI. The low vacancy rates and rising rental costs indicate a need for additional rental units. Current demand is highest for studio, one-bedroom, and two-bedroom units, catering to young professionals, seniors, and small families.

Proposed Designs and Site Plans

The redevelopment of targeted housing sites prioritizes a context-responsive design that enhances safety, visibility, and community connectivity. Residents have emphasized the need for open space and housing in proximity to parks and outdoor amenities.

Wainwright Manor: This existing AHA property primarily serves senior residents and sits on approximately 2.7 acres, with approximately 2 acres identified for redevelopment. Located just a block from Wilson Park and Wilson Middle School, the site is well-positioned for an enhanced residential environment with improved access to community spaces. The redevelopment proposal for the 2.2-acre Wainwright site retains a courtyard building concept but reorients the massing toward the east, establishing a stronger presence along Gibson Blvd. and Cardenas Dr. The proposed three-story, U-shaped apartment building includes 95 units—76 one-bedroom and 19 two-bedroom—organized around a centrally located green space. The plan results in a site density of approximately 43 units per acre. This proposal strengthens the corner presence by creating a small entry plaza that anchors the lobby and residential amenity spaces. Along Gibson Blvd, approximately 2,500 square feet of ground-floor commercial leasable space is provided with additional resident amenities and the leasing office located along Cardenas Dr. The plan includes nine visitor parking spaces and 64 secured parking spaces for residents.

Grove: Grove, an AHA-owned site serving families and multi-person households, spans approximately 1.3 acres. The site benefits from its proximity to Phil Chacon and Trumbull Parks, as well as the Dallas site, fostering a cohesive redevelopment approach. The redevelopment

proposal for Grove reconfigures the site to accommodate 23 total units, including 12 two-bedroom units and 11 three-bedroom units. The plan introduces a mix of townhomes and three-story apartment buildings, with parking located at the rear of the property. New buildings are oriented to engage the surrounding streets with active frontages and improved pedestrian access. This proposal creates a more welcoming street frontage by orienting primary entrances and living spaces toward the street, with a setback that provides privacy and a comfortable buffer. The massing alternates between two and three stories to reduce scale, add visual interest, and better fit the surrounding neighborhood. This approach improves the pedestrian experience, enhances visibility, and activates the streetscape.

Dallas: This City-owned, half-acre site is located directly across Southern Avenue from Phil Chacon Park and can accommodate approximately nine residential units. The site is well-suited for larger units (3–5 bedrooms) to serve households with greater space needs. This vacant City-owned site, adjacent to the newly completed Phil Chacon Park offers a significant opportunity for redevelopment. The 0.5-acre site north of Southern Avenue is planned to accommodate nine units in a mix of townhomes and apartments, including two three-bedroom units, six four-bedroom units, and one five-bedroom unit. This proposal strengthens the site's connection to the surrounding neighborhood by orienting new homes toward Dallas Street, establishing a clear and welcoming residential frontage. A modest setback provides privacy while maintaining a strong street presence. Building setbacks are varied to break down the overall massing, create a comfortable scale, and respond to nearby residential patterns. These design moves enhance walkability, improve visibility across the site, and contribute to a more active and engaging edge along the park.

Phil Chacon Park: Abutting the recently completed Phil Chacon Park, this 3-acre site leverages direct access to the park's amenities as well as nearby community assets, including the Cesar Chavez Community Center, Van Buren Middle School, and Emerson Elementary School. The renovation of Phil Chacon Park was one of the largest recent capital investments in the International District. The site has the capacity to accommodate approximately 80 residential units. This vacant, City-owned 3-acre site sits directly east of Phil Chacon Park. The site is envisioned for a three-story residential development totaling 83 units, including 34 one-bedroom, 41 two-bedroom, and 8 three-bedroom units. The proposal features a two-wing apartment building organized around central amenity spaces and shared courtyards oriented toward the park. A community space is located along Southern Avenue at the ground floor, activating the street edge and creating a visible point of connection for residents at the Dallas site. A total of 124 parking spaces are distributed around the perimeter of the buildings, providing convenient access while also creating a buffer between the development and adjacent properties.

Alternatives to the Housing Plan

In considering alternatives to the Housing Plan, the considerations primarily focused on the AHA-owned Pennsylvania site. Located at 124 Pennsylvania St SE and occupying 1.6 acres, the development includes five single-family homes, six two-story duplexes, and one two-story triplex, for a total of 20 units. The site has 2-, 3-, and 4-bedroom units as well as one 5-bedroom unit. The property, built in 1974 is home to 58 residents, and the current residential density is 12 units per acre. AHA plans to divest of this property and relocate residents to the Phil Chacon Park and Dallas sites in phase one of the redevelopment efforts.

The site at 124 Pennsylvania St. SE has both benefits and challenges, which informed the discussions in considering alternatives for the property. The site has zoning that could

accommodate higher densities compared to what is currently built and is within walking distance to Central Avenue, which provides access to high-frequency transit. However, the surrounding land uses & zoning not compatible with residential development. It is the only property zoned for residential development on both adjacent side streets and has commercial and industrial land uses next to and across from the property, including a car wash immediately south. Property management staff has also noted that they experience difficulties renting out units due to safety concerns amongst potential residents, and during the planning phase, existing residents expressed concerns about non-residents coming onto the property as well as trespassing by jumping over exterior walls into their backyards from the adjacent car wash. Further, like Grove, Pennsylvania was constructed under HUD's Operation Breakthrough program, which promoted the use of standardized building systems intended to improve construction speed and durability. However, there are long-term structural concerns in these buildings due to the panelized walls as detailed in the Structural Deficiencies section.

The sites at Phil Chacon and Dallas are far more suitable than the Pennsylvania property for the existing families. They will benefit from proximity to neighborhood-serving assets, including the adjacent Phil Chacon Park as well as Van Buren Middle School and the Cesar Chavez Community Center. Access to these community spaces will provide opportunities for Pennsylvania residents to participate in activities close to home and strengthen neighborhood connections, especially with new neighbors at the Phil Chacon site and nearby Grove property. Further, AHA property management, maintenance, and residents benefit from relocating the Pennsylvania. The move will consolidate AHA's properties within ¼ mile of each other, which centralizes property management and maintenance, providing residents and staff opportunities to communicate more efficiently, build stronger support networks, and maintain the properties.

Proposed Mix of Bedroom Sizes

Amongst the four sites, the proposed mix of bedroom sizes includes the following unit counts: 110 1-bedroom, 72 2-bedroom, 21 3-bedroom, 6 4-bedroom, and 1 5-bedroom unit. Wainwright Manor will include 1- and 2-bedroom units, Grove will have 2- and 3-bedroom units, Dallas will include 3-, 4-, and 5-bedroom units, and the Phil Chacon Park site will include 1-, 2-, and 3-bedroom units. The table below includes the full unit breakdown at each site. There will be enough replacement units in the appropriate bedroom mix to accommodate the return of all original residents should they choose to return.

HOUSING PROGRAM					
	1-BR	2-BR	3-BR	4-BR	5-BR
Site 1 Wainwright	76	19			
Site 2 Grove		12	11		
Site 3 Dallas			2	6	1
Site 4 Phil Chacon	34	41	8		
Total	110	72	21	6	1
	52%	34%	10%	2.9%	0.5%
210 UNITS					

Proposed Mix of Unit Types

The Housing Plan includes units for residents with a broad range of incomes, including units with no income restrictions. Of the 210 proposed units, 47% will replace the existing public housing units, 34% will be affordable, and 19% will be available to families with incomes between 81-120% of AMI and units with no income restrictions.

Use of PBV by Others

The Housing Plan does not include the use of PBV by Others for replacement units.

Exception to One-for-One Replacement Requirement

The Housing Plan includes one-for-one replacement of the existing public housing units, and AHA will not seek an exemption for this requirement.

Other Key Factors

Residents' input and feedback played a key role in shaping the design priorities and principles for the redevelopment of housing sites included in the Housing Plan. Through various engagement activities and workshops, residents identified their top priorities for housing, open spaces, and essential amenities and services. For open spaces, residents prioritized sports courts, play areas, and community gardens to encourage recreation, social interaction, and outdoor engagement. For amenities and services, top priorities included a job training center, grocery stores, and a health clinic to enhance economic opportunities, access to fresh food, and healthcare services. Further, the Housing Plan emphasizes community connectivity through common spaces like parks and open spaces along with being adjacent to community assets like new parks and schools.

Based on resident feedback, the Housing Plan centers the following strategies:

Strategy 1.2: Develop a range of housing types to accommodate different households

- To meet the needs of households of varying sizes and mobility levels, the redevelopment should offer a mix of housing options. This may include townhomes suited for families as well as one-bedroom apartments that support seniors or residents with mobility needs. Providing multiple housing typologies ensures long-term functionality and suitability for a broad range of living situations.

Strategy 1.3: Create family-friendly and safe open spaces

- The proposed open spaces at Wainwright Manor and Phil Chacon offer a variety of recreational opportunities, and the Grove and Dallas sites benefit from their proximity to

Phil Chacon Park. These areas include features such as playgrounds, BBQ spaces, and gathering areas designed to support everyday outdoor use. Residents highlighted the importance of safe and accessible outdoor environments that encourage social interaction, provide comfortable places to spend time and accommodate a range of household needs.

Strategy 1.4: Expand amenities and services close to residents

- Through engagement activities, residents identified key amenities needed in the renovated housing developments. The proposed design responds by including a community space at the Phil Chacon Park site and ground-floor community/commercial space at Wainwright Manor. These facilities provide convenient places for residents to gather, access services, and participate in on-site activities.

Strategy 1.5: Foster residents' engagement and stewardship

- During the planning process, residents contributed ideas for improving their homes and shared priorities for the future of their developments. Continuing this involvement will require creating opportunities for residents to participate in day-to-day activities that support the upkeep and use of shared spaces. This may include roles or programs that encourage residents to take an active part in maintaining and caring for their community.

2. Repositioning Public Housing

AHA has successfully repositioned seven public housing properties through the Rental Assistance Demonstration (RAD) program with an eighth property currently underway. However, the three target housing projects included in this application are not the final public housing projects in the repositioning of the public housing portfolio.

3. Financial Feasibility

Overall Financing Plan

The land will be leased to the ‘to be formed’ Low Income Housing Tax Credit limited partnerships at the appraised value (initial lease payment) plus \$1-dollar annual lease payment (annual lease payment) for 99 years. The acquisition (initial lease payment) will be financed with a seller note from AHA. Payments on the seller note will be made from available cashflow for the 50-year term of the loan.

In addition to the Choice Neighborhood Implementation Grant funds, the proposed financing for the housing projects will consist of: Low Income Housing Tax Credit equity, tax exempt bond financing, Workforce Housing Trust Fund grants from the City of Albuquerque, HOME and/or Housing Trust Fund financing from Housing NM, State of New Mexico capital outlay, and a subordinate cashflow loan from AHA.

AHA has proven experience working with these partners and utilizing this financing structure. AHA has partnered with Bernalillo County on two tax exempt bond projects; Housing New Mexico on seven low-income housing tax credit projects, including gap funding; and City of Albuquerque on one project utilizing the Workforce Housing Trust Fund. AHA has also received multiple capital outlay awards from the State of New Mexico.

AHA has the team in place to successfully transition properties from public housing to project-based subsidy as demonstrated by our six RAD conversions. We have a strong working relationship with our local HUD office and the HUD RAD team.

This straightforward financing structure will allow for a quick closing. A conservative operating budget and debt stack, combined with income secured by rental assistance contracts, will ensure the property’s long-term financial feasibility. This straightforward financing structure will allow for a quick closing while a conservative operating budget and debt stack combined with income secured by rental assistance contracts will ensure the long-term financial feasibility of the property.

Status of Funding Commitments

The first phase will consist of new construction on parcels of land contributed by the City of Albuquerque at the Phil Chacon Park and Dallas sites. Preliminary design work and research on the rezoning process is complete. Work has begun to subdivide the park site, which will then allow for the rezoning of the Phil Chacon site, which is estimated to take 6 months. Once the site is rezoned, AHA will submit applications to Housing New Mexico for the Low-Income Housing Tax Credits and to the State Board of Finance for the private activity volume bond cap as well as submitting applications for gap financing.

Plan for Low-Income Housing Tax Credits

By utilizing tax exempt bonds and 4% tax credits, the State Housing Finance Agency, Housing New Mexico, accepts tax credit applications at any time. Threshold requirements for an application include evidence of site control, zoning, payment of fees, and a market study. AHA will submit an application for tax credits as soon as the rezoning process is completed (estimated 6 months). The proposed projects meet all of the Selection Criteria as outlined in the Qualified Allocation Plan. It is not a competitive process for a tax credit allocation for projects utilizing tax exempt bonds.

Ability to Close

- Application to Housing NM for LIHTC: 60 days to obtain 42(m) letter
- Application to SBOF for allocation of volume cap: 30 days
- Bernalillo County: Inducement of bond resolution simultaneous with above applications; TEFRA and final bond ordinance: 60-90 days
- Completion of due diligence requirements for lenders and investors, simultaneous with the bond process: 120 days
- Finalizing loan documents: 30-60 days

- Total timeline: 270 days (9 months)

Property Management Plan

AHA currently owns and manages 27 multifamily and senior housing developments totaling approximately 1,020 units throughout the municipal limits of the City of Albuquerque. Eighteen of these properties (651 units) operate as Public Housing and offer rental assistance to the families that reside in them. AHA has converted six properties from Public Housing to Low Income Housing Tax Credit properties with project based rental assistance using HUD's Rental Assistance Demonstration Program (RAD). Five of the properties have completed construction and converted to permanent financing. One of these properties are in the process of being rehabilitated and constructed. AHA's housing staff directly manages all of AHA's rental housing stock and will manage any new stock. AHA's maintenance department conducts regular maintenance, and AHA maintains contracts with multiple vendors to provide additional specialized maintenance functions.

4. Mixed-Income Development

The Housing Plan includes a total of 210 units. 47 percent (98 units) are replacement housing, 34 percent (71 units) will target those with incomes between 30-80 percent of AMI, and 19.5% (41 units) will be available to households earning more than 80 percent of AMI and are not replacement housing. Approximately 53 percent (112 units) of the new rental units are non-replacement units.

5. Project Readiness

Site Control

The City of Albuquerque and Albuquerque Housing Authority own all the parcels of land needed to implement the Housing Plan. COA currently owns the parcels on Dallas Street and the land at Phil Chacon Park. AHA owns the land at 608 Grove Street and Wainwright Manor. The COA and

AHA are collaborating on an Inter-Governmental Agreement that would allow for site control and eventual conveyance of the City-owned parcels to AHA.

Land Use and Zoning Approvals

During the Planning Grant period, AHA contracted with Consensus Planning, a local planning consultant firm, to review the existing zoning and the conceptual plans for the sites included in the Housing Plan. The current zoning at the AHA-owned properties Grove and Wainwright Manor is acceptable for the proposed developments included in the Housing Plan as is the zoning at the Dallas site. The site at Phil Chacon Park will require a zone change to allow for the proposed programming. The consultant also noted additional approvals needed at the Phil Chacon and Dallas sites, including subdivision and lot consolidation, respectively. AHA and COA are confident that we can receive the required approvals in a timely manner.

Financing Gaps

The first phase will consist of new construction on parcels of land contributed by the City of Albuquerque at the Phil Chacon Park and Dallas sites. Preliminary design work and research on the rezoning process is complete. Work has begun to subdivide the park site, which will then allow for the rezoning of the Phil Chacon site, which is estimated to take 6 months. Once the site is rezoned, AHA will submit applications to Housing New Mexico for the Low-Income Housing Tax Credits and to the State Board of Finance for the private activity volume bond cap as well as submitting applications for gap financing.

Phase I Environmental Assessments

As a part of the Planning Grant, AHA hired Terracon to complete Phase I Environmental Site Assessments (ESA) for the three target housing sites, and the reports confirmed there are no environmental impediments to development. AHA and COA will collaborate to complete Phase I

ESAs at the Phil Chacon Park and Dallas sites promptly to determine if there are any environmental impediments at those locations.

Consultation with State Historic Preservation Office

The AHA-owned properties Grove and Wainwright Manor have been previously reviewed by the State Historic Preservation Office (SHPO) for Capital Fund Grant activities in 2022, and SHPO determined that no historic properties are affected. The City-owned sites at Dallas and Phil Chacon Park are vacant, but AHA and COA will consult with SHPO to ensure there are no issues that would prevent timely implementation of the Housing Plan at these sites.

Schedule

Attachment 27 provides additional details related to the Housing Plan schedule.

	Phase 1: Phil Chacon, Dallas, Grove	Phase 2: Wainwright Manor
Closing	6/30/2027	6/30/2028
Start of Construction	7/30/2027	7/30/2028
Construction Completion	7/30/2029	7/30/2030

F. People Plan

1. Income and Employment

The People Plan includes a range of strategies intended to improve the quality of life for target housing residents. These strategies focus on education, health, and income and employment; by addressing access to education and increasing health outcomes, income and employment will

be more accessible and sustainable. The People Plan outlines the following goals that AHA, as the People Implementation Entity, will use to achieve substantial gains in resident income and employment:

1. Connect residents to accessible and high-quality educational resources
2. Increase accessibility for residents to seek the necessary and appropriate health and wellness services
3. Enhance economic stability for residents with diverse backgrounds

Current Employment & Income Data

The number of employed residents and average household income is higher at Grove and Pennsylvania, which primarily families, than at Wainwright Manor, which primarily serves elderly people and people with disabilities. The majority of residents at Wainwright receive Social Security, Supplemental Security Income (SSI), or pensions.

Grove

- Average household income: \$26,376
- Employment (heads of household): 6 out of 13 (46%)

Pennsylvania

- Average household income: \$20,756
- Employment (heads of household): 8 out of 16 (50%)

Wainwright Manor

- Average household income: \$13,765
- Employment (heads of household): 3 out of 54 (5.5%)

Desired Employment & Income Outcomes

AHA intends to increase the number and percentage of target residents who are employed as well as increasing the average household income of target residents throughout the grant term. We anticipate the goals and strategies from the People Plan resulting in a 25% increase to average household incomes and a 15% increase to employment amongst applicable households, i.e. excluding those that unable to attain employment due to a disabling condition or the like.

Grove

- Average household income: \$32,970
- Employment (heads of household): 8 out of 13 (61%)

Pennsylvania

- Average household income: \$25,945
- Employment (heads of household): 10 out of 16 (63%)

Wainwright Manor

- Average household income: \$17,206.25
- Employment (heads of household): 11 out of 54 (20%)

Strategies for Income and Employment

The Income & Employment Plan seeks to result in increased income and employment for target housing residents, especially employment in living wage jobs. The Plan seeks to help strengthen the career pathway pipeline available to workable adults (including those who are unemployed, underemployed, or fully employed but seeking career advancement) in a way that is tailored to resident needs and goals. The team that will focus on income and employment outcomes will include a Project Manager, Income & Employment Coordinator, Case Manager, and FSS Coordinator.

AHA will create a position for an Income & Employment Coordinator to connect residents to job training opportunities in order to strengthen a career pathway pipeline. The Coordinator will guide residents to acquire the skills and knowledge necessary to find and succeed in employment through a career pathway program. The program will focus on supportive services, skills training, and job retention. The Income & Employment Coordinator will guide residents through entering the workforce, remaining employed, and advancing in their careers. The counselor will assist residents in outlining actionable goals and establish regularly scheduled check-ins to ensure they are taking the necessary steps for completion. They will focus on case management, taking into consideration the diverse needs of residents, including age, disability, language barriers, financial assistance and others. Career Chats will be established on-site in which partner organizations can provide residents with information on career opportunities in the ID.

The Income & Employment Coordinator will connect residents to the appropriate job training programs based on the skills and interests that residents would like to develop. These include growing food, entrepreneurship, and/or computer skills. Aligning interests with the jobs available in the neighborhood, the Income & Employment Coordinator will connect residents to job training opportunities through the Workforce Connection of Central New Mexico. Workforce training programs will prioritize employment opportunities generated through Choice Neighborhoods construction activities, park activation programming, and new small business development along the Central Avenue corridor. The Workforce Connection offers programs such as WIOA Program or Senior Community Service Employment Program. The WIOA Program provides supportive and training services, including earn-while-learn training, on-the-job training, no-cost tuition assistance, and work readiness skills. AHA and Workforce Connection will expand on their existing partnership to bring these services to residents at the target housing sites.

Further, AHA will seek to expand the Family Self-Sufficiency (FSS) program to assist residents in obtaining employment that will lead to economic independence and self-sufficiency. The Albuquerque Housing Authority's FSS program is offered to residents that are motivated to seek suitable employment. Through the program, the head of household enters a five-year contract with the PHA during which the PHA establishes an escrow account for the family. The contract specifies goals and services for each family and requires that the head of household seek and maintain suitable employment during the 5 years. AHA's FSS Coordinator currently provides basic support with job searches and resources, depending on the field and education level of residents and refers residents to partner employment agencies for further professional guidance and development.

Lastly, AHA will connect working-aged youth to initiatives that focus on developing essential employability skills, career exploration, and financial literacy. 36% of residents from Grove and Pennsylvania are between the ages of 16-24 years old. AHA has identified programs to connect youth residents to support youth residents as they enter the career pathway pipeline. WIOA Youth operates year-round, providing skills training and work experience opportunities to participants. The program addresses 14 elements that help students overcome barriers to education and employment. Upon completion of the program, youth receive 12 months of follow-up services to support continued growth and success. Similarly, the City of Albuquerque's Job Mentor Program offers school-based career-readiness training and paid summer internships.

Tailored Strategies for Target Residents

Residents have identified barriers to retaining employment, including a lack of childcare, access to reliable internet, a need for adult education, and others. The Income & Employment Coordinator will help residents address these barriers to ensure they have an opportunity to keep a job and

become self-sufficient. Additionally, the Plan will focus on implementing programs to address these barriers directly.

Residents mentioned that a lack of childcare is a barrier to full-time employment. To address that, AHA will connect youth to afterschool activities. Out-of-School Time (OST) programs provide safe and supportive environments for students to engage in enriching activities, develop essential skills, and receive academic support. Residents identified afterschool programs for their children that focus on sports, arts, music, and dance, culinary arts, and outdoor and nature programming. The Cesar Chavez and Mesa Verde Community Centers offer a variety of programming and services in the International District. The centers include a fitness room, arts and crafts, computer lab, and classrooms for other activities. For teenage residents, the Albuquerque Public Library currently hosts academic events such as STEAM drop-ins. Beyond academic support, engaging afterschool hobbies can include music lessons and book clubs.

Residents identified the lack of access to reliable internet as a barrier to employment. Amongst Resident Needs Assessment respondents, 73% of target housing residents reported having internet access at home through a smartphone or computer. However, residents also reported having limited connection or accessibility issues as prices increase. To address this barrier, AHA will seek to partner with the State of New Mexico Office of Broadband Access & Expansion (OBAE). OBAE has a pilot program called Connect New Mexico that aims to foster socioeconomic progress by providing infrastructure grants for broadband deployment to unserved and underserved communities. AHA will pursue the Connect New Mexico program so that each household will have access to low-cost or free internet services, thus reducing this barrier to employment.

Residents also identified the need for educational programming for adults. Adult education programs empower adult learners to enter or advance in the workforce and/or continue into higher

education. These programs help strengthen core literacy, digital literacy, and workplace readiness skills. They also enhance parents' ability to support children's learning needs. Only 34% of adults among the three target housing sites have at least a High School diploma. The Albuquerque Adult Learning Center (ABQ-ALC) provides free classes for students age 16 and up. ABQ-ALC provides in-person and online classes for students who wish to pass the GED or HiSET exam. They service Albuquerque, with a special focus on the International District. ABQ-ALC is located on San Mateo Boulevard, just outside of the ID boundary.

