Program Year 2026 Action Plan

Executive Summary

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

1. Introduction

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

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

3. Evaluation of past performance

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

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

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

this information were posted at City Health & Social Services Centers, Community Centers, Senior Centers and Albuquerque Housing Authority, as well as being posted on the City's website. The notice was also sent out via email to the Department's email list serv of approximately 3,000 recipients, which includes current and past subrecipients. Information regarding the 