People Implementation Entity Staffing

As the People Implementation Entity, the Albuquerque Housing Authority is committed to providing the necessary staffing and pursuing key partnerships to support the implementation of the People Plan. The following resources will be provided during the 8-year grant term:

- Project Manager: We will provide 2080 hours of staff time per year dedicated to Program management, supervision, and leadership.
 - o Number of target housing residents served: 210
- Income & Employment Coordinator: We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to coordinating employment services.
 - o Number of target housing residents served: 125
- Training & Education Coordinator: We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to coordinating Training and Education services.
 - o Number of target housing residents served: 100

- Tutoring Services: We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to providing tutoring services to school aged children.
 - o Number of target housing residents served: 125
- Healthcare Coordinator: We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to coordinating Healthcare services.
 - o Number of target housing residents served: 125
- Case Manager: We will provide 2080 hours of staff time per year dedicated to intensive case management services to high needs households.
 - o Number of target housing residents served: 50
- FSS Coordinator: We will provide 2080 hours of staff time per year dedicated to Program management, supervision, and leadership.
 - o Number of target housing residents served: 75

Connecting Residents and Managing Partnerships

The service coordination team will include multiple positions that will collaborate to oversee the implementation of supportive service requirements. This team includes a Project Manager, Income & Employment Coordinator, Training & Education Coordinator, Tutoring Services support staff, Healthcare Coordinator, Case Manager for high needs households, and a FSS Coordinator.

The team will first focus on connecting with residents by increasing outreach about the availability of services. To encourage participation, the service coordination team will meet with residents in group settings to explain the goals, strategies, and programs included in the People Plan. These meetings will be advertised in an approachable way that makes residents feel comfortable

understanding the program and builds on the trust-building that began during the Planning Grant. Flyers and other communications will include simple language at different comprehension levels and in various languages to meet the needs of all households.

The service coordination team will then focus on assessing the needs of individual households. To do this, service coordinators will meet with residents one-on-one to discuss their goals and barriers they experience. AHA service coordinators are trained to provide client-centered, trauma-informed services and use tools such as Motivational Interviewing to help residents overcome barriers. They will utilize Individualized Training and Service Plans (ISTP) to support participants and residents to address specific needs and achieve their goals by connecting them to applicable services and programs. To support residents in completing services and achieving specific outcomes, the service coordination team will establish a schedule for each resident and carry out check-ins to ensure they are on track as well as to address any barriers that may arise. The Case Manager will provide intensive case management services to high needs households, which may include meeting more often or making connections with agencies for any alternative services.

The current AHA service coordination team has extensive experience successfully overseeing and managing partnerships and service coordination. AHA established a formal Program Coordinating Committee (PCC), creating a "one-stop" resource network, with partners representing income and employment, education, and youth empowerment. In addition to creating a network of services, the PCC also serves in an advisory capacity help to guide AHA's Family Self-Sufficiency (FSS) program. This model would be expanded upon to ensure that that the services provided to the target housing residents are appropriate, accessible, and aligned with program outcomes.

2. Letter of Support from WIOA Partner

In order to better coordinate Workforce Innovation and Opportunity Act (WIOA) funds with the Choice Neighborhoods program, AHA will partner with the Workforce Connection of Central New Mexico (WCCNM). WCCNM, a local American Job Center, has provided a signed letter stating their willingness to assist the Choice Neighborhoods Implementation Grant efforts to increase incomes and employment for residents of the target housing.



Greggory Hull, CEO Chair
Stacy Sacco, Board Chair
Dewey V. Cave, MRCOG Executive

March 3, 2026

Re: HUD Choice Neighborhood Implementation Grant

Dear Sir or Madam,

The Workforce Connection of Central New Mexico (WCCNM) and Albuquerque Housing Authority (AHA) will partner to better coordinate Workforce Innovation and Opportunity Act (WIOA) funds with the HUD Choice Neighborhoods program. WCCNM will collaborate with the Albuquerque Housing Authority to assist the Choice Neighborhoods Implementation Grant efforts to increase incomes and employment for residents of the target housing, which include Grove, Pennsylvania, and Wainwright Manor.

WCCNM and AHA have an existing partnership and work collaboratively to bring WCCNM services to AHA residents at the Broadway/McKnight and 6100 Harper properties. In addition, the WCCNM Workforce Administrator is a member of AHA's Program Coordination Committee (PCC), along with other local service providers that serve in an advisory capacity help to guide AHA's Family Self-Sufficiency (FSS) program.

The Workforce Connection of Central New Mexico, a partner of the American Job Center network, serves four counties with an office location in each county. WCCNM provides quality resources for people exploring career opportunities and also support local job providers. Priority industries in the region include healthcare, construction, and manufacturing. With WCCNM, Job Seekers can get skills assessed for job placement; obtain assistance with resume writing, job searching, and interview techniques; and learn about apprenticeships and educational opportunities.

The Workforce Connection of Central New Mexico is committed to partnering with AHA to better coordinate WIOA funds with the HUD Choice Neighborhoods program.

Regards,



Arthur Martinez
MRCOG Workforce Director
WCCNM Administrator



809 Copper Avenue, NW - Albuquerque, New Mexico 87102
Telephone: (505) 247-1750 - Fax: (505) 247-1752 - WWW.WCCNM.ORG

"Equal Opportunity Program"

G. Leverage

The Transformation Plan is supported by substantial public sector investment commitments from the City of Albuquerque, Albuquerque Housing Authority, and other local partners. These investments include infrastructure improvements, housing development support, public space enhancements, service coordination for public housing residents and corridor revitalization projects within the International District. Commitment letters documenting these investments are included in the application attachments and demonstrate strong alignment between local government priorities and the Choice Neighborhoods Implementation strategy.

- A. State & local government: The total amount leveraged from state & local government is \$74,059,979.
- B. Neighborhood: The total amount leveraged for the Neighborhood Plan is \$69,904,979.
- C. Housing: The total amount leveraged for the Housing Plan is \$4,600,000.
- D. People: The total amount leveraged for the People Plan is \$1,935,200.

H. Soundness of Approach

1. Ongoing Resident and Stakeholder Involvement

Resident leadership has been central to the development of the International District Transformation Plan and will remain a central component of implementation. During the Choice Neighborhoods planning process, the City of Albuquerque and the Albuquerque Housing Authority conducted extensive engagement with residents of the target housing sites and the surrounding neighborhood. Engagement activities included community meetings, focus groups, resident surveys, and one on one outreach conducted in partnership with neighborhood

organizations. These activities ensured that residents played a meaningful role in shaping the priorities and strategies included in the Transformation Plan.

Residents of the target housing developments identified several priorities during the planning process including improved housing conditions, increased neighborhood safety, expanded economic opportunity, and improved public spaces. These priorities informed the housing redevelopment, neighborhood revitalization, and service strategies that form the foundation of the Transformation Plan.

During the implementation phase, the City and its partners will maintain a formal resident engagement structure that ensures residents of the target housing sites remain active participants in decision making. A Resident Advisory Committee will be established that includes representatives from each of the target housing developments. The committee will meet on a regular basis to review redevelopment plans, provide feedback on implementation activities, and identify emerging resident needs. Representatives from the Resident Advisory Committee will also participate in the broader Implementation Steering Committee to ensure that resident perspectives are incorporated into strategic decisions related to housing redevelopment, neighborhood improvements, and service coordination.

Residents will also participate directly in planning and design activities associated with redevelopment. Design workshops and community planning sessions will be organized to gather resident input on housing design, community amenities, and public space improvements. These activities will ensure that redevelopment reflects the needs and priorities of existing residents and that residents have meaningful opportunities to shape the future of their neighborhood.

Engagement will extend beyond residents of the target housing developments to include other stakeholders within the International District. The neighborhood contains a diverse network of community organizations, cultural groups, service providers, and local businesses that play an important role in neighborhood life. Many of these organizations participated in the planning process and will remain engaged during implementation.

The City will continue to convene regular stakeholder meetings with neighborhood associations, nonprofit organizations, assisted housing owners, service providers, and business leaders.

Partnerships with social service organizations will support implementation of the People strategies included in the Transformation Plan including workforce development programs, housing stability services, and youth programs. Civic institutions, philanthropic organizations, and local businesses will also be engaged through implementation working groups focused on economic development, public space improvements, and service delivery.

Community engagement activities will include public meetings, multilingual outreach, community workshops, and digital communication tools to ensure that residents and stakeholders remain informed and able to participate in the implementation process. These efforts will ensure that the Transformation Plan remains grounded in community priorities while maintaining strong partnerships with organizations working in the neighborhood.

2. Project Management

The City of Albuquerque will serve as the lead entity responsible for overall management of the Choice Neighborhoods Implementation Grant. The City's Health, Housing and Homelessness

Department will oversee day to day administration of the grant and coordinate implementation across the housing, people, and neighborhood components of the Transformation Plan.

The department has extensive experience managing federal housing and community development programs and maintains established administrative systems for procurement, financial oversight, environmental review compliance, and performance monitoring. These systems provide the administrative infrastructure necessary to manage a complex multi partner grant program and ensure compliance with federal grant requirements.

A Choice Neighborhoods Program Co-Manager will be designated to coordinate all aspects of the grant and manage day to day activities. The Program Co-Manager will serve as the primary point of contact for HUD and partner organizations. Responsibilities will include coordinating partner activities, monitoring implementation progress, managing reporting requirements, and ensuring that project milestones are achieved within the grant term.

The Albuquerque Housing Authority will serve as the lead partner responsible for housing redevelopment activities and have a Choice Neighborhoods Program Co-Manager. The Housing Authority will oversee redevelopment planning, relocation coordination, and development partnerships associated with the public housing properties included in the Transformation Plan. The Housing Authority will work with experienced affordable housing developers and property management partners to deliver mixed income housing that replaces distressed public housing units.

The Health, Housing and Homelessness Department will lead implementation of the neighborhood and people components of the Transformation Plan. Department staff will

coordinate neighborhood infrastructure improvements, economic development initiatives, and service delivery strategies that support housing stability and economic mobility for residents.

Partner accountability will be maintained through formal partnership agreements, performance benchmarks, and regular coordination meetings. The program leadership will monitor implementation progress and track performance metrics associated with housing redevelopment, neighborhood improvements, and resident service programs. The implementation team will utilize a shared performance tracking system and milestone dashboard to monitor progress across the Housing, People, and Neighborhood components, ensuring timely identification of challenges and coordinated problem-solving among partners.

An Implementation Steering Committee will provide strategic oversight for the grant and ensure coordination among partner organizations. The committee will include representatives from the City of Albuquerque, the Albuquerque Housing Authority, community-based organizations, and institutional partners. The committee will meet regularly to review progress toward implementation goals, address challenges, and coordinate investments across the three pillars of the Choice Neighborhoods program.

Outside consultants may be engaged to provide specialized professional services that supplement the capacity of the implementation team. These services may include relocation planning support, housing development consulting, community engagement facilitation, and data analysis to support evaluation and performance monitoring.

This organizational structure ensures that the grant will be managed by experienced staff with clearly defined responsibilities and that implementation activities will be coordinated effectively across partner organizations.

3. Impact of the Transformation Plan

The International District Transformation Plan establishes a coordinated strategy to address the conditions of concentrated poverty, housing instability, and neighborhood disinvestment that have affected the area for decades. Through integrated investments across the housing, people, and neighborhood pillars of the Choice Neighborhoods program, the plan will improve housing quality, expand economic opportunity, and strengthen neighborhood infrastructure while preserving affordability for existing residents.

The International District is home to approximately 26,880 residents and is one of the most densely populated neighborhoods in Albuquerque. Median household income in the neighborhood is approximately \$27,027, far below the citywide median income of more than \$61,000. The neighborhood experiences some of the highest levels of economic distress in the city. The concentration of households living in poverty or extremely low-income conditions exceeds 40%, more than double the poverty rate for the City of Albuquerque.

Housing instability is further compounded by high renter vulnerability and an aging housing stock. Nearly 69% of housing units in the International District are renter occupied, compared with approximately 37% countywide. Some census tracts within the target neighborhood are almost entirely renter occupied, with renter occupancy exceeding 97%. At the same time, the

neighborhood's long term housing vacancy rate is approximately 9%, more than two and a half times the vacancy rate for Bernalillo County.

The Transformation Plan addresses these conditions through a coordinated redevelopment strategy focused on replacing severely distressed public housing while strengthening neighborhood infrastructure and expanding economic opportunity.

The housing component of the Transformation Plan focuses on replacing aging public housing developments that were constructed in the 1970s and have not received major rehabilitation in decades. The plan calls for redevelopment of three public housing properties owned by the Albuquerque Housing Authority including Wainwright Manor, Grove Apartments, and Pennsylvania Apartments. Together these properties currently contain 98 public housing units serving extremely low-income households.

Redevelopment will replace these 98 distressed units with approximately 210 mixed income housing units developed across four redevelopment sites. The new housing will include a mix of deeply affordable units, workforce housing, and market rate units designed to create financially sustainable communities while preserving housing opportunities for existing residents.

Housing redevelopment will occur in multiple phases over the grant term. Initial redevelopment planning and relocation coordination will begin early in the implementation period, followed by phased construction that replaces obsolete housing while minimizing displacement. Residents of the existing public housing developments will receive relocation assistance and supportive services and will have the opportunity to return to newly constructed housing.

Neighborhood strategies focus on improving safety, revitalizing commercial corridors, and enhancing public spaces throughout the International District. Central Avenue, historically known as Route 66, serves as the primary commercial corridor in the neighborhood and provides access to employment centers, public transit, and community services. The corridor is served by multiple Albuquerque Rapid Transit stations that connect the neighborhood to downtown Albuquerque, the University of New Mexico, and major employment centers throughout the region.

Planned neighborhood improvements include corridor safety investments, storefront activation programs, façade improvements, streetscape upgrades, and improved lighting along commercial corridors. These improvements will support small business development, increase pedestrian safety, and improve overall neighborhood livability.

The Transformation Plan also builds upon several recent public investments that have strengthened community infrastructure within the International District. These include construction of the International District Library, improvements to Phil Chacon Park, and development of the Gateway Center campus which provides coordinated health, behavioral health, and homelessness services for vulnerable residents.

People strategies focus on expanding economic opportunity and improving access to supportive services for neighborhood residents. Workforce development initiatives will connect residents to employment opportunities created through housing redevelopment and neighborhood improvement projects. Partnerships with local service providers and workforce organizations will expand access to job training, education programs, childcare services, and healthcare resources that support long term housing stability.

These strategies respond directly to the socioeconomic conditions faced by residents of the target housing developments. Average household incomes at the public housing properties are extremely low, ranging from approximately \$13,765 at Wainwright Manor to \$26,376 at Grove Apartments. A significant share of residents rely on Supplemental Security Income or other fixed income sources, and many face barriers to employment including disability and limited access to training opportunities.

Implementation of the Transformation Plan will leverage substantial public and private investment supporting housing redevelopment, infrastructure improvements, economic development initiatives, and resident services. The plan will replace distressed public housing with new mixed income communities, strengthen neighborhood infrastructure, activate commercial corridors, and expand access to employment and supportive services for residents.

Together these coordinated investments will produce measurable improvements in housing stability, neighborhood safety, and economic opportunity. By integrating housing redevelopment with neighborhood improvements and resident support programs, the Transformation Plan will move the International District from a neighborhood experiencing concentrated distress toward a neighborhood of opportunity where residents have access to safe housing, economic mobility, and vibrant community spaces.

**Attachment 15: Supplemental Information (Photos,
etc.) response to Need Rating Factors**

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority



Pennsylvania



Grove

Wainwright Manor



PROJECT MEMORANDUM

To: Mr. Alfonso Espinosa, Albuquerque Housing Services
 From: Ronald K. Rhoades, CES,CEI, Rhoades Environmental
 Date: August 7, 2014

Subject: Limited Asbestos and Lead Based Paint Inspection Laboratory Results for the Property located at 5601 Gibson Blvd. SE, Albuquerque, New Mexico

REIS Project Number: 14193.193

Page 1 of 2

Alfonso:

The following are the laboratory results from the limited asbestos inspection performed at the subject site on July 31, 2014. The building materials listed below were reported to be asbestos containing:

Building Material	Material Location	Laboratory Result
1. Tape Bed Mud	Throughout	3% Chrysotile

PROJECT MEMORANDUM

To: Mr. Alfonso Espinosa, Albuquerque Housing Services
 From: Ronald K. Rhoades, CES,CEI, Rhoades Environmental
 Date: September 8, 2014

Subject: Limited Asbestos and Lead Based Paint Inspection Laboratory Results for the Property located at 140 Pennsylvania Street SE, Albuquerque, New Mexico

REIS Project Number: 14215.214

Page 1 of 2

Alfonso:

The following are the laboratory results from the limited asbestos inspection performed at the subject site on September 3, 2014. The building materials listed below were reported to be asbestos containing:

Building Material	Material Location	Laboratory Result
1. Tape Bed Mud	Throughout	3% Chrysotile
2. Ceiling / Wall Texture	Throughout	3% Chrysotile

Asbestos Report (Wainwright Manor)

Asbestos Report (Pennsylvania)

PROJECT MEMORANDUM

To: Mr. Alfonso Espinosa, Albuquerque Housing Services
 From: Ronald K. Rhoades, CES,CEI, Rhoades Environmental
 Date: September 8, 2014

Subject: Limited Asbestos and Lead Based Paint Inspection Laboratory Results for the Property located at 608 Grove Street SE, Albuquerque, New Mexico

REIS Project Number: 14215.214

Page 1 of 2

Alfonso:

The following are the laboratory results from the limited asbestos inspection performed at the subject site on September 3, 2014. The building materials listed below were reported to be asbestos containing:

Building Material	Material Location	Laboratory Result
1. Tape Bed Mud	Throughout	3% Chrysotile
2. Ceiling / Wall Texture	Throughout	2% Chrysotile



Asbestos Report (Grove)

Leaking electrical transformer (Grove)

INTRODUCTION AND APPLICABILITY

TRW Systems, Inc. has developed a new, factory produced building system called Fiber Shell. It combines conventional and unconventional materials. The major component is a sandwich panel fabricated from gypsum or plywood, GFR (glass reinforced polyester resin) and a cellulose honeycomb core of phenolic impregnated kraft paper.

The housing units designed for Operation BREAKTHROUGH during Phase I consist of modules, assembled in the factory from panels and structural shapes. Fourteen townhouses and six single-family detached units will be demonstrated at the Sacramento prototype site.

FiberShell is one of the truly innovative results of BREAKTHROUGH. The modules are a good solution for Phase I prototype requirements, but an improved system is the goal for Phase III. Easier transportation and a wider variety of functional and architectural choices are forthcoming refinements. Developmental work is being carried on by TRW's subsidiary, Community Technology Corp. (CTC).

CTC plans to enter both the conventional and low-income housing markets with this industrialized system. All normal site conditions can be accommodated. Modules can be set at various positions on almost any grade, because of their unusual structural properties. The same inherent strength allows extreme cantilever overhang, which adds aesthetic interest. Fiber Shell is applicable to most low-rise situations, particularly the advanced cluster concepts such as planned unit developments.

SYSTEM DESCRIPTION

The basic FiberShell panel is a lightweight, glass reinforced plastic sandwich (Figure A). A 3-inch thick core is used for wall panels and 6-inch for floor/ceiling/roof panels.

End walls have most of the openings, so these panels are built differently for greater strength. Kiln-dried Douglas fir is used as framing, with plywood laminated on both sides. Insulation is rock wool. The preassembled end walls are attached to the open shell by adhesive and lag screws.

Completed modules have unusual strength, and can provide 20 feet of clear span.

A. Components of Fiber-shell panel

For BREAKTHROUGH two-story townhouses, double wall construction was designed at the interface. Modules thus can be completed independently. Upper and lower modules are separated vertically by an 8 1/2-inch support structure or "horsecollar." The resulting space between the lower story ceiling panel and the upper story floor panel is used for HVAC duct run, electrical cables and so on (Figure B).

Side-by-side separation of adjacent townhouses is 3 inches. To meet fire rating requirements, two layers of 5/8-inch gypsum board are used on all lower surfaces of party walls and roof panels. The second layer is secured by staples in addition to adhesive.

Bathrooms and kitchens are service cores; they are purchased in completed condition and installed at the housing factory. The wood-framed volumetric module, obtained from a supplier, are stock commercial items with standard fixtures.

TRW Systems



Operation Breakthrough Fiber-shell Panel

Walls with Fiber-shell Panels (Pennsylvania)



Structural Wall Deficiencies (Wainwright Manor)

Vacant Lots



FIGURE 85. Vacant Property at Alcazar & Central



FIGURE 86. Vacant property at corner of Bell & Charleston



FIGURE 87. Vacant property at corner of Copper & Wisconsin



FIGURE 88. Vacant property at corner of Louisiana & Domingo



FIGURE 89. Vacant property at Pennsylvania & Grand



FIGURE 90. Vacant property at corner of Utah & Chico



Vacant property at Dallas & Southern

Public Reporting Burden Statement: This collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

State and Local Government Resources

List all funds that will be used for Neighborhood Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFO. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Neighborhood Leverage Resource	Dollar Value of Resource	Page # of Commitment Document
City of Albuquerque	\$29,080,755	137-146
Albuquerque District 6 & City Council	\$40,824,224	150-160
State of New Mexico	\$4,155,000	147-149

Page Total \$ 74,059,979.00

Page ____ of ____



City of Albuquerque Office of the Mayor

Timothy M. Keller | Mayor
Samantha Sengel, EdD | Chief Administrative Officer
Matthew Whelan | Chief Operations Officer
Carla Martinez | Chief Financial Officer
Malaquias "JR" Rael | Chief of Staff

March 5, 2026

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Choice Neighborhoods Program

Re: City of Albuquerque Commitment of Local Investment and Leverage
Choice Neighborhoods Implementation Grant Application - International District

Dear HUD Review Committee:

On behalf of the City of Albuquerque, I am pleased to express the City's strong commitment to the Choice Neighborhoods Transformation Plan for the International District and the redevelopment of the target housing sites.

The City of Albuquerque recognizes that transforming distressed neighborhoods requires sustained local investment and cross-departmental coordination. To support implementation of the Transformation Plan, the City commits \$29,080,755 in local investments that directly advance the housing, neighborhood, and people strategies outlined in the Choice Neighborhoods Transformation Plan.

These investments represent targeted initiatives and capital projects beyond routine municipal services and will support implementation of the Transformation Plan's core goals:

- Create a safe, connected, and accessible neighborhood
- Cultivate a healthy and welcoming community
- Strengthen neighborhood identity and economic opportunity

Through coordinated investments across multiple City departments, Albuquerque is aligning infrastructure improvements, supportive housing services, economic development initiatives, and community stabilization programs to support the long-term transformation of the International District.

City of Albuquerque Departmental Commitments

Department of Municipal Development (DMD) Total Commitment- \$14,091,400

The Department of Municipal Development will invest in critical infrastructure improvements that advance the Transformation Plan's goal of creating a safe and connected neighborhood. These

projects improve mobility, pedestrian safety, lighting, and public infrastructure in the International District.

Key investments include:

- Zuni Road corridor safety improvements and pedestrian infrastructure
- Arterial mill and inlay roadway rehabilitation
- Neighborhood Traffic Management Program traffic calming improvements
- Intersection safety upgrades
- Flood mitigation improvements near community assets, such as the community library.

These investments address long-standing community concerns related to unsafe streets, poor lighting, and inadequate pedestrian infrastructure while strengthening connectivity across the neighborhood.

These improvements complement and support the Choice Neighborhoods Transformation Plan by creating the safe and accessible physical environment necessary for housing redevelopment, neighborhood revitalization, and economic activity.

Gateway Center Programs: Total Commitment- \$9,800,000

The City's Gateway Center provides housing stabilization and supportive services that advance the Transformation Plan's goal of cultivating a healthy and welcoming community.

Gateway Center programs serving residents of the International District include:

- Gateway First Responder Receiving Area
- Gateway Women's Housing and Treatment Navigation Center
- Gateway Men's Housing and Treatment Navigation Center
- Gateway Medical Respite Program

These programs provide emergency housing, behavioral health support, case management, and pathways to permanent housing for residents experiencing homelessness or housing instability. Gateway Center services reduce unsheltered homelessness and connect vulnerable residents to health and housing resources.

Metropolitan Redevelopment Agency (MRA): Total Commitment- \$2,375,000 plus land contributions

The Metropolitan Redevelopment Agency supports neighborhood revitalization and economic development consistent with the Transformation Plan's goal to strengthen neighborhood identity and economic opportunity.

MRA investments include:

- Serenade at Park Central redevelopment investment
- Neighborhood park improvements near the International District Library
- Strategic land contributions and tax abatements to support development

These investments accelerate redevelopment of underutilized sites and strengthen commercial corridors while supporting mixed-income housing and community-serving amenities in the target neighborhood.

Health, Housing & Homelessness Department (HHH): Total Commitment: \$1,871,995 plus land contributions

The Health, Housing & Homelessness Department is investing in housing stabilization and supportive services that advance the Transformation Plan's housing and people strategies.

Key investments include:

- Predevelopment funding supporting housing development by the Albuquerque Housing Authority
- Behavioral health services
- Domestic violence support programs
- Rental assistance and housing stabilization services

In addition, the City is contributing seven properties (Dallas Street) to support affordable housing development and neighborhood stabilization within the International District.

Senior Affairs Department: Total Commitment- \$385,360

Senior Affairs will provide critical services for older adults in the International District including:

- Case management and referrals
- Home repair and chore services
- Congregate and home-delivered meals
- Recreation and wellness programming

These programs support aging in place and ensure that older residents can remain safely housed and connected to services within the neighborhood.

Animal Welfare Department: Total Commitment- \$557,000

The City's Companion Animal Resources program supports neighborhood stability and quality of life through:

- Free pet adoptions and admissions
- Free vaccinations, microchipping, and spay/neuter services

- Pet food assistance for low-income households

These programs reduce financial strain on families while addressing public health and safety concerns related to stray animals.

Total City Investment

Through these coordinated initiatives, the City of Albuquerque commits a total of \$29,080,755 in local investments that directly support implementation of the Choice Neighborhoods Transformation Plan in the International District.

These investments demonstrate the City's commitment to aligning infrastructure improvements, housing stabilization programs, economic development initiatives, and community services to support the long-term transformation of the neighborhood.

Together with the Choice Neighborhoods Implementation Grant and investments from community partners, these resources will help ensure that the International District becomes a safe, thriving, and opportunity-rich neighborhood for current and future residents.

Closing

The City of Albuquerque is proud to partner with the Albuquerque Housing Authority, community organizations, and neighborhood stakeholders to implement this transformative effort. We look forward to working with HUD to ensure the successful implementation of the Choice

Sincerely,



Timothy M. Keller
Mayor
City of Albuquerque

Project or program name	Funding Amount	Timeframe (FY year(s))	Brief description of how it benefits the area	Sources
International District Library Pond Phase II	\$750,000	FY2026	Construct storm drain from the IDL pond to east of Pennsylvania on Chico to address flooding in the area.	DMD
Eastern and Alvarado Pond	\$805,000	FY2026	This project is intended to construct a pond at the northwest corner of Eastern Ave and Alvarado Dr to address FEMA recognized flooding in the area. Intersection: Eastern and Alvarado	DMD
Solar Lights - Central and Tennessee	\$22,000	FY2026	Improve lighting and safety at intersection Central and Tennessee	DMD
FY28 CLMRs	\$3,510,750	FY2028	Improve roadway conditions at intersections San Pedro, Central to Kayryn	DMD
FY26-27 Arterial Mill and Inlay	\$3,005,750	FY2026-2027	Improve roadway conditions in the area. San Mateo, from Lomas to Zuni	DMD
FY27-28 Arterial Mill and Inlay	\$992,750	FY2027-2028	Improve roadway conditions in the area. San Mateo from Zuni to Kathryn	DMD
FY27-28 Arterial Mill and Inlay	\$1,293,050	FY2027-2028	Improve roadway conditions in the area. Lomas, from San Mateo to San Pedro	DMD
FY28-29 Arterial Mill and Inlay	\$2,432,100	FY2028-2029	Improve roadway conditions in the area. Lomas, from Louisiana to Wyoming	DMD
Trumbull NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Trumbull Ave from Arizona St to Louisiana Blvd	DMD
Grove St NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Grove St from Marquette Ave to Copper Ave	DMD
Marquette Ave NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Marquette Ave from Louisiana to Pennsylvania St	DMD
Cardenas Dr NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Cardenas Dr from Zuni Rd to Kathryn Ave	DMD

Zuni Road Corridor Improvements	\$1,000,000	FY2026	The addition of signal communication upgrades, leading pedestrian intervals (LPI's), crosswalk striping, and several roadway luminaires. Zuni Rd from San Mateo to Wyoming	DMD
DMD TOTAL	\$14,091,400			
Gateway First Responder Receiving Area	\$1,200,000	FY2026	The Gateway First Responder Receiving Area provides safe, emergency overnight shelter for unhoused individuals and families who have contact with first responders. Only first responders can refer an individual to the Receiving Area. Staff assist clients to get connected to longer term services such as shelter, reunification with family/friends, and/or treatment facilities.	Gateway Center
Gateway Women's Housing & Treatment Navigation Center	\$3,600,000	FY2026-2027	Provides longer-term shelter up to 90 days for individuals with possible stay extensions and case management with the goal of housing and supportive services. Residents are provided three meals a day and have individual service plans created to assist them in reaching their goals.	Gateway Center
Gateway Men's Housing & Treatment Navigation Center	\$3,600,000	FY2026	Provides longer-term shelter up to 90 days for individuals with possible stay extensions and case management with the goal of housing and supportive services. Residents are provided three meals a day and have individual service plans created to assist them in reaching their goals.	Gateway Center

Gateway Medical Respite	\$1,400,000	FY2026-2027	Provides a safe, medically supervised space where unhoused individuals will receive continued treatment and recover from illness or injury for up to 90 days instead of trying to recover on the street. Also provides case management with the goal of housing and supportive services. Residents are provided three meals a day and have individual service plans created to assist them in reaching their goals.	Gateway Center
Gateway Center TOTAL	\$9,800,000			
Park near ACS	\$125,000	FY2026	Donation for park near the ACS headquarters	MRA
Park near ID Library	\$250,000	FY2026	Donation for park development	MRA
Land for Somos affordable housing development		FY2026	Donation of land & tax abatement for Somos affordable housing development	MRA
Land for Cosecha affordable housing development		FY2026	Land donation	MRA
Serenade at Park Central	\$2,000,000	FY2026-2027	administered and overseen by MRA. Construction underway, completion in 2027. Phase I of a larger project.	MRA
MRA TOTAL	\$2,375,000			
New Day Youth and Family Services- Youth Drop-in Center	\$200,000	FY2026	The New Day Drop-in Center will provide homeless youth with a safe place to gather, learn basic life skills, and receive assistance for their essential needs. Additionally, New Day will offer emotional support, promote physical activities, facilitate social interactions, encourage proper nutrition, and support skill development	HHH

University of New Mexico Hospital-Young Children Health Center - Pediatric Screening/Case Management Program	\$161,970	FY2026-2027	The UNMH Pediatric Screening/Case Management Program will offer the community essential intervention and prevention services for individuals from newborns to adolescents. This program will improve access to urgent care, vaccinations, and referrals to necessary services that the community may otherwise struggle to obtain.	HHH
PB&J Family Services-Crisis Services	\$96,830	FY2026-2029	The PB&J Crisis Center will provide intervention and treatment services to youth, from newborns to 18 years old, as well as their families in the community. This program will offer comprehensive wraparound services, including case management and service coordination based on each family's assessment and service plan as needed.	HHH
First Nations Community HealthSource – Full Circle Program	\$193,800	FY2026-2029	The Full Circle Program seeks to improve the availability of behavioral health services and reduce substance abuse rates among 60 American Indians residing in Albuquerque. The program will offer integrated behavioral health services with cultural and case management services to address behavioral health and other support service needs. This benefits the international district due to the large native population that frequents the agency with limited resources in that area.	HHH

University of New Mexico Hospital-Young Children Health Center – Early Intervention and Prevention Program	\$161,970	FY2026	UNM provides evidence-based, prevention & early intervention services to children and adolescents who are at risk of developing anti-social behaviors including violence, substance abuse and delinquency. UNM benefits the international district due to it being a high crime and high usage of drugs in this area. Early intervention can support the children and families of this area to prevention of violence substance use in the vulnerable community.	HHH
University of New Mexico Hospital-Young Children Health Center – Early Intervention and Prevention Program	\$269,524	FY2027-2029	Same as above	HHH
Endorphin Power Company - Rental Assistance	\$20,000	FY2026	EPC supports individuals who have substance use disorder and are experiencing homelessness or are precariously housed through rental payment assistance.	HHH
University of New Mexico Hospital-Young Children Health Center – Domestic Violence Support Services	\$232,000	FY2027-2029	UNMH's Young Children's Health Center provides Crisis Intervention, Brief Intervention, and/or Case Management Services to children and families that have experienced domestic violence, formal behavioral health services to children and youth whose families have experienced domestic violence, as well as support groups.	HHH

University of New Mexico Hospital-Young Children Health Center – Domestic Violence Support Services	\$260,901	FY2027-2029	Same as above	HHH
Pre-development funds for AHA	\$275,000	FY2026	HHH providing funds to AHA for pre- development work at 7 Dallas properties and Phil Chacon Park as they are developed for affordable housing	HHH
7 Dallas St Properties		FY2026	HHH donating land to AHA for affordable housing development	HHH
Phil Chacon Park		FY2026	HHH donating approximately 3 acres to AHA for affordable housing development	HHH
HHH TOTAL	\$1,871,995			
Senior Citizen services	\$282,905	FY2026	Day-to-day support services for seniors in the target area. Services include: case management, chore services, congregate meals, home- delivered meals, home repair, information & assistance.	Senior Affairs
Highland Senior Citizen Center	\$102,455	FY2026	Day-to-day support services for seniors in the target area through Highland Senior Citizen Center including congregate meals, recreation services, and physical fitness.	Senior Affairs
Senior Affairs TOTAL	\$385,360			
Companion Animal Resources	\$557,000	FY2026	Free services for residents in the target area who need financial support with pet vaccines, spay/neuter, microchips, and pet food	Animal Welfare
Animal Welfare TOTAL	\$557,000			
City of Albuquerque TOTAL	\$29,080,755			



New Mexico State Senate
State Capitol
Santa Fe

COMMITTEES:

VICE CHAIR:
• Conservation

MEMBER
• Judiciary

SENATOR
ANTOINETTE SEDILLO LOPEZ
D Bernalillo-16

P.O. Box 80613
Albuquerque, NM 87108
Cell: (505) 480-2468
Email: a.sedillolopez@nmsenate.gov

March 4, 2026

RE: Letter of Support for HUD Choice Neighborhoods Implementation Grant - International District Transformation Plan

Dear Review Committee Members,

As a member of the New Mexico State Senate representing the Albuquerque metropolitan area and Bernalillo County, I write to express strong support for the City of Albuquerque's application for a Choice Neighborhoods Implementation Grant. This grant application presents a comprehensive and actionable strategy to implement the Transformation Plan in the most culturally diverse and rich neighborhood in our state, the International District.

This grant initiative will enrich a well-coordinated, cross-sector, inter-governmental investment that aligns closely with recent statewide priorities related to housing stability, economic mobility, public health, and community safety. The Transformation Plan's integrated focus on Housing, People, and Neighborhood reflects the type of place-based approach that state policymakers have increasingly prioritized through legislative appropriations and policy initiatives.

State Partnership and Commitments

State partners are committed to supporting the successful implementation of this initiative through a combination of financial resources, policy alignment, and programmatic coordination:

- This 2026 legislative session, my peers and I contributed Capital and infrastructure investments of \$ 4,155,000 through State Capital Outlay Funds and State Agency Funds, supporting street improvements, parks and recreation enhancements, public space amenities, and public facility improvements.

These capital and infrastructure commitments reflect a shared understanding that federal Choice Neighborhoods funding will catalyze and leverage - not replace - ongoing local and state public investments already underway.

A Local- and State- Grounded Strategy

I am confident that this proposal represents a feasible and community-driven implementation plan. It builds on sustained local engagement and leverages partnerships with developers, service providers, educational institutions, and community-based organizations that have demonstrated capacity to deliver results. The presence of committed funding streams and defined implementation roles underscores that this initiative is ready to move forward immediately upon award.

The New Mexico Legislature recognizes the International District as a community of tremendous cultural richness and opportunity. The Transformation Plan offers a clear path to expanding housing choices, strengthening family stability, and fostering community in our areas of the International District that lie within our State Legislative Districts. I am proud to support this application and stand ready to continue partnering to ensure its success.

Thank you for your consideration and for your continued investment in communities across New Mexico.

Sincerely,

A handwritten signature in black ink, appearing to read "Antoinette Sedillo Lopez", written in a cursive style.

Senator Antoinette Sedillo Lopez (SD 16)

Project or program name	Funding Amount	Timeframe (FY year(s))	Brief description of how it benefits the area	Sources
Capital & infrastructure investments in the target area	\$4,155,000	FY2026-2027	Street improvements, parks & recreation enhancements, public space amenities, and public facility improvements	Capital Outlay & State Agency Funds
State Capital & Infrastructure TOTAL	\$4,155,000			



CITY OF ALBUQUERQUE

City Council

P.O. Box 1293
Albuquerque, NM 87103
Tel: (505) 768-3100
Fax: (505) 768-3227
www.cabq.gov/council

President Klarissa J. Peña

District 3

Vice President Dan Champine

District 8

Isaac Padilla

Council Director

Stephanie W. Telles

District 1

Joaquín Baca

District 2

Brook Bassan

District 4

Dan Lewis

District 5

Nichole Rogers

District 6

Tammy Fiebelkorn

District 7

Renée Grout

District 9

Councilor Nichole Rogers
Albuquerque City Council, District 6
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Letter of Support for HUD Choice Neighborhoods Implementation Grant – International District Transformation Plan

Review Committee,

I am pleased to express my strong support for the City of Albuquerque's application for a HUD Choice Neighborhoods Implementation Grant to advance implementation of the International District Transformation Plan.

As the City Councilor representing District 6, which includes the heart of the International District, I affirm the City's firm financial, policy, and operational commitment to implementing this community-led transformation effort. The City's Health, Housing, and Homelessness Department will serve as the Lead Applicant, with the Albuquerque Housing Authority serving as Co-Applicant.

This proposal reflects a locally grounded strategy built through sustained collaboration with residents, community organizations, developers, service providers, and government partners since the kickoff of the HUD Choice Neighborhoods Planning Grant process. My Office has worked closely with partners at the City of Albuquerque, the New Mexico State Legislature, the New Mexico Congressional Delegation, and numerous community-based organizations to align investments across all three pillars of the Transformation Plan — Housing, People, and Neighborhood.

Through these partnerships, we have coordinated significant leveraged investments that directly support neighborhood revitalization, economic opportunity, housing stability, and community health in the International District.

Below is a summary of the investments coordinated through my Office in support of the Transformation Plan:

- \$14,578,025 invested by Albuquerque City Councilor Nichole Rogers' Office

- \$335,000 invested through the City of Albuquerque's Non-Recurring Appropriations to Community Organizations
- \$13,200,000 invested by the New Mexico Congressional Delegation and Federal Agencies
- \$12,711,199 invested by Community Organizations
- ***Total Leveraged Investment: \$40,824,224***

These investments represent a diverse portfolio of neighborhood infrastructure improvements, community-led programs, housing stabilization initiatives, and economic development projects that reinforce the goals of the Choice Neighborhoods Transformation Plan.

City Councilor District 6 Initiatives

Through my office, we have advanced several catalytic neighborhood projects that directly support safer streets, community health, and economic opportunity within the International District.

Key initiatives include:

- Participatory Budgeting Initiative, empowering residents to directly shape neighborhood investments and prioritize improvements in the International District.
- People's Market, a community-driven marketplace that supports local entrepreneurs, food vendors, and small businesses while improving neighborhood food access and economic opportunity.
- Portland Loo Public Restroom Installation, which improves public sanitation, safety, and accessibility for residents and visitors along key neighborhood corridors.
- One Stop Respite Station, providing supportive services and safe daytime space for individuals experiencing homelessness, helping connect vulnerable residents to housing and health services.
- 5 Blocks for Life / Walking School Bus, a public health and youth safety initiative designed to improve pedestrian safety, encourage physical activity, and strengthen community cohesion for families and students.

Together, these investments advance the Transformation Plan's goals of creating a safe, connected, and healthy neighborhood while strengthening local economic opportunities.

City of Albuquerque Non-Recurring Appropriations to Community Organizations

The Albuquerque City Council has also supported a range of community-led initiatives through its Non-Recurring Appropriations program. These investments strengthen neighborhood cultural vitality, youth engagement, and community programming within the International District.

Examples of supported organizations include:

- Vizionz Sankofa, providing youth leadership development and cultural programming that empowers young people in the International District.

- Endorphin Power Company, delivering youth mentorship, sports programming, and educational support that promote health and opportunity for local students.
- CiQlovia, supporting community wellness programming that activates neighborhood streets and promotes safe, active transportation.
- African American Performing Arts Center, strengthening arts, cultural programming, and community engagement within the district.
- Albuquerque PrideFest, supporting inclusive community events that foster belonging, visibility, and economic activity.

These programs contribute to the social and cultural vitality of the International District and support the Transformation Plan's People and Neighborhood strategies.

State and Federal Investment Partnerships

My office has also worked closely with members of the New Mexico State Legislature and the New Mexico Congressional Delegation to align major public investments that support the long-term revitalization of the International District.

Notable state-supported initiatives include:

- New Mexico State Fairgrounds redevelopment planning and capital investments, which will modernize the State Fair campus and catalyze economic development opportunities for the surrounding neighborhood.
- People's Market Phase II, expanding opportunities for small businesses and local food entrepreneurs.
- 5 Blocks for Life Phase II, extending pedestrian safety improvements and youth-focused programming across additional neighborhood corridors.

These investments represent major public commitments that will reinforce the physical and economic transformation envisioned in the Choice Neighborhoods Plan.

Community Organization Investments

In addition to public investments, numerous community-based organizations are making substantial commitments to programs and facilities that strengthen housing stability, workforce development, and health outcomes for residents in the International District.

Examples include:

- StreetVision's Housing Revitalization Corridor, which is working to restore and activate underutilized properties along key corridors while supporting small business and housing opportunities.
- First Nations Community HealthSource, expanding community health services and culturally competent care for neighborhood residents.

- PB&J Family Services, providing family support services, early childhood education programs, and housing stabilization resources.
- Albuquerque Adult Learning Center (ABQ-ALC), supporting workforce training, adult education, and job readiness programming.
- Prosperity Works, advancing community energy efficiency programs that reduce household costs while improving housing quality.

These community-driven initiatives strengthen the people-focused components of the Transformation Plan and ensure that neighborhood revitalization is paired with direct investments in residents.

Implementation Commitment

In my role as a member of the Albuquerque City Council, I remain committed to supporting implementation of the International District Transformation Plan through continued policy alignment, zoning and land-use reforms, and sustained budgetary commitments.

The breadth of investments outlined above demonstrates that this Transformation Plan is not only visionary but also financially grounded and supported by a broad coalition of public agencies, nonprofit organizations, and community partners.

I respectfully urge HUD to support this application and partner with the City of Albuquerque, the Albuquerque Housing Authority, Bernalillo County, and our many community partners to deliver lasting and equitable outcomes for residents of the International District.

Sincerely,


Nichole Rogers
Albuquerque City Councilor, District 6

Project or program name	Funding Amount	Timeframe (FY year(s))	Brief description of how it benefits the area	Sources
Participatory Budgeting Initiative	\$2,208,000	FY2026-2027	Funding provided to the community organization Participatory Budgeting ABQ will help implement a second round of participatory budgeting in the International District and the larger City Council District 6.	\$8,000 in 2026 and 2027 CABQ City Council Constituent Service Funds (2 years of funding to support the community organization Participatory Budgeting ABQ); \$2.2 million in 2025 and 2027 CABQ Council Set-Aside Discretionary Funds and other General Obligation Bond Funds.
People's Market	\$2,740,000	FY2026-2027	A total of \$2,575,000 has been spent on basic infrastructure for the market. This includes a series of capital improvements that complement the improvements already slated for the empty lot in between San Mateo Blvd and Ortiz Dr, south of Kathryn Ave. These improvements are intended to "set the stage" for the operation of a People's Market that will provide a place for farmers, artists, and other vendors from District 6 to come together and sell their produce and goods. These improvements are also intended to support programming that take place at the site outside of the People's Market. On days of the week when the People's Market isn't happening, other types of community programming like food distribution could take place within the space. An additional \$40,000 is being budgeted for preliminary market "activations" (pop up events) until a full operator has been identified. \$125,000 in State Capital Outlay Funds was awarded to the City for planning/designing a commercial kitchen to be co-located with the market.	\$1,000,000 in City General Fund funding in 2024. \$1,500,000 in 2025 CABQ City Council Set-Aside Discretionary Funds invested in the infrastructure for the market. \$275,000 in 2025 State Capital Outlay Funds. \$40,000 for an Operator for the first 12 months of the People's Market operations included in the 2027 CABQ Operating Budget. \$125,000 in State Capital Outlay Funds was awarded to the City for planning/designing a commercial kitchen to be co-located with the market.
Portland Loo	\$478,910	FY2026-2027	Increased access to public restrooms is one of the biggest needs in the International District. To address public defecation and urination as a sanitation and safety issue, this project will be located at the People's Market in order to support people from all walks of life and for those both vending and purchasing products at the Market.	2025 CABQ Council Set-Aside Discretionary Funds

One Stop Respite Station	\$36,115	FY2026-2027	This One Stop Respite Station will also be located at the People's Market and will support unsheltered community members by providing a safe, accessible, and sustainable support station. Elements of this project include a secure storage space, phone charging facilities, a security box in the case of an emergency, and a communication board to provide important information, connect family members, and inform of resources available nearby.	2025 CABQ Council Set-Aside Discretionary Funds
5 Blocks for Life/Walking School Bus	\$4,700,000	FY2026-2027	The Five Blocks for Life project aims to revitalize the area surrounding Wilson Middle School in the International District by enhancing infrastructure and improving public spaces. This is a demonstration project with the goal of doing this around every school in the International District over the next few years. A key improvement includes adding trees and shrubs along San Pedro to reduce noise and begin to build back the tree canopy in the International District as it has the least canopy of any area in the city. This will also improve air quality and create a harassment buffer for students whom are participating in outdoor activities. Pedestrian safety will be addressed with new crosswalks and a HAWK signal near the San Pedro Library. Infrastructure repairs will target broken sidewalks, missing handicap curbs, and unmarked fire lanes. These improvements will boost community safety, foster economic development, and enhance overall well-being. While the Five Blocks for Life project provides the capital improvements to support student safety in the International District, the Walking School Bus program provides the programming to ensure their safety. The grant provides funding for three conductors per program, each paid \$30 a day. APS plans to expand the program to eight more schools each semester, aiming to reach 56 schools by 2031.	\$1 million in City of Albuquerque's 2025 General Obligation Bond Funding (Streets funding); \$1 million in 2026 State Capital Outlay Funding; \$2.7 million in U.S. Department of Transportation Safe Routes to School Federal Grant to fund personnel and training.

District 6 Food Insecurity	\$15,000	FY2026-2027	\$10,000 to provide stipends to community members serving on the International District Food Policy Council (over the course of 1 year), \$4,000 to fund preliminary People's Market Activation in Q3 of 2026, and \$1,000 to pay for community facilitators for community meetings in Q3 of 2026.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through Council Services (City Council)
Guaranteed Basic Income	\$4,200,000	FY2026-2027	With the enactment of R-25-116 by the Albuquerque City Council, \$4.02 million has been secured to go the Cannabis Equity and Community Reinvestment Fund. From this Fund, the first cohort of households involved in the program will consist of 80 households that will receive monthly guaranteed income support of \$750 on a year by year basis with the goal of offering support for three years.	City of Albuquerque Cannabis Tax Revenue
District 6 Mentorship Program (North Star)	\$200,000	FY2026-2027	The North Star Mentorship Program is a new initiative from Councilor Rogers dedicated to supporting community-based organizations that provide culturally responsive mentorship for youth in Albuquerque, with a particular focus on District 6. The program aims to empower and uplift the economically disadvantaged and system-impacted youth by funding both emerging and established organizations committed to their mentorship and development. A total of \$200,000 is available in funding for eligible organizations. The funding is distributed across three tiers to accommodate organizations of varying sizes and capacities. Funds will be distributed to awarded organizations upon completion of the grant agreements, which are expected to be sent Mid February to early March 2026. These grant agreements are expected to be executed over the following year from mid 2026 to mid 2027.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through Council Services (City Council)
District 6 TOTAL	\$14,578,025			

StreetVision's Housing Revitalization Corridor	\$4,825,000	FY2026-2028	Street Vision Housing Strategies and Center for Housing Economics partnersIn the heart of the Int. District, StreetVision and community partners are strategically turning vacant and abandoned properties into affordable housing while demonstrating effective new housing models and funding sources. On four blocks of Domingo St. NE, StreetVision has acquired four separate properties (8 in-fill lots) through purchases and community donations for development. On one corner property, StreetVision is renovating a boarded-up duplex apartment and converting a third structure into an ADU. This month, construction begins on StreetVision's Cottages @ Chama Development which will become affordable rentals of 20 small cottages. Two other vacant lots have also been acquired on this Domingo corridor for future housing development projects. Through community partnerships, StreetVision is demonstrating our neighborhood-centered housing and land strategies as steps towards neighborhood transformational change.	2025 and 2026 State Capital Outlay Funds, private funding from local foundations, and International District community donors
First Nations Community HealthSource (Zuni Clinic) - Integrated Healthcare Services	\$6,000,000	FY2026-2029	FNCH will provide integrated healthcare services, including behavioral health, dental, traditional healing/cultural wellness, and social support services to address the holistic care needs of community members in the International District.	Federal
Prosperity Works - Community Energy Efficiency Program	\$1,000,000	FY2026-2028	These funds help to make energy efficiency and safety upgrades to homes in the International District. Prosperity Works offers energy assessments through our partner, Energy Works, to low-income households. These energy assessments help determine which retrofits households needs most. With energy efficiency upgrades, households reduce their energy use, and the associated financial burden—saving households hundreds of dollars a year.	State Funding through the New Mexico Environment Department to the City of Albuquerque

Prosperity Works - Affordable Housing	\$886,199	FY2026-2027	Funding to purchase and make energy efficiency upgrades to a small multi-family complex in the International District.	\$386,119 in State Capital Outlay Funding combined with New Mexico Mortgage Finance Authority funding (Housing Innovation Fund — \$500,000)
---------------------------------------	-----------	-------------	--	---

Community Organizations TOTAL \$12,711,199

Vizionz Sankofa	\$15,000	FY2026-2027	This funding is to support operations at Vizionz Sankofa, which supports Albuquerque's local immigrant and refugee community by providing Job Seeking assistance, Education & Training assistance, Social services referrals, and Possible business ventures.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Albuquerque Community Safety Department
Endorphin Power Company	\$20,000	FY2026-2027	This funding is to support operations at the facility by supporting recovery from substance abuse by providing a wide offering of recovery meetings and classes on-site in our community building as well as single occupancy, transitional housing for people who desire continued, communal support as they recover from substance abuse	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Health, Housing, and Homelessness Department (as a Sponsored Initiative)
CiQlovia	\$10,000	FY2026-2027	This funding is to support operations of the annual CiQlovia event on Kathryn St in the International District.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
African American Performing Arts	\$25,000	FY2026-2027	This funding is to support operations at the African American Performing Arts Center and Exhibit Hall is to preserve, nurture and support the intellectual and cultural history of African Americans in New Mexico and the Southwest The Center and Exhibit Hall showcase visual and performing arts that support African American Culture and sponsor scholastic and technological programs and projects.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department

Albuquerque PrideFest	\$5,000	FY2026-2027	This funding is to support operations of the annual Albuquerque Pride Parade. The parade travels east along Central Avenue in the Nob Hill neighborhood, starting at Central Ave SE & Girard Blvd SE and ending at Central Ave NE & San Mateo Blvd NE (near the former Walmart).	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
Juneteenth	\$25,000	FY2026-2027	This funding is to support operations of the annual Juneteenth Celebration, which is not just a cultural celebration, but also an entrepreneurial opportunity for many small local African American businesses.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
Roots Summer Leadership Academy	\$25,000	FY2026-2027	This Academy is hosted by the New Mexico Black Leadership Council which is located in the International District. The Academy uses a demanding performing and visual arts/math integrated curriculum to achieve academic and arts proficiency, boost self-esteem and teach leadership skills for students aged 8 -16.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
African American Chamber of Commerce	\$60,000	FY2026-2027	This funding would support operations of the Chamber and help it fulfill its mission of develop and empower economic opportunities for African Americans in the Greater Albuquerque Region. Funding will support the Chamber offer Business Networking, Consulting, Advocacy, Training and Workshops	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
Revitalize San Pedro-Mainstreet	\$100,000	FY2026-2027	This funding is to support operations (staffing) for the Revitalize San Pedro Mainstreet organization. This Mainstreet organization Revitalize San Pedro-Mainstreet has been focusing much of its efforts on making streetscaping improvements to the San Pedro Corridor.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Economic Development Department
Dakota Tree Project	\$50,000	FY2026-2027	Founded to honor Dakota William Powell, the non-profit organization focuses on planting native, drought-tolerant trees, particularly in high-heat, low-income neighborhoods and the International District to combat urban heat island effects.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Parks and Recreation Department

Community Organizations non-recurring TOTAL	\$335,000			
Albuquerque District Six Senior Stability Site	\$10,400,000	FY2026-2027	\$2 million in Congressional Directed Spending funding and \$7.4 million in HOME ARP funds. This would fund the development of a Senior Stability Site, in the form of supportive transitional housing for homeless Seniors. This project include 50 ADA compliant BOXABL like units or ADU's built by local providers like LivLab or Estech Global who build with Structured Insulated Panels (SIP's). This is an innovative solution to help quickly house and provide services up to 50 of the 200+ seniors currently living at the city's Gateway West formerly known as Westside Shelter.	Fiscal Year 2026 USA Federal Government Appropriations Package (Congressional Directed Spending)
Carlisle Village Cleaners (Funding to Study the Extent of the Contamination)	\$2,800,000	FY2026-2027	The site is near Carlisle and Gibson, where the old Carlisle Village Cleaners building sat from 1953 – 1975. According to the Environmental Protection Agency, the business used a chemical that seeped into the soil and gave off dangerous vapors. The site was recently added to the EPA's Superfund National Priorities list, putting it among the country's most serious hazardous waste sites. The state environment department is going to be spending \$2.8 million to study the extent of the contamination. The study is scheduled to begin in late fall.	U.S. EPA / New Mexico Environment Department (after being added to the EPA's Superfund National Priorities list)
Congressional Delegation & Federal Agencies TOTAL	\$13,200,000			
AQB District 6 & City Council TOTAL	\$40,824,224			

Public Reporting Burden Statement: This collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

Neighborhood Investment Resources

List all funds that will be used for Neighborhood Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFO. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Neighborhood Leverage Resource	Dollar Value of Resource	Page # of Commitment Document
City of Albuquerque	\$29,080,755	162-171
Albuquerque District 6 & City Council	\$40,824,224	172-182
Page Total	\$ 69,904,979.00	



City of Albuquerque Office of the Mayor

Timothy M. Keller | Mayor
Samantha Sengel, EdD | Chief Administrative Officer
Matthew Whelan | Chief Operations Officer
Carla Martinez | Chief Financial Officer
Malaquias "JR" Rael | Chief of Staff

March 5, 2026

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Choice Neighborhoods Program

Re: City of Albuquerque Commitment of Local Investment and Leverage
Choice Neighborhoods Implementation Grant Application - International District

Dear HUD Review Committee:

On behalf of the City of Albuquerque, I am pleased to express the City's strong commitment to the Choice Neighborhoods Transformation Plan for the International District and the redevelopment of the target housing sites.

The City of Albuquerque recognizes that transforming distressed neighborhoods requires sustained local investment and cross-departmental coordination. To support implementation of the Transformation Plan, the City commits \$29,080,755 in local investments that directly advance the housing, neighborhood, and people strategies outlined in the Choice Neighborhoods Transformation Plan.

These investments represent targeted initiatives and capital projects beyond routine municipal services and will support implementation of the Transformation Plan's core goals:

- Create a safe, connected, and accessible neighborhood
- Cultivate a healthy and welcoming community
- Strengthen neighborhood identity and economic opportunity

Through coordinated investments across multiple City departments, Albuquerque is aligning infrastructure improvements, supportive housing services, economic development initiatives, and community stabilization programs to support the long-term transformation of the International District.

City of Albuquerque Departmental Commitments

Department of Municipal Development (DMD) Total Commitment- \$14,091,400

The Department of Municipal Development will invest in critical infrastructure improvements that advance the Transformation Plan's goal of creating a safe and connected neighborhood. These

projects improve mobility, pedestrian safety, lighting, and public infrastructure in the International District.

Key investments include:

- Zuni Road corridor safety improvements and pedestrian infrastructure
- Arterial mill and inlay roadway rehabilitation
- Neighborhood Traffic Management Program traffic calming improvements
- Intersection safety upgrades
- Flood mitigation improvements near community assets, such as the community library.

These investments address long-standing community concerns related to unsafe streets, poor lighting, and inadequate pedestrian infrastructure while strengthening connectivity across the neighborhood.

These improvements complement and support the Choice Neighborhoods Transformation Plan by creating the safe and accessible physical environment necessary for housing redevelopment, neighborhood revitalization, and economic activity.

Gateway Center Programs: Total Commitment- \$9,800,000

The City's Gateway Center provides housing stabilization and supportive services that advance the Transformation Plan's goal of cultivating a healthy and welcoming community.

Gateway Center programs serving residents of the International District include:

- Gateway First Responder Receiving Area
- Gateway Women's Housing and Treatment Navigation Center
- Gateway Men's Housing and Treatment Navigation Center
- Gateway Medical Respite Program

These programs provide emergency housing, behavioral health support, case management, and pathways to permanent housing for residents experiencing homelessness or housing instability. Gateway Center services reduce unsheltered homelessness and connect vulnerable residents to health and housing resources.

Metropolitan Redevelopment Agency (MRA): Total Commitment- \$2,375,000 plus land contributions

The Metropolitan Redevelopment Agency supports neighborhood revitalization and economic development consistent with the Transformation Plan's goal to strengthen neighborhood identity and economic opportunity.

MRA investments include:

- Serenade at Park Central redevelopment investment
- Neighborhood park improvements near the International District Library
- Strategic land contributions and tax abatements to support development

These investments accelerate redevelopment of underutilized sites and strengthen commercial corridors while supporting mixed-income housing and community-serving amenities in the target neighborhood.

Health, Housing & Homelessness Department (HHH): Total Commitment: \$1,871,995 plus land contributions

The Health, Housing & Homelessness Department is investing in housing stabilization and supportive services that advance the Transformation Plan's housing and people strategies.

Key investments include:

- Predevelopment funding supporting housing development by the Albuquerque Housing Authority
- Behavioral health services
- Domestic violence support programs
- Rental assistance and housing stabilization services

In addition, the City is contributing seven properties (Dallas Street) to support affordable housing development and neighborhood stabilization within the International District.

Senior Affairs Department: Total Commitment- \$385,360

Senior Affairs will provide critical services for older adults in the International District including:

- Case management and referrals
- Home repair and chore services
- Congregate and home-delivered meals
- Recreation and wellness programming

These programs support aging in place and ensure that older residents can remain safely housed and connected to services within the neighborhood.

Animal Welfare Department: Total Commitment- \$557,000

The City's Companion Animal Resources program supports neighborhood stability and quality of life through:

- Free pet adoptions and admissions
- Free vaccinations, microchipping, and spay/neuter services

- Pet food assistance for low-income households

These programs reduce financial strain on families while addressing public health and safety concerns related to stray animals.

Total City Investment

Through these coordinated initiatives, the City of Albuquerque commits a total of \$29,080,755 in local investments that directly support implementation of the Choice Neighborhoods Transformation Plan in the International District.

These investments demonstrate the City's commitment to aligning infrastructure improvements, housing stabilization programs, economic development initiatives, and community services to support the long-term transformation of the neighborhood.

Together with the Choice Neighborhoods Implementation Grant and investments from community partners, these resources will help ensure that the International District becomes a safe, thriving, and opportunity-rich neighborhood for current and future residents.

Closing

The City of Albuquerque is proud to partner with the Albuquerque Housing Authority, community organizations, and neighborhood stakeholders to implement this transformative effort. We look forward to working with HUD to ensure the successful implementation of the Choice

Sincerely,



Timothy M. Keller
Mayor
City of Albuquerque

Project or program name	Funding Amount	Timeframe (FY year(s))	Brief description of how it benefits the area	Sources
International District Library Pond Phase II	\$750,000	FY2026	Construct storm drain from the IDL pond to east of Pennsylvania on Chico to address flooding in the area.	DMD
Eastern and Alvarado Pond	\$805,000	FY2026	This project is intended to construct a pond at the northwest corner of Eastern Ave and Alvarado Dr to address FEMA recognized flooding in the area. Intersection: Eastern and Alvarado	DMD
Solar Lights - Central and Tennessee	\$22,000	FY2026	Improve lighting and safety at intersection Central and Tennessee	DMD
FY28 CLMRs	\$3,510,750	FY2028	Improve roadway conditions at intersections San Pedro, Central to Kayryn	DMD
FY26-27 Arterial Mill and Inlay	\$3,005,750	FY2026-2027	Improve roadway conditions in the area. San Mateo, from Lomas to Zuni	DMD
FY27-28 Arterial Mill and Inlay	\$992,750	FY2027-2028	Improve roadway conditions in the area. San Mateo from Zuni to Kathryn	DMD
FY27-28 Arterial Mill and Inlay	\$1,293,050	FY2027-2028	Improve roadway conditions in the area. Lomas, from San Mateo to San Pedro	DMD
FY28-29 Arterial Mill and Inlay	\$2,432,100	FY2028-2029	Improve roadway conditions in the area. Lomas, from Louisiana to Wyoming	DMD
Trumbull NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Trumbull Ave from Arizona St to Louisiana Blvd	DMD
Grove St NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Grove St from Marquette Ave to Copper Ave	DMD
Marquette Ave NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Marquette Ave from Louisiana to Pennsylvania St	DMD
Cardenas Dr NTMP	\$70,000	FY2027	Reducing speeding along this roadway and improve safety for all users. Cardenas Dr from Zuni Rd to Kathryn Ave	DMD

Zuni Road Corridor Improvements	\$1,000,000	FY2026	The addition of signal communication upgrades, leading pedestrian intervals (LPI's), crosswalk striping, and several roadway luminaires. Zuni Rd from San Mateo to Wyoming	DMD
DMD TOTAL	\$14,091,400			
Gateway First Responder Receiving Area	\$1,200,000	FY2026	The Gateway First Responder Receiving Area provides safe, emergency overnight shelter for unhoused individuals and families who have contact with first responders. Only first responders can refer an individual to the Receiving Area. Staff assist clients to get connected to longer term services such as shelter, reunification with family/friends, and/or treatment facilities.	Gateway Center
Gateway Women's Housing & Treatment Navigation Center	\$3,600,000	FY2026-2027	Provides longer-term shelter up to 90 days for individuals with possible stay extensions and case management with the goal of housing and supportive services. Residents are provided three meals a day and have individual service plans created to assist them in reaching their goals.	Gateway Center
Gateway Men's Housing & Treatment Navigation Center	\$3,600,000	FY2026	Provides longer-term shelter up to 90 days for individuals with possible stay extensions and case management with the goal of housing and supportive services. Residents are provided three meals a day and have individual service plans created to assist them in reaching their goals.	Gateway Center

Gateway Medical Respite	\$1,400,000	FY2026-2027	Provides a safe, medically supervised space where unhoused individuals will receive continued treatment and recover from illness or injury for up to 90 days instead of trying to recover on the street. Also provides case management with the goal of housing and supportive services. Residents are provided three meals a day and have individual service plans created to assist them in reaching their goals.	Gateway Center
Gateway Center TOTAL	\$9,800,000			
Park near ACS	\$125,000	FY2026	Donation for park near the ACS headquarters	MRA
Park near ID Library	\$250,000	FY2026	Donation for park development	MRA
Land for Somos affordable housing development		FY2026	Donation of land & tax abatement for Somos affordable housing development	MRA
Land for Cosecha affordable housing development		FY2026	Land donation	MRA
Serenade at Park Central	\$2,000,000	FY2026-2027	administered and overseen by MRA. Construction underway, completion in 2027. Phase I of a larger project.	MRA
MRA TOTAL	\$2,375,000			
New Day Youth and Family Services- Youth Drop-in Center	\$200,000	FY2026	The New Day Drop-in Center will provide homeless youth with a safe place to gather, learn basic life skills, and receive assistance for their essential needs. Additionally, New Day will offer emotional support, promote physical activities, facilitate social interactions, encourage proper nutrition, and support skill development	HHH

University of New Mexico Hospital-Young Children Health Center - Pediatric Screening/Case Management Program	\$161,970	FY2026-2027	The UNMH Pediatric Screening/Case Management Program will offer the community essential intervention and prevention services for individuals from newborns to adolescents. This program will improve access to urgent care, vaccinations, and referrals to necessary services that the community may otherwise struggle to obtain.	HHH
PB&J Family Services-Crisis Services	\$96,830	FY2026-2029	The PB&J Crisis Center will provide intervention and treatment services to youth, from newborns to 18 years old, as well as their families in the community. This program will offer comprehensive wraparound services, including case management and service coordination based on each family's assessment and service plan as needed.	HHH
First Nations Community HealthSource – Full Circle Program	\$193,800	FY2026-2029	The Full Circle Program seeks to improve the availability of behavioral health services and reduce substance abuse rates among 60 American Indians residing in Albuquerque. The program will offer integrated behavioral health services with cultural and case management services to address behavioral health and other support service needs. This benefits the international district due to the large native population that frequents the agency with limited resources in that area.	HHH

University of New Mexico Hospital-Young Children Health Center – Early Intervention and Prevention Program	\$161,970	FY2026	UNM provides evidence-based, prevention & early intervention services to children and adolescents who are at risk of developing anti-social behaviors including violence, substance abuse and delinquency. UNM benefits the international district due to it being a high crime and high usage of drugs in this area. Early intervention can support the children and families of this area to prevention of violence substance use in the vulnerable community.	HHH
University of New Mexico Hospital-Young Children Health Center – Early Intervention and Prevention Program	\$269,524	FY2027-2029	Same as above	HHH
Endorphin Power Company - Rental Assistance	\$20,000	FY2026	EPC supports individuals who have substance use disorder and are experiencing homelessness or are precariously housed through rental payment assistance.	HHH
University of New Mexico Hospital-Young Children Health Center – Domestic Violence Support Services	\$232,000	FY2027-2029	UNMH's Young Children's Health Center provides Crisis Intervention, Brief Intervention, and/or Case Management Services to children and families that have experienced domestic violence, formal behavioral health services to children and youth whose families have experienced domestic violence, as well as support groups.	HHH

University of New Mexico Hospital-Young Children Health Center – Domestic Violence Support Services	\$260,901	FY2027-2029	Same as above	HHH
Pre-development funds for AHA	\$275,000	FY2026	HHH providing funds to AHA for pre- development work at 7 Dallas properties and Phil Chacon Park as they are developed for affordable housing	HHH
7 Dallas St Properties		FY2026	HHH donating land to AHA for affordable housing development	HHH
Phil Chacon Park		FY2026	HHH donating approximately 3 acres to AHA for affordable housing development	HHH
HHH TOTAL	\$1,871,995			
Senior Citizen services	\$282,905	FY2026	Day-to-day support services for seniors in the target area. Services include: case management, chore services, congregate meals, home- delivered meals, home repair, information & assistance.	Senior Affairs
Highland Senior Citizen Center	\$102,455	FY2026	Day-to-day support services for seniors in the target area through Highland Senior Citizen Center including congregate meals, recreation services, and physical fitness.	Senior Affairs
Senior Affairs TOTAL	\$385,360			
Companion Animal Resources	\$557,000	FY2026	Free services for residents in the target area who need financial support with pet vaccines, spay/neuter, microchips, and pet food	Animal Welfare
Animal Welfare TOTAL	\$557,000			
City of Albuquerque TOTAL	\$29,080,755			



CITY OF ALBUQUERQUE

City Council

P.O. Box 1293
Albuquerque, NM 87103
Tel: (505) 768-3100
Fax: (505) 768-3227
www.cabq.gov/council

President Klarissa J. Peña

District 3

Vice President Dan Champine

District 8

Isaac Padilla

Council Director

Stephanie W. Telles

District 1

Joaquín Baca

District 2

Brook Bassan

District 4

Dan Lewis

District 5

Nichole Rogers

District 6

Tammy Fiebelkorn

District 7

Renée Grout

District 9

Councilor Nichole Rogers
Albuquerque City Council, District 6
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Letter of Support for HUD Choice Neighborhoods Implementation Grant – International District Transformation Plan

Review Committee,

I am pleased to express my strong support for the City of Albuquerque's application for a HUD Choice Neighborhoods Implementation Grant to advance implementation of the International District Transformation Plan.

As the City Councilor representing District 6, which includes the heart of the International District, I affirm the City's firm financial, policy, and operational commitment to implementing this community-led transformation effort. The City's Health, Housing, and Homelessness Department will serve as the Lead Applicant, with the Albuquerque Housing Authority serving as Co-Applicant.

This proposal reflects a locally grounded strategy built through sustained collaboration with residents, community organizations, developers, service providers, and government partners since the kickoff of the HUD Choice Neighborhoods Planning Grant process. My Office has worked closely with partners at the City of Albuquerque, the New Mexico State Legislature, the New Mexico Congressional Delegation, and numerous community-based organizations to align investments across all three pillars of the Transformation Plan — Housing, People, and Neighborhood.

Through these partnerships, we have coordinated significant leveraged investments that directly support neighborhood revitalization, economic opportunity, housing stability, and community health in the International District.

Below is a summary of the investments coordinated through my Office in support of the Transformation Plan:

- \$14,578,025 invested by Albuquerque City Councilor Nichole Rogers' Office

- \$335,000 invested through the City of Albuquerque's Non-Recurring Appropriations to Community Organizations
- \$13,200,000 invested by the New Mexico Congressional Delegation and Federal Agencies
- \$12,711,199 invested by Community Organizations
- ***Total Leveraged Investment: \$40,824,224***

These investments represent a diverse portfolio of neighborhood infrastructure improvements, community-led programs, housing stabilization initiatives, and economic development projects that reinforce the goals of the Choice Neighborhoods Transformation Plan.

City Council District 6 Initiatives

Through my office, we have advanced several catalytic neighborhood projects that directly support safer streets, community health, and economic opportunity within the International District.

Key initiatives include:

- Participatory Budgeting Initiative, empowering residents to directly shape neighborhood investments and prioritize improvements in the International District.
- People's Market, a community-driven marketplace that supports local entrepreneurs, food vendors, and small businesses while improving neighborhood food access and economic opportunity.
- Portland Loo Public Restroom Installation, which improves public sanitation, safety, and accessibility for residents and visitors along key neighborhood corridors.
- One Stop Respite Station, providing supportive services and safe daytime space for individuals experiencing homelessness, helping connect vulnerable residents to housing and health services.
- 5 Blocks for Life / Walking School Bus, a public health and youth safety initiative designed to improve pedestrian safety, encourage physical activity, and strengthen community cohesion for families and students.

Together, these investments advance the Transformation Plan's goals of creating a safe, connected, and healthy neighborhood while strengthening local economic opportunities.

City of Albuquerque Non-Recurring Appropriations to Community Organizations

The Albuquerque City Council has also supported a range of community-led initiatives through its Non-Recurring Appropriations program. These investments strengthen neighborhood cultural vitality, youth engagement, and community programming within the International District.

Examples of supported organizations include:

- Vizionz Sankofa, providing youth leadership development and cultural programming that empowers young people in the International District.

- Endorphin Power Company, delivering youth mentorship, sports programming, and educational support that promote health and opportunity for local students.
- CiQlovia, supporting community wellness programming that activates neighborhood streets and promotes safe, active transportation.
- African American Performing Arts Center, strengthening arts, cultural programming, and community engagement within the district.
- Albuquerque PrideFest, supporting inclusive community events that foster belonging, visibility, and economic activity.

These programs contribute to the social and cultural vitality of the International District and support the Transformation Plan's People and Neighborhood strategies.

State and Federal Investment Partnerships

My office has also worked closely with members of the New Mexico State Legislature and the New Mexico Congressional Delegation to align major public investments that support the long-term revitalization of the International District.

Notable state-supported initiatives include:

- New Mexico State Fairgrounds redevelopment planning and capital investments, which will modernize the State Fair campus and catalyze economic development opportunities for the surrounding neighborhood.
- People's Market Phase II, expanding opportunities for small businesses and local food entrepreneurs.
- 5 Blocks for Life Phase II, extending pedestrian safety improvements and youth-focused programming across additional neighborhood corridors.

These investments represent major public commitments that will reinforce the physical and economic transformation envisioned in the Choice Neighborhoods Plan.

Community Organization Investments

In addition to public investments, numerous community-based organizations are making substantial commitments to programs and facilities that strengthen housing stability, workforce development, and health outcomes for residents in the International District.

Examples include:

- StreetVision's Housing Revitalization Corridor, which is working to restore and activate underutilized properties along key corridors while supporting small business and housing opportunities.
- First Nations Community HealthSource, expanding community health services and culturally competent care for neighborhood residents.

Page 4

- PB&J Family Services, providing family support services, early childhood education programs, and housing stabilization resources.
- Albuquerque Adult Learning Center (ABQ-ALC), supporting workforce training, adult education, and job readiness programming.
- Prosperity Works, advancing community energy efficiency programs that reduce household costs while improving housing quality.

These community-driven initiatives strengthen the people-focused components of the Transformation Plan and ensure that neighborhood revitalization is paired with direct investments in residents.

Implementation Commitment

In my role as a member of the Albuquerque City Council, I remain committed to supporting implementation of the International District Transformation Plan through continued policy alignment, zoning and land-use reforms, and sustained budgetary commitments.

The breadth of investments outlined above demonstrates that this Transformation Plan is not only visionary but also financially grounded and supported by a broad coalition of public agencies, nonprofit organizations, and community partners.

I respectfully urge HUD to support this application and partner with the City of Albuquerque, the Albuquerque Housing Authority, Bernalillo County, and our many community partners to deliver lasting and equitable outcomes for residents of the International District.

Sincerely,


Nichole Rogers
Albuquerque City Councilor, District 6

Project or program name	Funding Amount	Timeframe (FY year(s))	Brief description of how it benefits the area	Sources
Participatory Budgeting Initiative	\$2,208,000	FY2026-2027	Funding provided to the community organization Participatory Budgeting ABQ will help implement a second round of participatory budgeting in the International District and the larger City Council District 6.	\$8,000 in 2026 and 2027 CABQ City Council Constituent Service Funds (2 years of funding to support the community organization Participatory Budgeting ABQ); \$2.2 million in 2025 and 2027 CABQ Council Set-Aside Discretionary Funds and other General Obligation Bond Funds.
People's Market	\$2,740,000	FY2026-2027	A total of \$2,575,000 has been spent on basic infrastructure for the market. This includes a series of capital improvements that complement the improvements already slated for the empty lot in between San Mateo Blvd and Ortiz Dr, south of Kathryn Ave. These improvements are intended to "set the stage" for the operation of a People's Market that will provide a place for farmers, artists, and other vendors from District 6 to come together and sell their produce and goods. These improvements are also intended to support programming that take place at the site outside of the People's Market. On days of the week when the People's Market isn't happening, other types of community programming like food distribution could take place within the space. An additional \$40,000 is being budgeted for preliminary market "activations" (pop up events) until a full operator has been identified. \$125,000 in State Capital Outlay Funds was awarded to the City for planning/designing a commercial kitchen to be co-located with the market.	\$1,000,000 in City General Fund funding in 2024. \$1,500,000 in 2025 CABQ City Council Set-Aside Discretionary Funds invested in the infrastructure for the market. \$275,000 in 2025 State Capital Outlay Funds. \$40,000 for an Operator for the first 12 months of the People's Market operations included in the 2027 CABQ Operating Budget. \$125,000 in State Capital Outlay Funds was awarded to the City for planning/designing a commercial kitchen to be co-located with the market.
Portland Loo	\$478,910	FY2026-2027	Increased access to public restrooms is one of the biggest needs in the International District. To address public defecation and urination as a sanitation and safety issue, this project will be located at the People's Market in order to support people from all walks of life and for those both vending and purchasing products at the Market.	2025 CABQ Council Set-Aside Discretionary Funds

One Stop Respite Station	\$36,115	FY2026-2027	This One Stop Respite Station will also be located at the People's Market and will support unsheltered community members by providing a safe, accessible, and sustainable support station. Elements of this project include a secure storage space, phone charging facilities, a security box in the case of an emergency, and a communication board to provide important information, connect family members, and inform of resources available nearby.	2025 CABQ Council Set-Aside Discretionary Funds
5 Blocks for Life/Walking School Bus	\$4,700,000	FY2026-2027	The Five Blocks for Life project aims to revitalize the area surrounding Wilson Middle School in the International District by enhancing infrastructure and improving public spaces. This is a demonstration project with the goal of doing this around every school in the International District over the next few years. A key improvement includes adding trees and shrubs along San Pedro to reduce noise and begin to build back the tree canopy in the International District as it has the least canopy of any area in the city. This will also improve air quality and create a harassment buffer for students whom are participating in outdoor activities. Pedestrian safety will be addressed with new crosswalks and a HAWK signal near the San Pedro Library. Infrastructure repairs will target broken sidewalks, missing handicap curbs, and unmarked fire lanes. These improvements will boost community safety, foster economic development, and enhance overall well-being. While the Five Blocks for Life project provides the capital improvements to support student safety in the International District, the Walking School Bus program provides the programming to ensure their safety. The grant provides funding for three conductors per program, each paid \$30 a day. APS plans to expand the program to eight more schools each semester, aiming to reach 56 schools by 2031.	\$1 million in City of Albuquerque's 2025 General Obligation Bond Funding (Streets funding); \$1 million in 2026 State Capital Outlay Funding; \$2.7 million in U.S. Department of Transportation Safe Routes to School Federal Grant to fund personnel and training.

District 6 Food Insecurity	\$15,000	FY2026-2027	\$10,000 to provide stipends to community members serving on the International District Food Policy Council (over the course of 1 year), \$4,000 to fund preliminary People's Market Activation in Q3 of 2026, and \$1,000 to pay for community facilitators for community meetings in Q3 of 2026.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through Council Services (City Council)
Guaranteed Basic Income	\$4,200,000	FY2026-2027	With the enactment of R-25-116 by the Albuquerque City Council, \$4.02 million has been secured to go the Cannabis Equity and Community Reinvestment Fund. From this Fund, the first cohort of households involved in the program will consist of 80 households that will receive monthly guaranteed income support of \$750 on a year by year basis with the goal of offering support for three years.	City of Albuquerque Cannabis Tax Revenue
District 6 Mentorship Program (North Star)	\$200,000	FY2026-2027	The North Star Mentorship Program is a new initiative from Councilor Rogers dedicated to supporting community-based organizations that provide culturally responsive mentorship for youth in Albuquerque, with a particular focus on District 6. The program aims to empower and uplift the economically disadvantaged and system-impacted youth by funding both emerging and established organizations committed to their mentorship and development. A total of \$200,000 is available in funding for eligible organizations. The funding is distributed across three tiers to accommodate organizations of varying sizes and capacities. Funds will be distributed to awarded organizations upon completion of the grant agreements, which are expected to be sent Mid February to early March 2026. These grant agreements are expected to be executed over the following year from mid 2026 to mid 2027.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through Council Services (City Council)
District 6 TOTAL	\$14,578,025			

StreetVision's Housing Revitalization Corridor	\$4,825,000	FY2026-2028	Street Vision Housing Strategies and Center for Housing Economics partnersIn the heart of the Int. District, StreetVision and community partners are strategically turning vacant and abandoned properties into affordable housing while demonstrating effective new housing models and funding sources. On four blocks of Domingo St. NE, StreetVision has acquired four separate properties (8 in-fill lots) through purchases and community donations for development. On one corner property, StreetVision is renovating a boarded-up duplex apartment and converting a third structure into an ADU. This month, construction begins on StreetVision's Cottages @ Chama Development which will become affordable rentals of 20 small cottages. Two other vacant lots have also been acquired on this Domingo corridor for future housing development projects. Through community partnerships, StreetVision is demonstrating our neighborhood-centered housing and land strategies as steps towards neighborhood transformational change.	2025 and 2026 State Capital Outlay Funds, private funding from local foundations, and International District community donors
First Nations Community HealthSource (Zuni Clinic) - Integrated Healthcare Services	\$6,000,000	FY2026-2029	FNCH will provide integrated healthcare services, including behavioral health, dental, traditional healing/cultural wellness, and social support services to address the holistic care needs of community members in the International District.	Federal
Prosperity Works - Community Energy Efficiency Program	\$1,000,000	FY2026-2028	These funds help to make energy efficiency and safety upgrades to homes in the International District. Prosperity Works offers energy assessments through our partner, Energy Works, to low-income households. These energy assessments help determine which retrofits households needs most. With energy efficiency upgrades, households reduce their energy use, and the associated financial burden—saving households hundreds of dollars a year.	State Funding through the New Mexico Environment Department to the City of Albuquerque

Prosperity Works - Affordable Housing	\$886,199	FY2026-2027	Funding to purchase and make energy efficiency upgrades to a small multi-family complex in the International District.	\$386,119 in State Capital Outlay Funding combined with New Mexico Mortgage Finance Authority funding (Housing Innovation Fund — \$500,000)
---------------------------------------	-----------	-------------	--	---

Community Organizations TOTAL \$12,711,199

Vizionz Sankofa	\$15,000	FY2026-2027	This funding is to support operations at Vizionz Sankofa, which supports Albuquerque's local immigrant and refugee community by providing Job Seeking assistance, Education & Training assistance, Social services referrals, and Possible business ventures.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Albuquerque Community Safety Department
Endorphin Power Company	\$20,000	FY2026-2027	This funding is to support operations at the facility by supporting recovery from substance abuse by providing a wide offering of recovery meetings and classes on-site in our community building as well as single occupancy, transitional housing for people who desire continued, communal support as they recover from substance abuse	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Health, Housing, and Homelessness Department (as a Sponsored Initiative)
CiQlovia	\$10,000	FY2026-2027	This funding is to support operations of the annual CiQlovia event on Kathryn St in the International District.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
African American Performing Arts	\$25,000	FY2026-2027	This funding is to support operations at the African American Performing Arts Center and Exhibit Hall is to preserve, nurture and support the intellectual and cultural history of African Americans in New Mexico and the Southwest The Center and Exhibit Hall showcase visual and performing arts that support African American Culture and sponsor scholastic and technological programs and projects.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department

Albuquerque PrideFest	\$5,000	FY2026-2027	This funding is to support operations of the annual Albuquerque Pride Parade. The parade travels east along Central Avenue in the Nob Hill neighborhood, starting at Central Ave SE & Girard Blvd SE and ending at Central Ave NE & San Mateo Blvd NE (near the former Walmart).	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
Juneteenth	\$25,000	FY2026-2027	This funding is to support operations of the annual Juneteenth Celebration, which is not just a cultural celebration, but also an entrepreneurial opportunity for many small local African American businesses.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
Roots Summer Leadership Academy	\$25,000	FY2026-2027	This Academy is hosted by the New Mexico Black Leadership Council which is located in the International District. The Academy uses a demanding performing and visual arts/math integrated curriculum to achieve academic and arts proficiency, boost self-esteem and teach leadership skills for students aged 8 -16.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
African American Chamber of Commerce	\$60,000	FY2026-2027	This funding would support operations of the Chamber and help it fulfill its mission of develop and empower economic opportunities for African Americans in the Greater Albuquerque Region. Funding will support the Chamber offer Business Networking, Consulting, Advocacy, Training and Workshops	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Arts and Culture Department
Revitalize San Pedro-Mainstreet	\$100,000	FY2026-2027	This funding is to support operations (staffing) for the Revitalize San Pedro Mainstreet organization. This Mainstreet organization Revitalize San Pedro-Mainstreet has been focusing much of its efforts on making streetscaping improvements to the San Pedro Corridor.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Economic Development Department
Dakota Tree Project	\$50,000	FY2026-2027	Founded to honor Dakota William Powell, the non-profit organization focuses on planting native, drought-tolerant trees, particularly in high-heat, low-income neighborhoods and the International District to combat urban heat island effects.	City of Albuquerque General Fund Non-Recuring (Included in the City of Albuquerque's FY26 Operating Budget) - Administered through the Parks and Recreation Department

Community Organizations non-recurring TOTAL	\$335,000			
Albuquerque District Six Senior Stability Site	\$10,400,000	FY2026-2027	\$2 million in Congressional Directed Spending funding and \$7.4 million in HOME ARP funds. This would fund the development of a Senior Stability Site, in the form of supportive transitional housing for homeless Seniors. This project include 50 ADA compliant BOXABL like units or ADU's built by local providers like LivLab or Estech Global who build with Structured Insulated Panels (SIP's). This is an innovative solution to help quickly house and provide services up to 50 of the 200+ seniors currently living at the city's Gateway West formerly known as Westside Shelter.	Fiscal Year 2026 USA Federal Government Appropriations Package (Congressional Directed Spending)
Carlisle Village Cleaners (Funding to Study the Extent of the Contamination)	\$2,800,000	FY2026-2027	The site is near Carlisle and Gibson, where the old Carlisle Village Cleaners building sat from 1953 – 1975. According to the Environmental Protection Agency, the business used a chemical that seeped into the soil and gave off dangerous vapors. The site was recently added to the EPA's Superfund National Priorities list, putting it among the country's most serious hazardous waste sites. The state environment department is going to be spending \$2.8 million to study the extent of the contamination. The study is scheduled to begin in late fall.	U.S. EPA / New Mexico Environment Department (after being added to the EPA's Superfund National Priorities list)
Congressional Delegation & Federal Agencies TOTAL	\$13,200,000			
AQB District 6 & City Council TOTAL	\$40,824,224			

List all funds that will be used for Housing Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFO. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Page 1 of 1

February 26, 2026

Linda Bridge
Executive Director
Albuquerque Housing Authority
1840 University Blvd. NE
Albuquerque, NM 87106

Re: Letter of Commitment for International District Choice Neighborhood Housing Plan Leverage

To whom it may concern,

Albuquerque Housing Authority commits to providing gap funding as follows for the Phase 1 and Phase 2 housing redevelopment projects.

Phase 1: Albuquerque Housing Authority will provide seller financing and gap funding in a minimum amount of \$2.6 million.

Phase 2: Albuquerque Housing Authority will provide seller financing and gap funding in a minimum amount of \$2 million.

Total committed funding for the Choice Neighborhood housing redevelopment projects is \$4.6 million.

AHA has consistently demonstrated a commitment to support public housing redevelopment projects through funding assistance and project-based vouchers.

Respectfully,

A handwritten signature in dark ink, appearing to read "Linda Bridge", written in a cursive style.

Linda Bridge
Executive Director

People (Supportive Services) Resources

List all funds or services that will be used for the People component of your Transformation Plan only. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFO. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

No more than 20 documents may be submitted in support of the People Leverage Rating Factor.

Source of People Resource	Total Dollar Value of Resource	Page # of Commitment Document
Albuquerque Housing Authority	\$ 1,935,200.00	1
Total	\$ 1,935,200.00	

February 27, 2026

Linda Bridge
Executive Director
Albuquerque Housing Authority
1840 University Blvd. NE
Albuquerque, NM 87106

Re: Letter of Commitment for International District Choice Neighborhood People Plan Leverage

To whom it may concern,

On behalf of Albuquerque Housing Authority, I am pleased to confirm our firm commitment of resources to support the City of Albuquerque in the implementation of the People Plan for the International District Choice Neighborhoods program.

Albuquerque Housing Authority commits a total value of \$1,935,200 over the 8-year grant term. This commitment represents a sustained, intensive partnership intended to provide long-term benefits to the residents of the target neighborhood.

Description of Leverage Resources

The following resources will be provided to ensure the success of the People Strategy:

- **Project Manager:** We will provide 2080 hours of staff time per year dedicated to Program management, supervision, and leadership.
 - *Valuation:* This is valued at \$30.04 per hour (including benefits), totaling \$62,500 annually.
- **Income & Employment Coordinator:** We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to coordinating employment services.
 - *Valuation:* This is valued at \$16.50 per hour, totaling \$14,850 annually.

- **Training & Education Coordinator:** We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to coordinating Training and Education services.
 - *Valuation:* This is valued at \$16.50 per hour, totaling \$14,850 annually.
- **Tutoring Services:** We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to providing tutoring services to school aged children.
 - *Valuation:* This is valued at \$16.50 per hour, totaling \$14,850 annually.
- **Healthcare Coordinator:** We will provide 900 hours of staff time, in partnership with University of New Mexico's Off Campus Student Employment program, per year dedicated to coordinating Healthcare services.
 - *Valuation:* This is valued at \$16.50 per hour, totaling \$14,850 annually.
- **Case Manager:** We will provide 2080 hours of staff time per year dedicated to intensive case management services to high needs households.
 - *Valuation:* This is valued at \$28.84 per hour (including benefits), totaling \$60,000 annually.
- **FSS Coordinator:** We will provide 2080 hours of staff time per year dedicated to Program management, supervision, and leadership.
 - *Valuation:* This is valued at \$28.84 per hour (including benefits), totaling \$60,000 annually.

The following table provides a breakdown of each of these positions, including the number of years allocated for funding and the number of residents served:

People Area	Type of Funds	Number of Years	New or Expanded	Description of Service	Number of Target Housing Residents	Total Value
Income & Employment	In-kind	8 years	New	Project Manager position to support staff and lead People plan	210	\$500,000
Income & Employment	In-kind	8 years	New	Staff time for coordinating employment services	125	\$118,800
Training & Education	In-kind	8 years	New	Staff time for providing tutoring services to school age children	100	\$118,800
Training & Education	In-kind	8 years	New	Staff time for providing coordination and providing individualized wrap-around services	125	\$118,800
Maintaining Independence	In-kind	8 years	New	Staff time for health navigation services	125	\$118,800
Income & Employment	In-kind	8 years	New	Funding for one (1) FTE case manager to provide intensive case management services for high needs households	50	\$480,000
Income & Employment	In-kind	8 years	Expanded	Funding for one (1) FTE FFS Service Coordinator	75	\$480,000
Total						\$1,935,200

Commitment to Sustainability

Unlike one-off workshops or resource fairs, this commitment represents a continuous service delivery model. Albuquerque Housing Authority will work to track outcomes, share data, and adjust services to meet the evolving needs of the residents. We are proud to partner with the City of Albuquerque to foster meaningful change and improve the quality of life for the residents of the International District.

Respectfully,

A handwritten signature in black ink, appearing to read 'Linda Bridge', with a stylized, cursive script.

Linda Bridge
Executive Director

Attachment 20: City and Neighborhood Maps

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

Introduction and Context

The following City and Neighborhood Maps provide essential geographic context for the proposed Choice Neighborhoods Implementation Grant and are designed to meet all requirements outlined in Section IV of the NOFO. The neighborhood boundary shown in each map matches the boundary submitted in Attachment 4 and reflects the International District Choice Neighborhood Planning Area.

All maps are drawn to scale and clearly situate the target housing sites and neighborhood within the broader context of the City of Albuquerque, including major transportation corridors, the Central Business District, employment centers, and other revitalization activity underway or planned.

The City-level map demonstrates the strategic location of the neighborhood within the Albuquerque metropolitan area, including direct east-west connectivity via Central Avenue (Route 66) and I-40, north-south connectivity via San Mateo and Wyoming, and proximity to major regional employment, institutional, and transportation assets. The Neighborhood-level maps provide a more detailed view of public housing sites, subsidized housing, neighborhood amenities, transit infrastructure, bicycle and pedestrian facilities, and open space assets.

These maps collectively demonstrate that the target neighborhood is both strategically located and well-connected, with substantial existing assets and infrastructure that can be leveraged and

strengthened through Choice Neighborhoods investment to catalyze long-term neighborhood transformation.

TARGET NEIGHBORHOOD

Strategic Location

The International District is an estimated 4.85 square miles in size, is defined by high traffic corridor boundaries, and characterized by low density detached housing with and low density retail/commercial mixed throughout:

- Northern Boundary: Lomas Blvd, is a two way three lane roadway. To the east extends reaching I-40 and to the west extends into downtown. The planning area excludes EXPO New Mexico, which is bounded by Lomas, San Pedro, Central, and Louisiana.
- Southern Boundary: Gibson Blvd SE, is a two way three lane roadway with a tree lined median; this boundary transitions into Southern Avenue.
- Eastern Boundary: Wyoming Blvd is a two way three lane roadway connecting I-40 and Kirtland Air Force Base.
- Western Boundary: San Mateo Blvd, is a two way three lane roadway. Which extends northward reaching I-40.

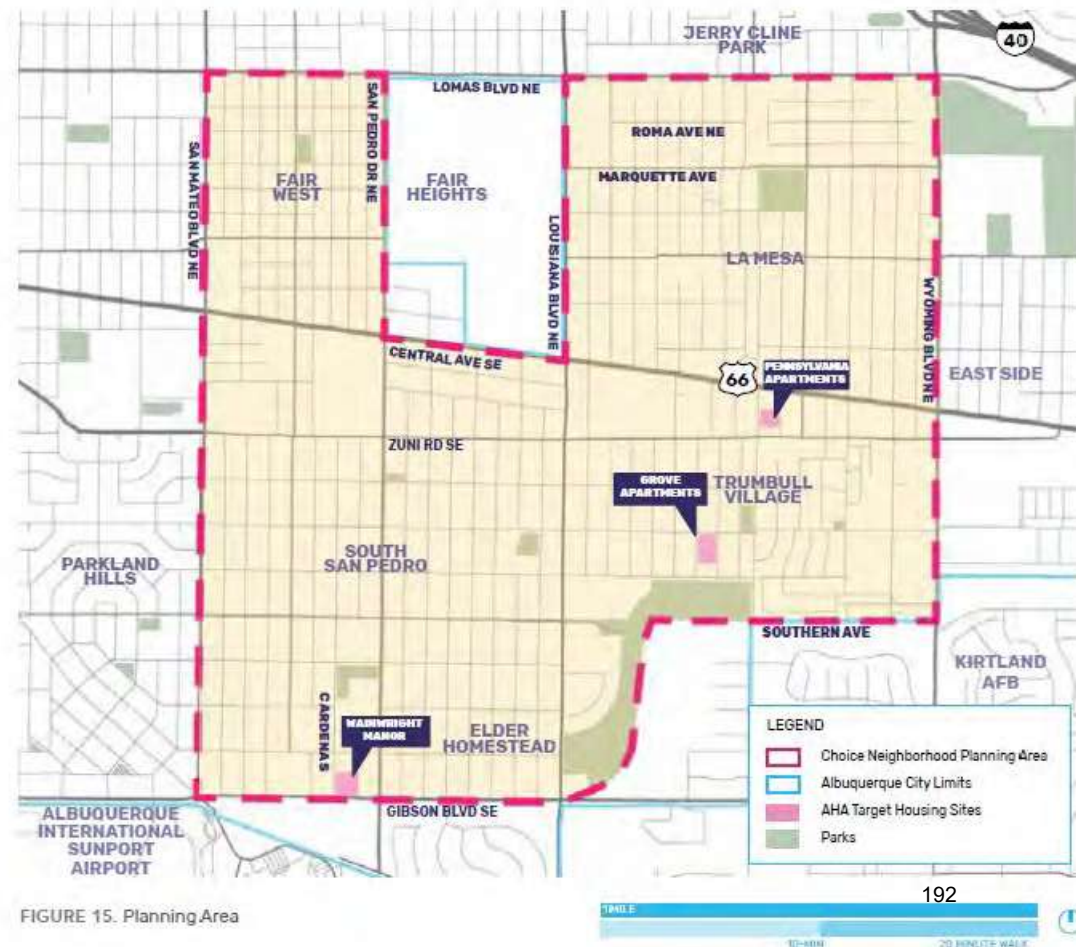


FIGURE 15. Planning Area

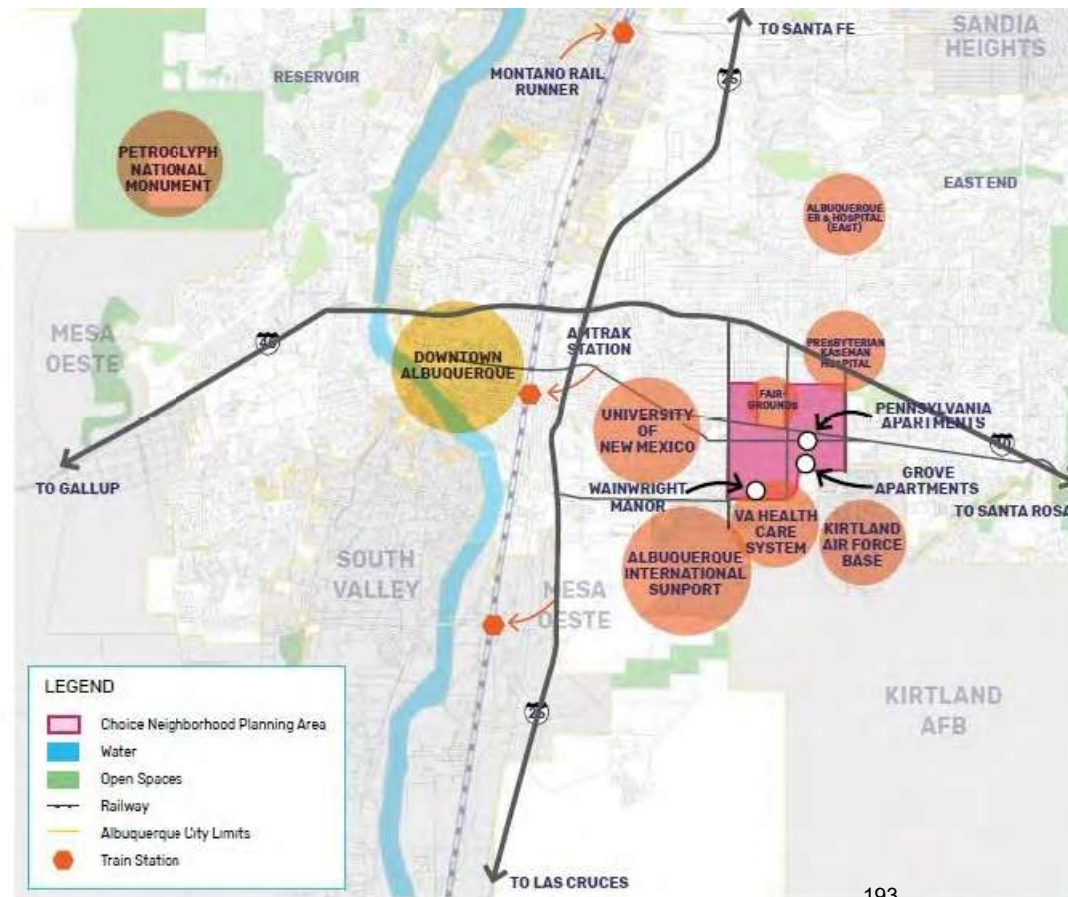


FIGURE 16. Strategic Location of The Planning Area

NEIGHBORHOOD ASSETS

Most neighborhood assets are located along Central Ave (Route 66). The most prevalent assets clustered in this area are faith-based organizations and government related services. The International District has six schools within its boundaries, mostly located on the southern portion of the district. The schools exist near several parks, the largest being Phil Chacon Park which extends from Gibson SE Boulevard to Southern Avenue. At the heart of the community along Central Ave is Pennsylvania Apartments, one of the target housing sites and several assets such as the CABQ International District Library and the Albuquerque Fire Station 5.

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Schools
- ▲ Religious Organizations
- ◆ Government Services
- Community Organizations
- Health Related Services
- Parks
- ✱ Grocery Stores

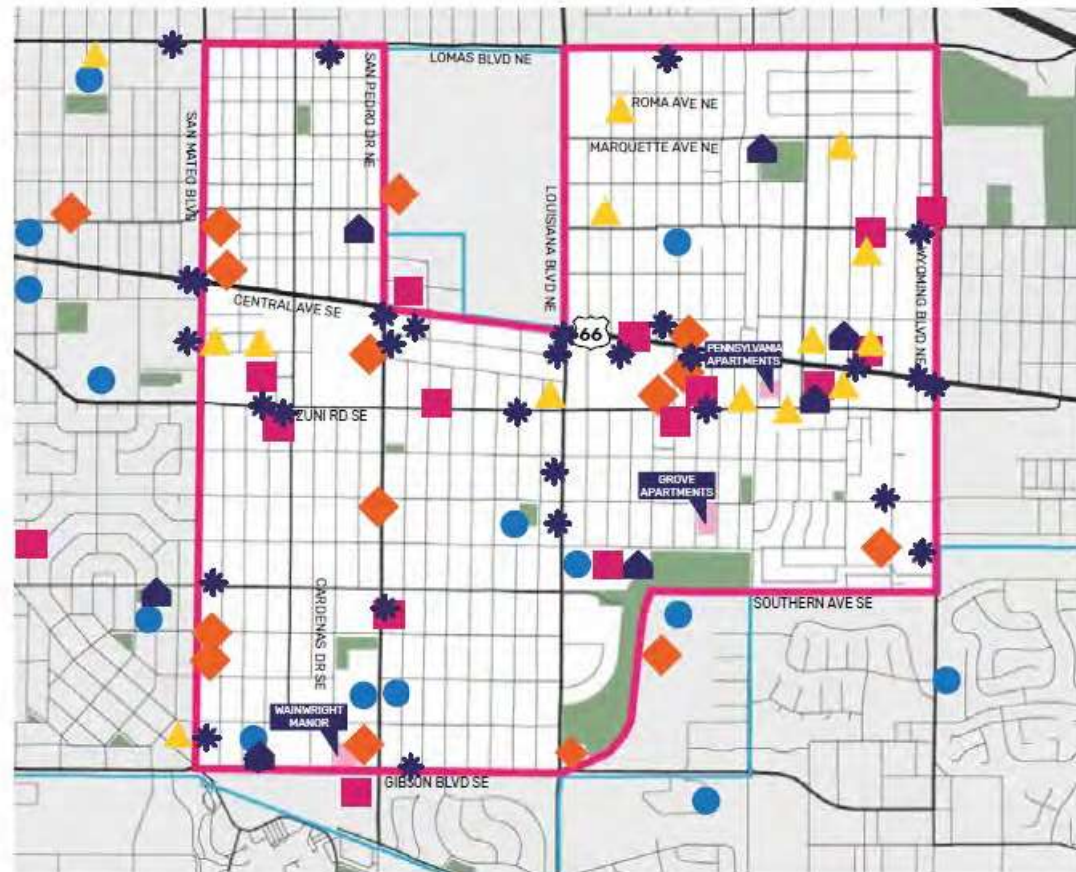


FIGURE 48. Neighborhood assets

BUS ROUTES

The International District is served by multiple bus routes, including the ART (Albuquerque Rapid Transit). The two ART lines are the Green and Red Lines. There are also a variety of types of stops in the neighborhood, from just singular street signs, covered shelters to raised platforms for dedicated boarding.

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Albuquerque City Limits
- Parks

BUS ROUTES

- ART Station
- 777 Green Line (ART)
- 766 Red Line (ART)
- Route 11
- Route 31
- Route 96
- Route 97
- Route 98
- Route 66
- Route 34
- Route 140
- Route 141
- Route 157
- Route 217

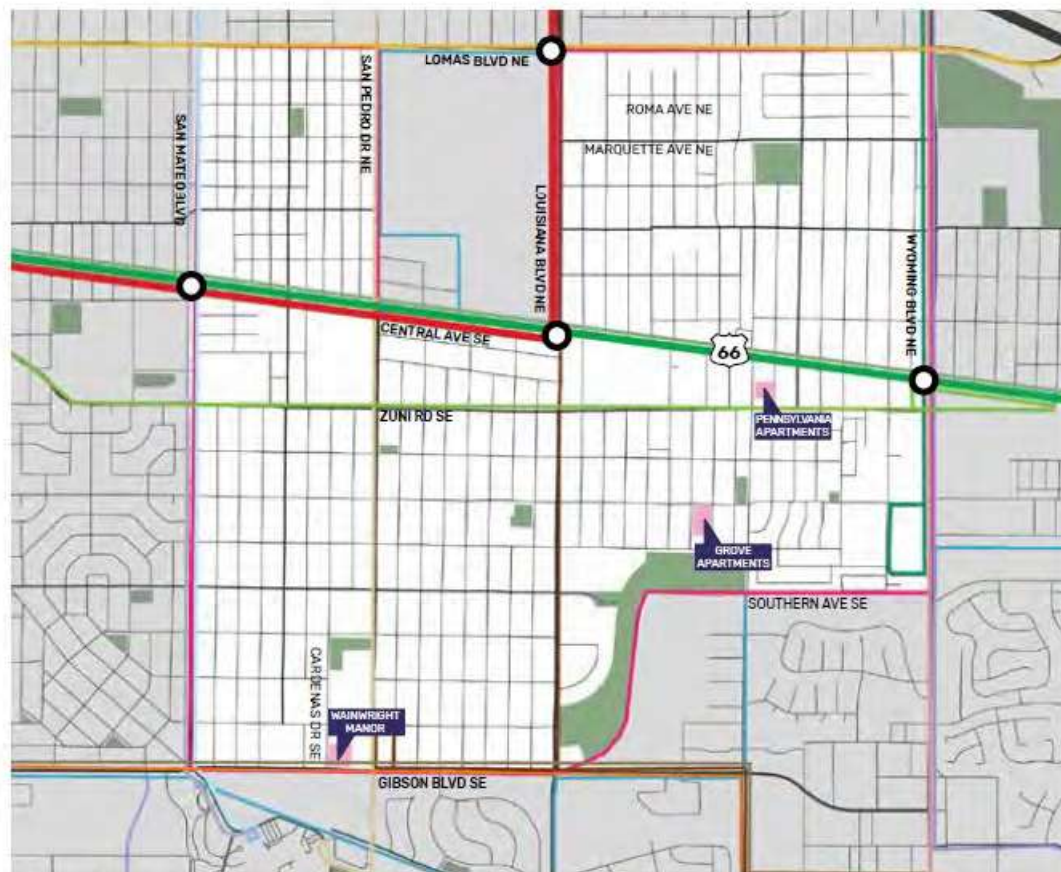


FIGURE 79. Bus Routes



BIKE INFRASTRUCTURE

Bike infrastructure is included in both the City of Albuquerque Bikeways & Trails Facility Plan and the Bernalillo County Pedestrian & Bicycle Safety Action Plan. The city and unincorporated areas of the county have expanded bike-friendly infrastructure, incorporating dedicated bike lanes, shared streets, and traffic calming measures such as pedestrian islands to enhance safety and accessibility.

LEGEND

- AHA Target Housing Sites
- Parks
- Shared Bike And Car Lanes
- Designated Bikes Lanes
- Multi Use Park Trail
- Shared Roadway Optimized for Bikes
- Sidewalk Conditions
- 1** Zuni Rd
- 2** Copper Ave
- 3** Alvarado Dr
- 4** Southern Ave
- 5** Monroe St
- 6** Multi Use Trail at Phil Chacon Park



FIGURE 80. Bike infrastructure and trails

PARKS + OPEN SPACES

The International District in Albuquerque features diverse open spaces, including:

- Larger parks like Phil Chacon Park (the largest park in the district with ~52.5 acres), and Mesa Verde Park (~9.3 acres) include community centers, playground, basketball courts, and green space.
- Smaller parks – Wilson Park (~3.8 acres), John Carrillo Park (~3 acres), Fox Memorial Park (~2 acres), Trumbull Park (~.8 acres), and Jack and Jill Park (~.8).
- Outside the planning area exists several other parks and the Los Altos Golf Course.

LEGEND

-  Choice Neighborhood Planning Area
-  AHA Target Housing Sites
-  Albuquerque City Limits
-  Parks

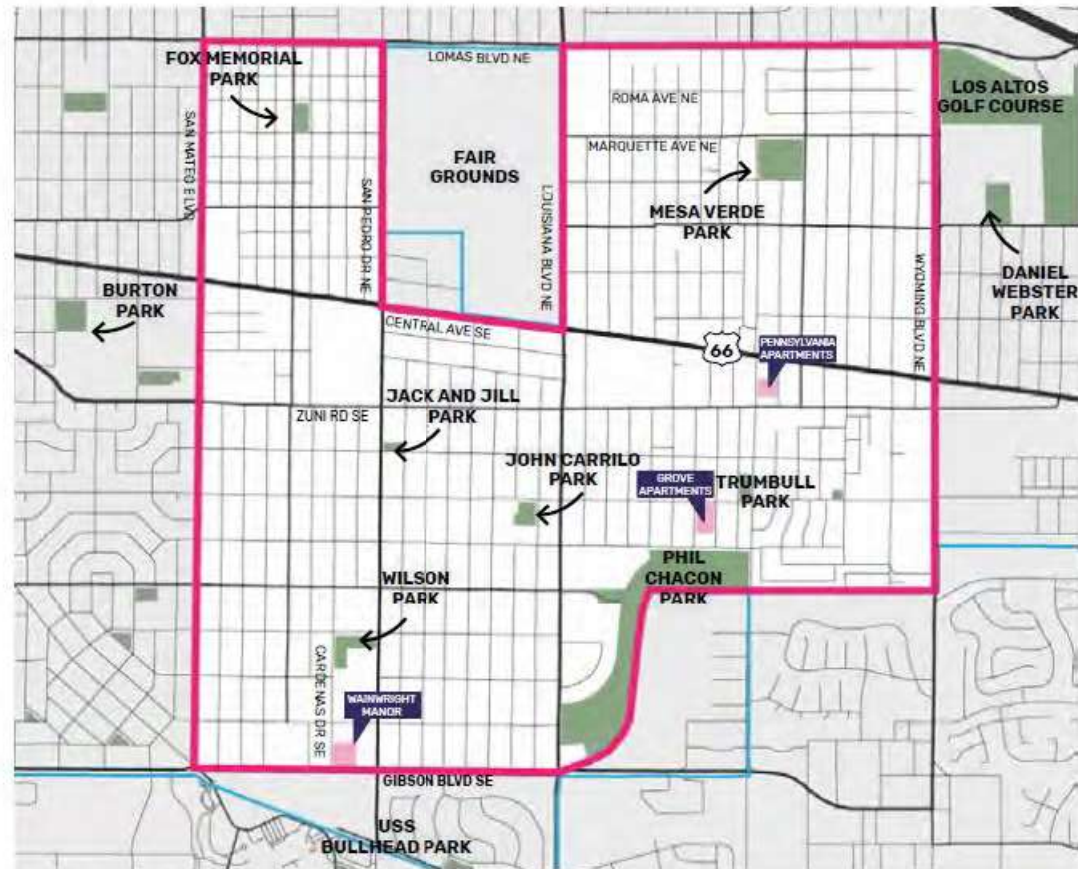


FIGURE 72. Parks + Opens Spaces

Attachment 22: Conceptual Site Plans

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

TRUMBULL AVE

GROVE ST

3 BR LEVEL 1

3 BR LEVEL 1

3 BR STACKED TYPE A ADA

2 BR STACKED

3 BR STACKED

2 BR STACKED

2 BR STACKED TYPE A ADA

3 BR LEVEL 1

3 BR LEVEL 1

3 BR LEVEL 1

37 SECURED PARKING SPACES

ONE WAY

SECURE GATE

SECURE GATE

1

2

3

4

5

0 10 20 30 40

40'

2

PLAN LEGEND

- 1** Playground
- 2** Community
- 3** Front Porch
- 4** Fenced Yard
- 5** Trash Enclosure

AHA Choice - Grove Site
Site + Level 1 Plan
November 2025



AHA Choice - Grove Site
Aerial Axonometric
November 2025





AHA Choice - Grove Site
Conceptual Rendering
November 2025



Phase 1

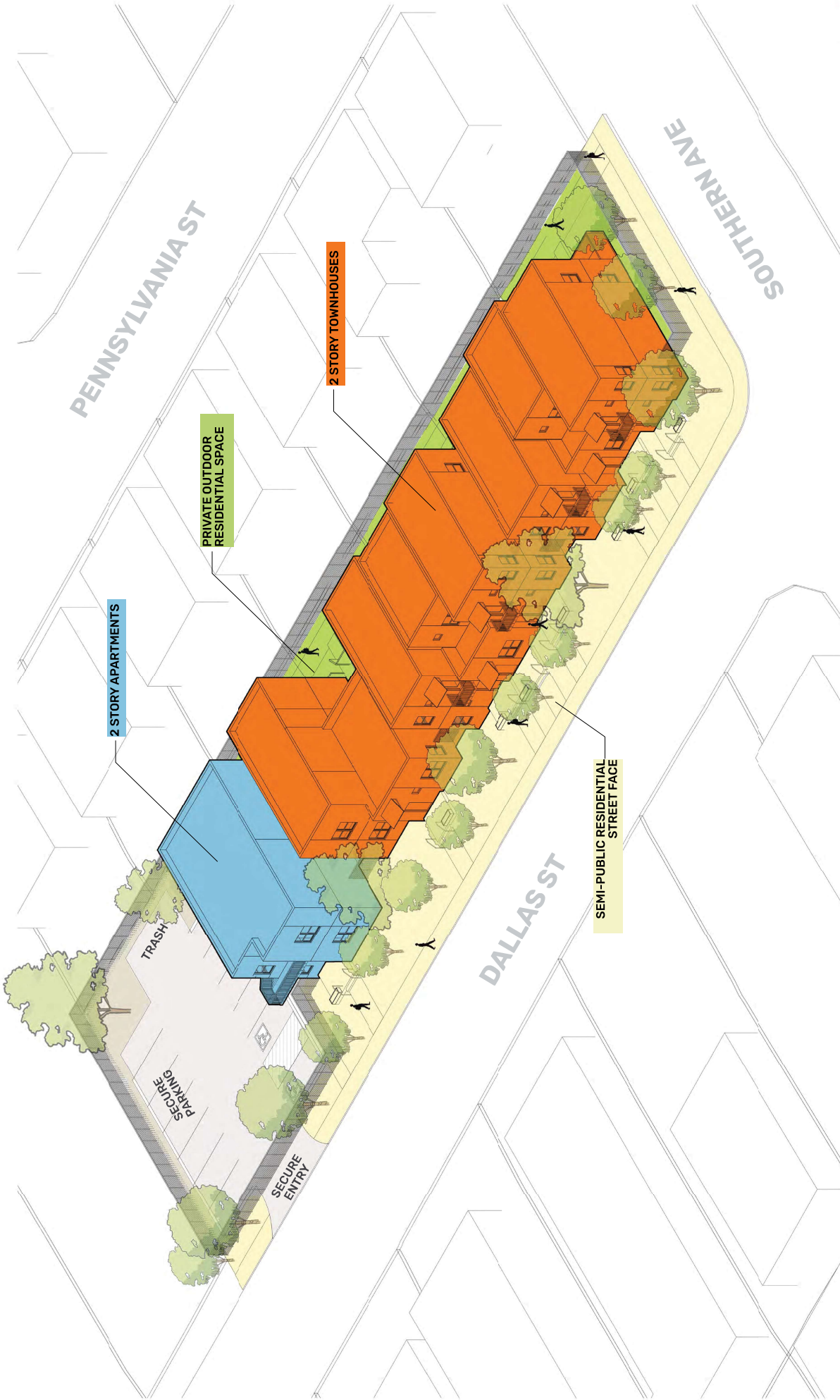


LEVEL 2 PLAN

PARKING TOTAL
13 Spaces Provided

UNIT MIX
(2) 3 Bedroom
(6) 4 Bedroom
(1) 5 Bedroom
(9) Units Total

PLAN LEGEND
1 Front Porch (TYP.)
2 Fenced Yard (TYP.)
3 Trash Enclosure





AHA Choice - Dallas Site
Conceptual Rendering
November 2025





PLAN LEGEND

- 1 Resident Courtyard
- 2 Playground
- 3 Ball Court
- 4 Dog Park
- 5 Entry Lobby
- 6 Connection to Phil Chacon Park
- 7 Trash Enclosure

PARKING

124 Spaces Provided

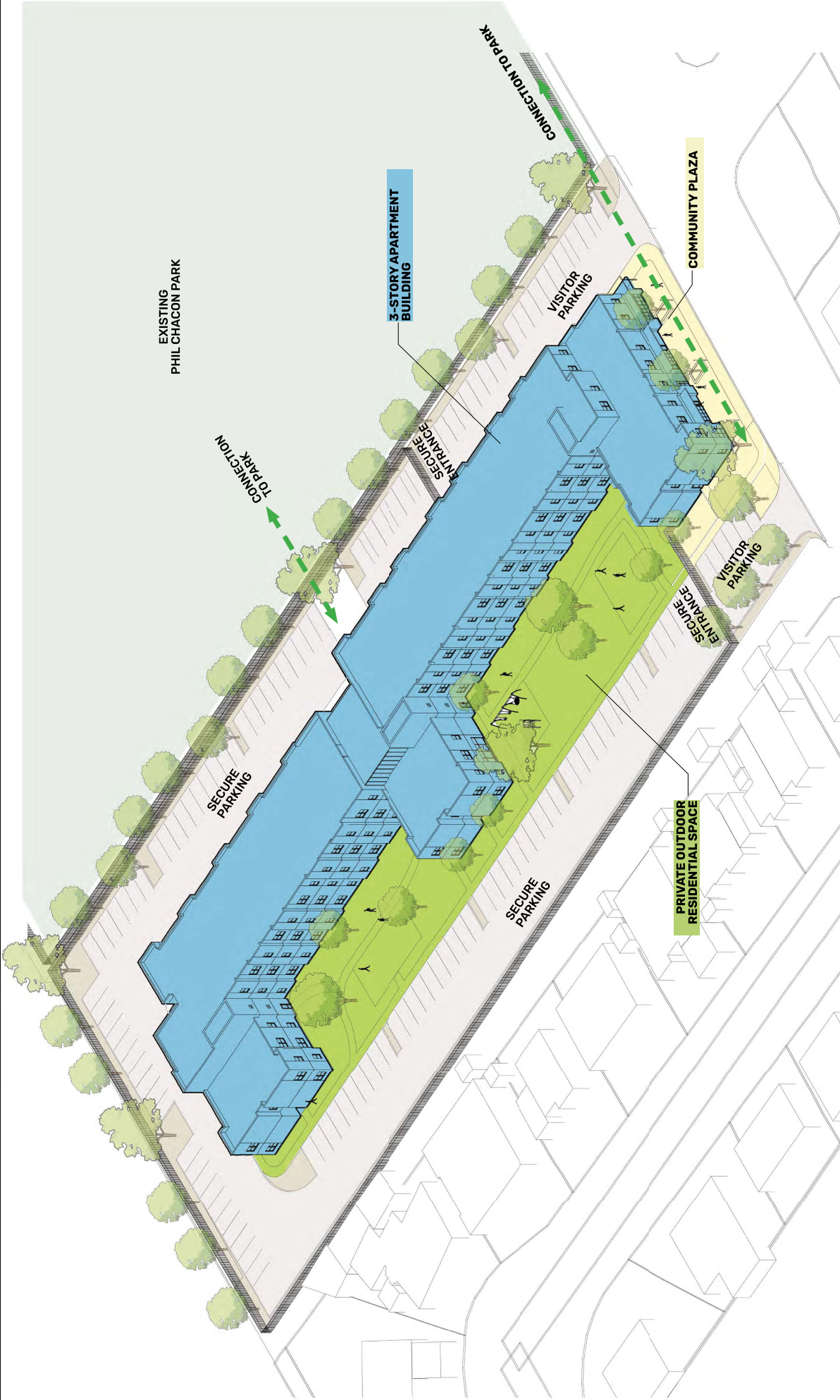
UNIT MIX

- (34) 1 Bedroom
- (41) 2 Bedroom
- (8) 3 Bedroom
- (83) Units Total

Phase 1

AHA Choice - Phil Chacon Park Site
Site + Level 1 Plan
November 2025





AVA Choice - Phil Chacon Park Site
Aerial Axonometric
November 2025





AHA Choice - Phil Chacon Park Site
Conceptual Rendering
November 2025



The site plan illustrates a residential development layout. On the left, a long row of 64 secure parking spaces is separated from the building by a secure gate. The building complex includes a central courtyard area with landscaping and a central access point. Units are color-coded: red for 1BR, blue for 2BR, and grey for commercial/amenity spaces. The layout includes a central stair, elevators, mail, laundry, and residential amenities. The building is situated between Cardenas Dr and Gibson Blvd.

SECURE GATE

64 SECURE PARKING SPACES

SECURE GATE

EXISTING PARKING (NOT INCLUDED)

9 PARKING SPACES

2 BR TYPE A ADA

STAIR

1 BR

1 BR

1 BR

1 BR

1 BR

1 BR

1 BR

2 BR

MECH+ TRASH

2 BR

1 BR

1 BR

STAIR

ELEVATORS

MAIL

LAUNDRY

COMMERCIAL -2,500 SF

RESIDENTIAL AMENITIES

LOBBY

RESIDENTIAL AMENITIES

1 BR

1 BR

LEASING OFFICE

CARDENAS DR

GIBSON BLVD



HARTMAN + MASSEY
DESIGN GROUP, INC.





AHA Choice - Gibson Site
Conceptual Rendering
November 2025



Attachment 21: Current Site Plans

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

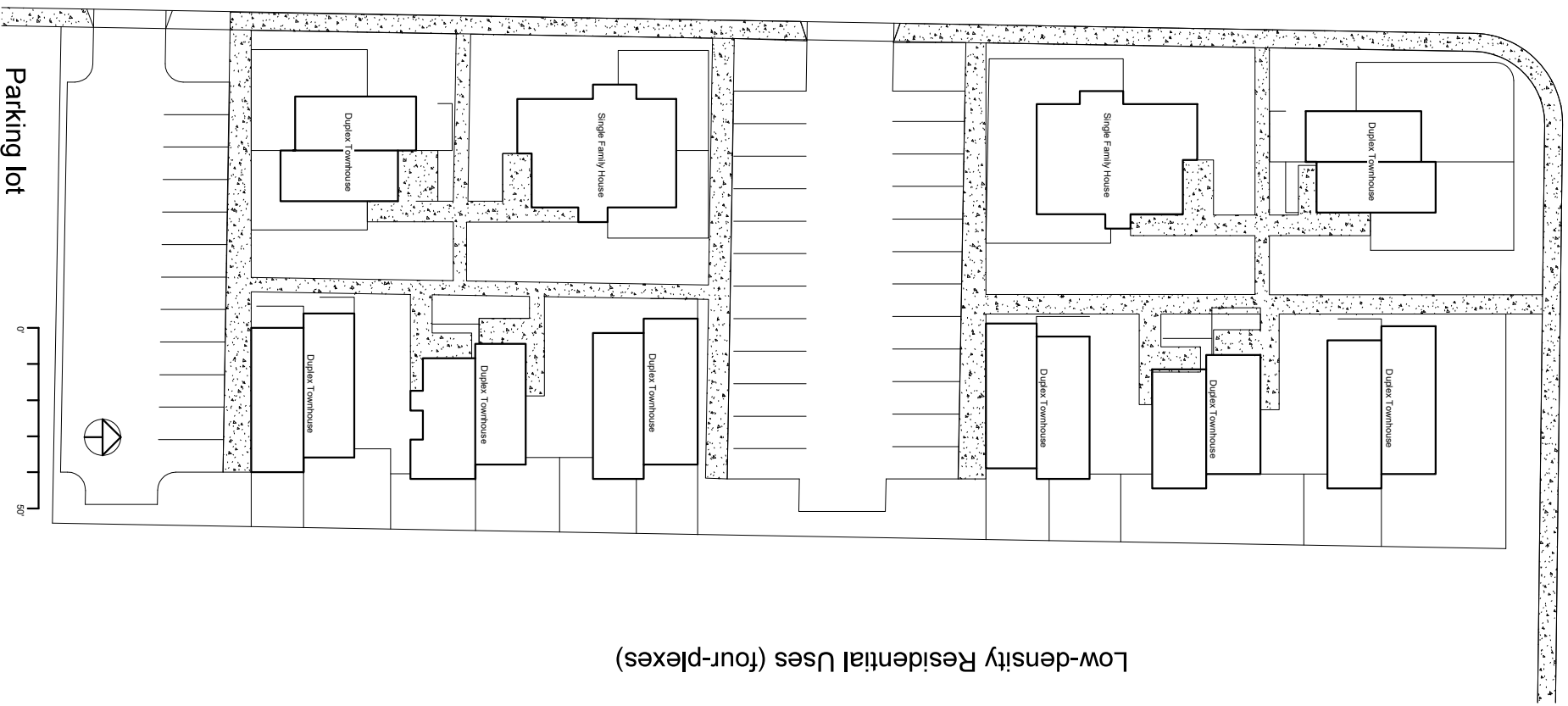
Co-Applicant: Albuquerque Housing Authority

TRUMBULL AVE.

GROVE ST.

Low-density Residential Uses (duplexes)

Low-density Residential Uses (four-plexes)



Vacant / Commercial

Pennsylvania St SE

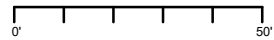
Vacant / Vehicle Storage

Vehicle Storage / Single-family Home

Vacant (former grocery store)

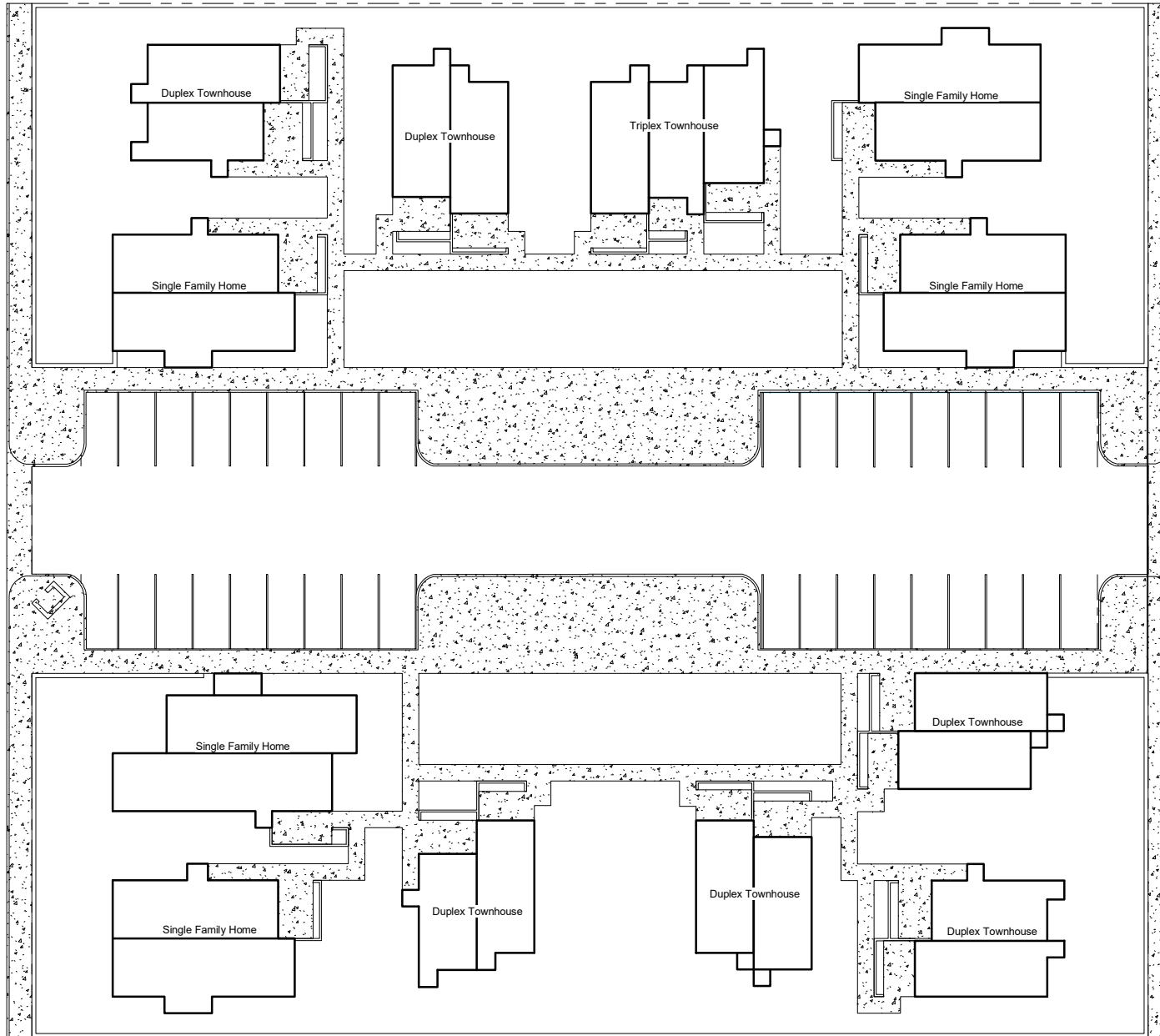
Low-density Residential (multi-family)

Rhode Island St SE



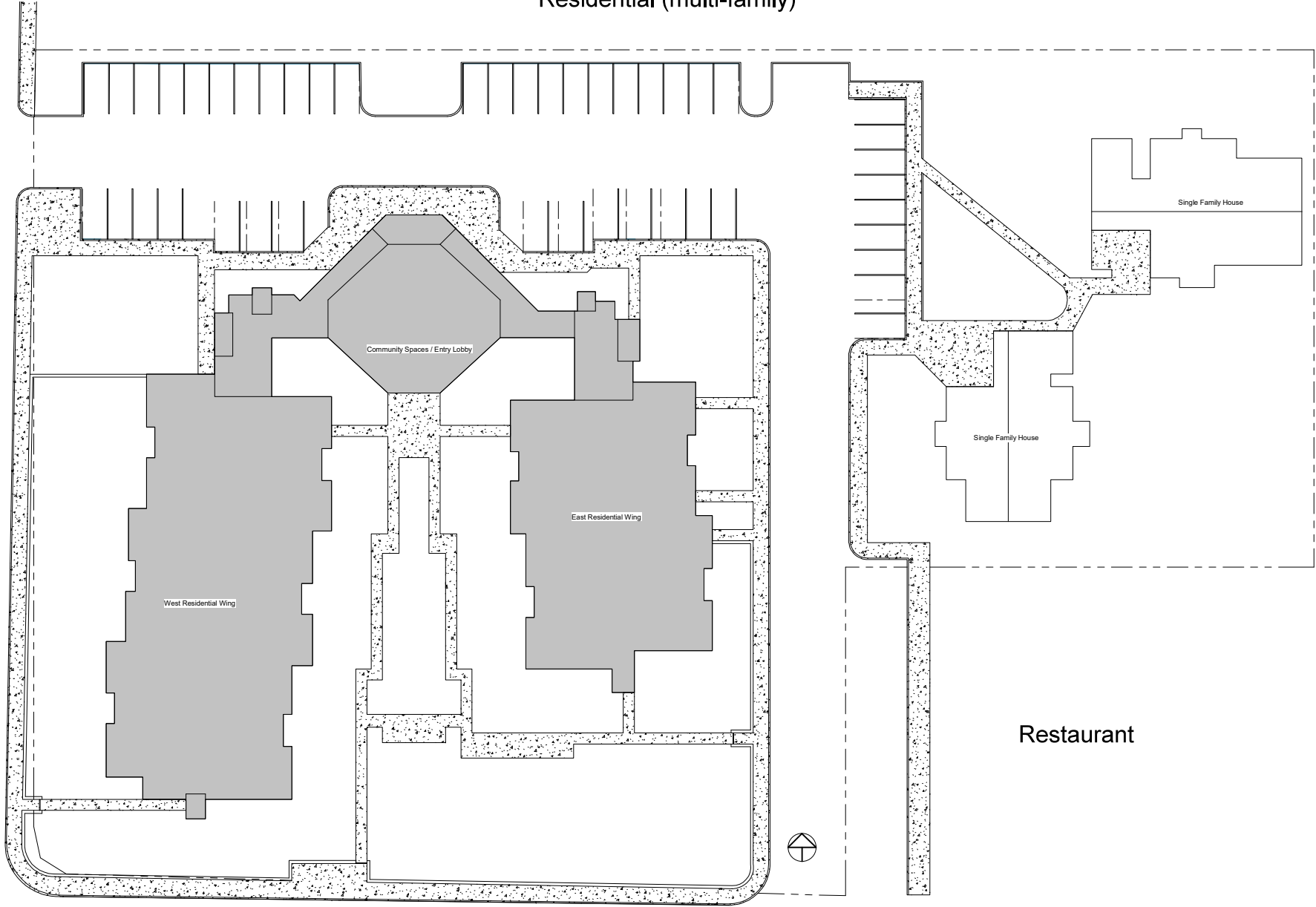
Auto Repair

Car Wash



Residential (multi-family)

Cardenas Dr SE



Car Wash

Restaurant

Gibson Blvd SE

Attachment 23: Photographs of the Target Housing and Neighborhood

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

Target Neighborhood: International District



FIGURE 6. CABQ International Library (Source: RNKM Architecture)



FIGURE 7. CiQlovía down Kathryn Ave (Source: S. Wyatt)



FIGURE 8. Historic Tewa Lodge (Source: Susan Rissi 2021)



FIGURE 9. San Pedro ART Station (Source: City of Albuquerque)



FIGURE 64. ACS at San Mateo Blvd

CCI 1: Central Avenue Safety and Mobility Corridor Improvements



FIGURE 66. Central Ave & Pennsylvania Ave looking North



FIGURE 67. Kathryn Ave & San Mateo Ave looking Southeast



FIGURE 68. Central Ave & Pennsylvania Ave looking East



FIGURE 69. San Mateo Ave & Anderson Ave looking West



FIGURE 70. Central Ave & Pennsylvania Ave looking West



FIGURE 71. San Mateo Ave looking North

CCI 2: Public Space Activation and Park Enhancements



FIGURE 73. Phil Chapon Park



FIGURE 74. Mesa Verde Park



FIGURE 75. Jack and Jill Park



FIGURE 76. Marion L. Fox Memorial Park



FIGURE 77. Trumbull Park



FIGURE 78. Wilson Pool



FIGURE 100 Kathryn Street activation during Cidlovian event

CCI 3: Neighborhood Commercial Activation and Storefront Improvement Program



FIGURE 49. Mesa Verde Community Center



FIGURE 50. Fox Building Di Tru Viet Hoa Ky First Floor



FIGURE 51. New Mexico Veterans Memorial



FIGURE 52. San Pedro Public Library



FIGURE 53. Albuquerque Fire Station 5 (Source: Public Art)



FIGURE 54. La Mesa Presbyterian Church



FIGURE 56. Commercial buildings



FIGURE 57. Multi-family Residential



FIGURE 58. Religious facility



FIGURE 59. Single Family Residence



FIGURE 60. Townhouses



FIGURE 61. Multi-story housing

Target Housing: Wainwright Manor



FIGURE 125. Photos of Existing Conditions at Wainwright Manor

Target Housing: Grove



FIGURE 137. Photos of Existing Conditions at Grove Apartments

Target Housing: Pennsylvania



FIGURE 160. Photos of Existing Conditions at Pennsylvania Apartments

Off-Site Housing: Phil Chacon Park Site (looking SE from Southern Ave.)



Off-Site Housing: Dallas Site (looking NE from Southern Ave.)



Attachment 24: Neighborhood Investment Map

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

Introduction and Context

This attachment provides maps and visuals of the target housing site and surrounding neighborhood to give HUD reviewers a clear visual understanding of existing conditions and the broader context for the proposed Choice Neighborhoods Implementation activities. These materials complement the narratives included throughout the application and illustrate both the challenges facing the neighborhood and the opportunities for catalytic transformation through the proposed investments.

The maps included in this attachment show the location of the target housing within the surrounding neighborhood and the broader city context. They highlight the relationship between the development and key neighborhood features such as major streets, transit corridors, schools, parks, community facilities, commercial areas, and other housing developments. These maps help demonstrate how the proposed housing, people, and neighborhood strategies are integrated into the existing community fabric and how planned investments will strengthen connectivity to neighborhood assets and economic opportunity.

The visuals provide important visual documentation of the strategic investment that will support the long-term goals of improving housing quality, expanding opportunity for residents, and strengthening the neighborhood as a whole.

TARGET NEIGHBORHOOD

Strategic Location

The International District is an estimated 4.85 square miles in size, is defined by high traffic corridor boundaries, and characterized by low density detached housing with and low density retail/commercial mixed throughout:

- Northern Boundary: Lomas Blvd, is a two way three lane roadway. To the east extends reaching I-40 and to the west extends into downtown. The planning area excludes EXPO New Mexico, which is bounded by Lomas, San Pedro, Central, and Louisiana.
- Southern Boundary: Gibson Blvd SE, is a two way three lane roadway with a tree lined median; this boundary transitions into Southern Avenue.
- Eastern Boundary: Wyoming Blvd is a two way three lane roadway connecting I-40 and Kirtland Air Force Base.
- Western Boundary: San Mateo Blvd, is a two way three lane roadway. Which extends northward reaching I-40.

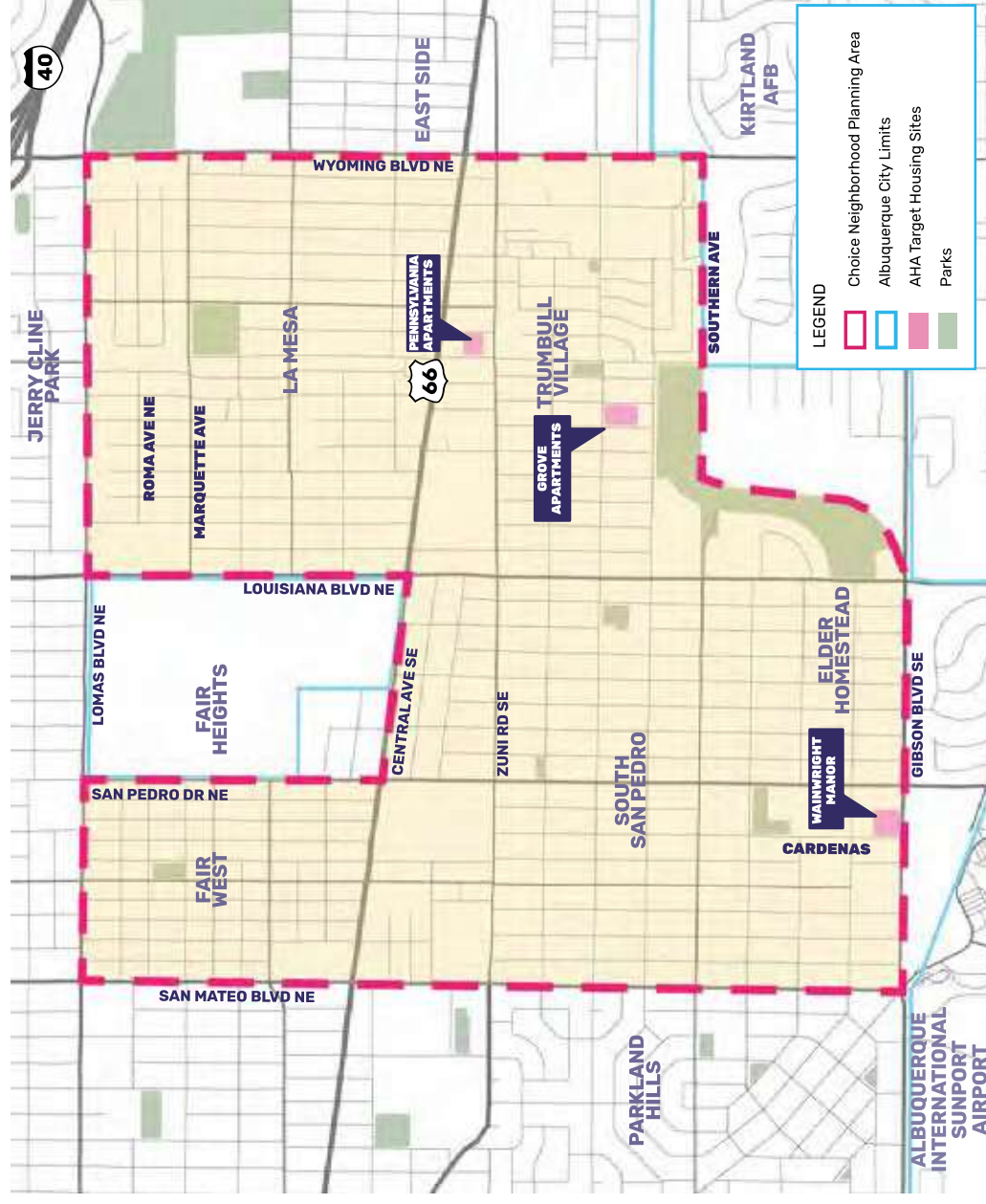


FIGURE 15. Planning Area

NEIGHBORHOOD FRAMEWORK

The International District framework outlines key connectors, hubs, and areas for reinvestment that strengthen mobility and neighborhood vitality. Strategic intersections along major corridors and local connectors will be prioritized for physical and programmatic improvements, requiring City leadership and coordination with neighborhood stakeholders. Key corridors with essential amenities and services will be activated and enhanced, while alleyways and local streets will be improved to better connect housing, amenities, and services through pedestrian, bicycle, vehicular, and transit upgrades, supporting opportunities for reinvestment.

LEGEND

-  Key Intersections
-  ART Stations
-  Key Community Assets
-  Schools
-  Parks / Open Spaces
-  Target Housing Sites
-  Neighborhood Connectors
-  Pedestrian Connectors
-  Alleyways Project
-  Potential Development Sites
-  Focus Areas
-  Focus Corridors
-  Focus Local Connectors

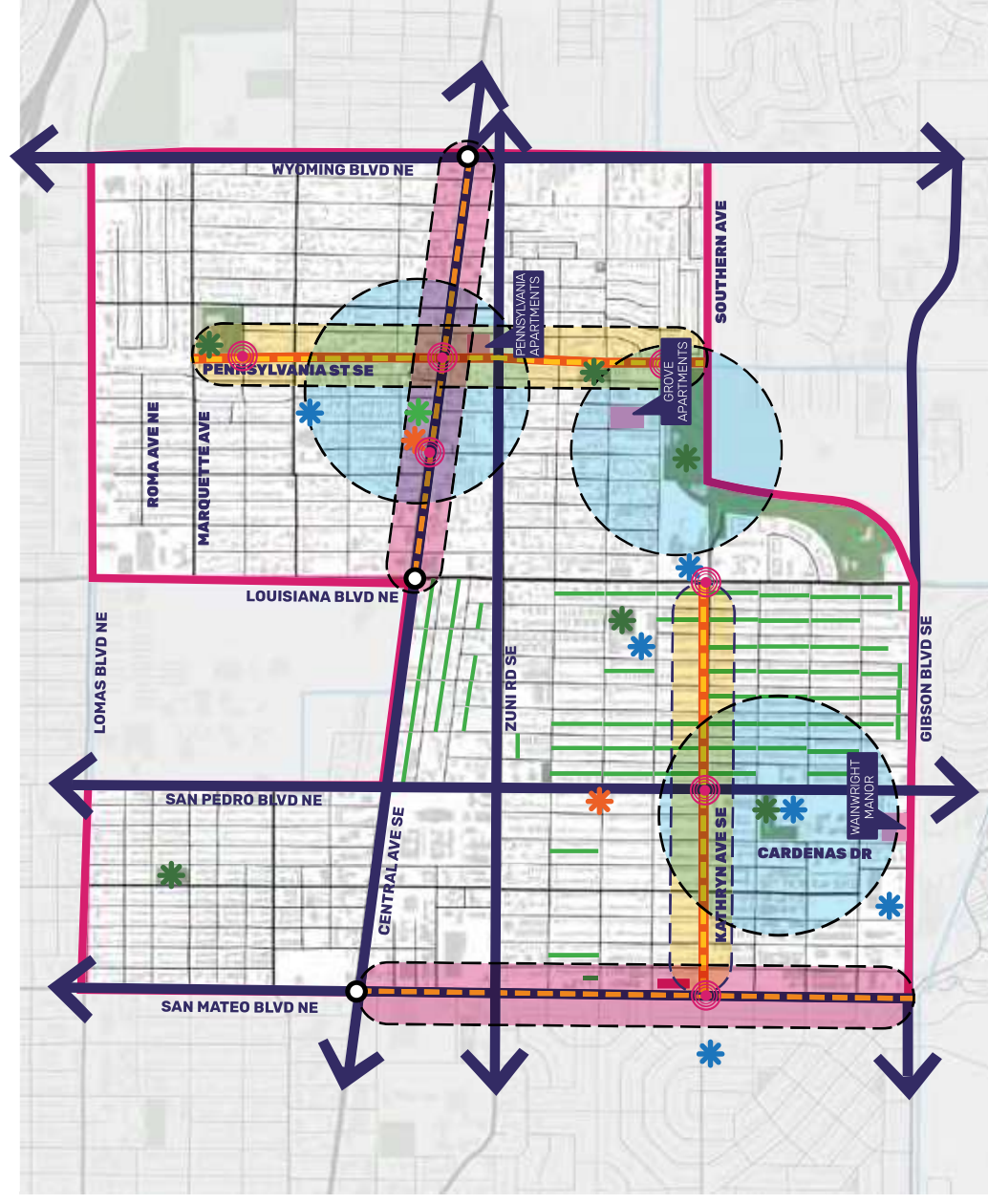


FIGURE 94. Neighborhood framework diagram

GOAL 1

Create a safe, connected, and accessible neighborhood that enhances mobility for all residents

Develop well-lit streets, pedestrian-friendly sidewalks, and reliable public transit to support safe and seamless travel. Prioritize accessibility by improving crosswalks, bike lanes, and pathways, and fostering stronger connections between community spaces, services, and housing sites.

Strategies

- 1.1 Strengthen local street connections
- 1.2 Improve walkability and safety
- 1.3 Improve transportation access to food, health and wellness hubs

LEGEND

- ART Stations
- ★ Key Community Assets
- ★ Schools
- ★ Parks / Open Spaces
- ★ Grocery Stores
- ★ Health Related Services
- ★ Target Housing Sites
- Neighborhood Connectors
- Pedestrian Connectors
- Alleyways Project

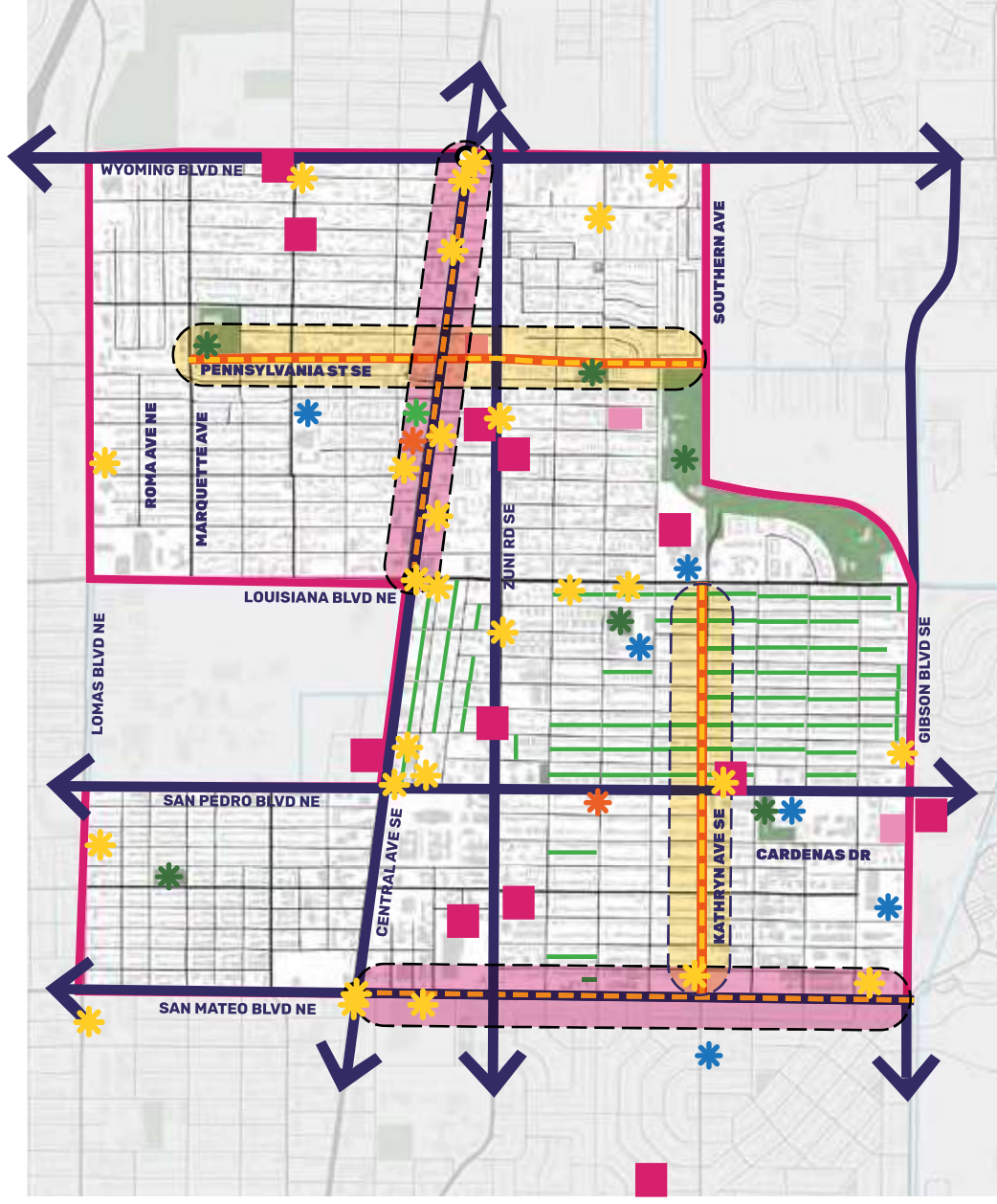


FIGURE 98. Key neighborhood corridors and local streets diagram

GOAL 2

Cultivate a welcoming, vibrant, and healthy community that supports resident well-being

Strategy 2.4 Activate community stewardship in open spaces

Create opportunities for residents to participate in community-building activities and land stewardship. Utilizing vacant lots and underused parks can strengthen neighborhood connections, improve access to resources such as food and services, and support a stronger sense of shared responsibility—consistently expressed during community engagement activities.

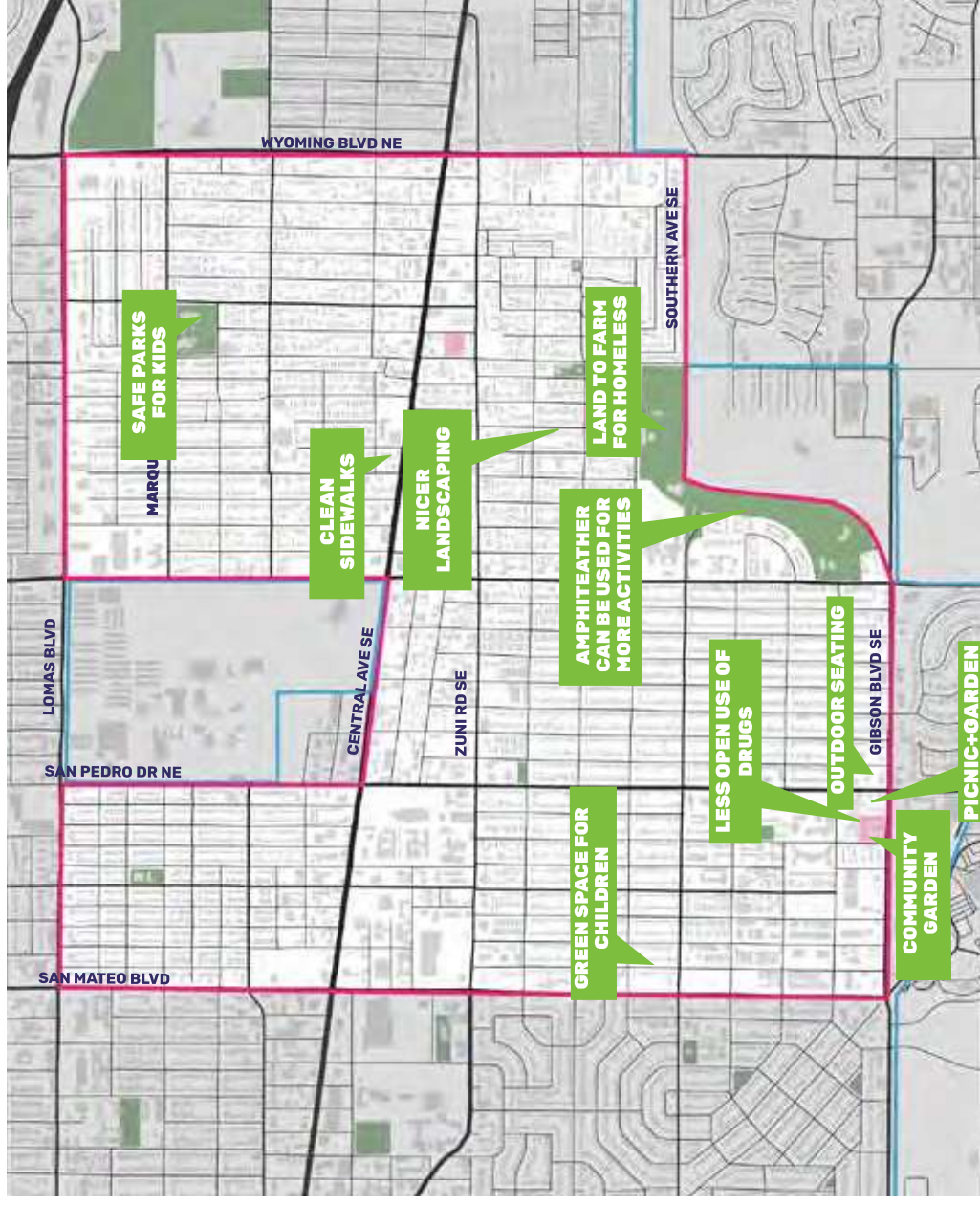
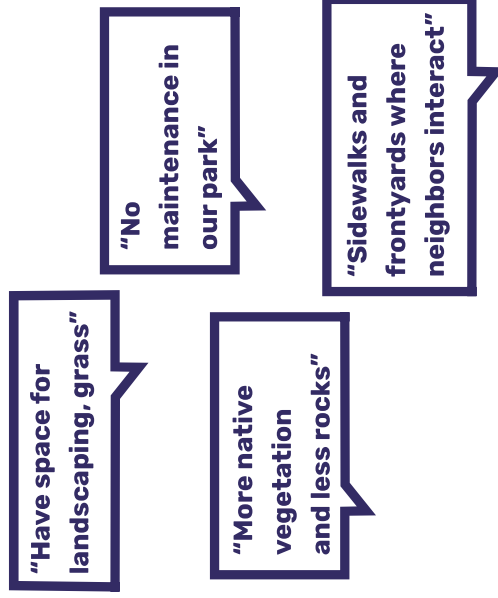


FIGURE 111. Key community and recreational spaces diagram

GOAL 2

Cultivate a welcoming, vibrant, and healthy community that supports resident well-being

Develop inviting public spaces and amenities that promote social interaction, recreation, and community stewardship. Safe, well-designed open spaces will enhance daily life and support overall neighborhood well-being.

Strategies

- 2.1 Increase services for unhoused population
- 2.2 Improve connections with local parks
- 2.3 Increase access to fresh food resources
- 2.4 Activate community stewardship in open spaces and parks

LEGEND

- Choice Neighborhood Planning Area
- AHA Target Housing Sites
- Albuquerque City Limits
- Parks

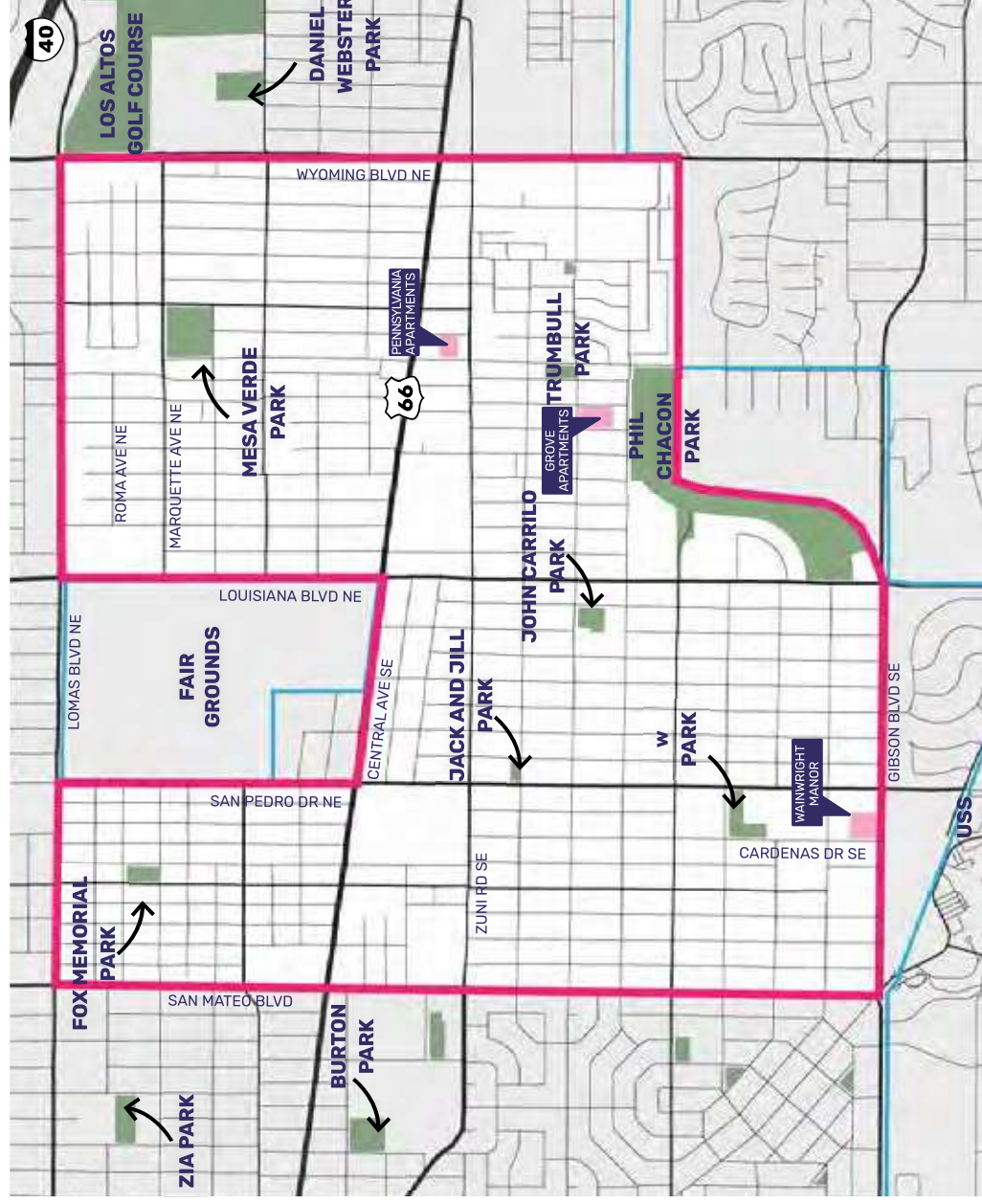


FIGURE 106. Key open spaces

GOAL 3

Reinforce community identity by recognizing and promoting local cultural assets

Strengthen community ties by highlighting local cultural traditions and connecting residents with neighborhood resources and services. This goal also supports mixed-use development along key corridors to encourage activity, investment, and a more vibrant neighborhood environment.

Strategies

- 3.1 Strengthen local corridors
- 3.2 Increase visibility and awareness about local culture and assets
- 3.3 Connect resident with local resources and services

LEGEND

-  Key Intersections
-  ART Stations
-  Target Housing Sites
-  Neighborhood Connectors
-  Pedestrian Connectors
-  Potential Development Sites
-  Focus Corridors

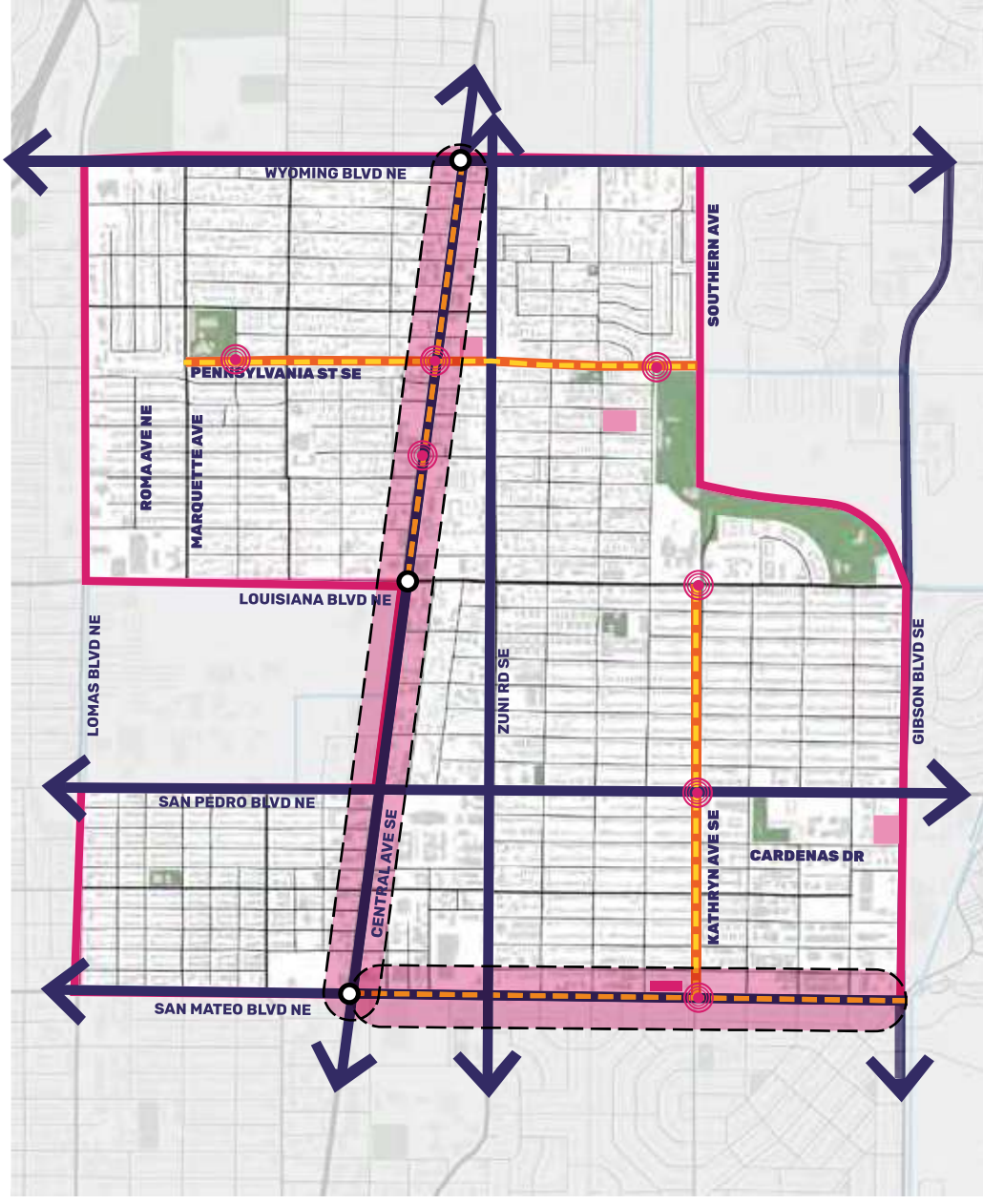


FIGURE 113. Key neighborhood hubs and corridors diagram

Attachment 25: Market Analysis

Choice Neighborhoods Implementation Grant – FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

The City of Albuquerque submits the International District Choice Neighborhoods Initiative Market Study dated March 7, 2025 as the formal market analysis supporting the proposed redevelopment of the Target Housing sites.

The Market Study evaluates:

- Regional and neighborhood demographic trends
- Household income distribution
- Rental market conditions
- Affordable housing supply and demand
- Vacancy and absorption rates
- Comparable property performance
- Capture rate projections
- Feasibility of proposed unit mix

The full, unmodified Market Study is included following this summary.

Regional and Neighborhood Demand Conditions

The Market Study confirms sustained demand for affordable rental housing within Albuquerque and specifically within the International District submarket.

Key findings include:

- A documented shortage of rental units affordable to households earning below 60% of Area Median Income (AMI), with the most acute shortage at 30% AMI and below;
- Elevated renter cost burden rates in Bernalillo County and within the Target Neighborhood;
- Stable renter demand within the International District despite aging housing stock;
- Continued absorption of newly delivered affordable units in the broader Albuquerque market;
- Low vacancy levels among comparable affordable multifamily properties.

These conditions support the replacement of existing public housing units and the development of high-quality, energy-efficient units affordable to low- and extremely low-income households.

Income Distribution and Affordability Gap

The Market Study analyzes income-qualified renter households by AMI tier and confirms:

- Significant demand for deeply affordable units at or below 30% AMI;
- Strong demand among households earning between 30% and 60% AMI;
- A substantial number of renter households currently paying more than 30% and 50% of income toward housing costs;
- Limited availability of quality units serving extremely low-income households.

These findings support the proposed one-for-one replacement of deeply subsidized units and the inclusion of additional income tiers to promote mixed-income outcomes consistent with Choice Neighborhoods goals.

Absorption and Capture Rate Analysis

The Market Study includes absorption projections and capture rate analysis demonstrating that the proposed redevelopment:

- Can be absorbed within a reasonable lease-up period;
- Will not oversaturate the submarket;
- Reflects capture rates within industry-acceptable thresholds;
- Aligns unit mix with demonstrated renter demand by income band.

Phased redevelopment is determined to be feasible given existing market conditions and projected demand.

Overconcentration of Assisted Housing

The proposed redevelopment does not increase the overall concentration of assisted housing within the Target Neighborhood beyond existing conditions.

Instead, the strategy:

- Replaces obsolete public housing units with modern, mixed-income housing;
- Improves building quality, design, and energy performance;
- Enhances integration with surrounding residential and commercial areas;
- Supports long-term neighborhood stabilization without creating additional clustering of poverty.

This approach aligns with Section 24 program objectives to deconcentrate poverty while preserving affordability.

Market Compatibility and Location Strength

The Market Study notes that the Target Neighborhood benefits from:

- Proximity to major corridors including Central Avenue (Route 66), San Mateo Boulevard, Gibson Boulevard, and Wyoming Boulevard;
- Access to transit infrastructure, including ART and local bus routes;
- Proximity to employment centers such as Kirtland Air Force Base and Albuquerque International Sunport;
- Established community facilities and commercial services.

These locational attributes support long-term housing viability.

Conclusion

The 2025 Market Study concludes that redevelopment of Grove Apartments, Pennsylvania Apartments, and Wainwright Manor is supported by demonstrated market demand and is feasible within projected absorption timelines.

The analysis supports:

- Replacement of existing units;
- Inclusion of multiple AMI tiers;
- Phased implementation;
- Financial feasibility assumptions used in the Housing Plan.

The complete Market Study is available upon request. It is not included to ensure our application does not exceed the page limit.

Attachment 26: Housing Plan Schedule

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

Project Name: Choice Neighborhood ID Project

ACTIVITY	Phase 1 Scheduled Date: Month/Year	Phase 2 Scheduled Date: Month/Year
Site		
Option/Contract Executed	5/1/2026	N/A-Complete
Environmental Review Completed	9/30/2026	9/30/2027
Site Acquisition	6/30/2027	N/A-Complete
Zoning Approval	9/30/2026	N/A-Complete
Financing: Non-MFA Sources		
<u>Construction/Perm Loan</u>		
Application	10/1/2026	10/1/2027
Approval	12/1/2026	12/1/2027
Closing	6/30/2027	6/30/2028
<u>Tax Credit Equity</u>		
RFP	10/1/2026	10/1/2027
Letter of Intent	12/1/2026	12/1/2027
Partnership Closing	6/30/2027	6/30/2028
<u>Other Loans & Grants</u>		
Application	10/1/2026	10/1/2027
Award	12/1/2026	12/1/2027
Closing	6/30/2027	6/30/2028
Plans & Specifications Completed	12/1/2026	12/1/2027
Relocation Plan Completed	12/1/2026	12/1/2027
Building Permits Obtained	6/30/2027	6/30/2028
Construction Start	7/30/2027	7/30/2028
Construction Completion	7/30/2029	7/30/2030
Placed-in-Service/C of O	7/30/2029	7/30/2030
Lease-Up	11/1/2029	11/1/2030

Attachment 27: Letter regarding proposed PBV by Others

Choice Neighborhoods Implementation Grant -- FY25

Lead Applicant: City of Albuquerque

Co-Applicant: Albuquerque Housing Authority

The Housing Plan does not include the use of PBV by Others for replacement units.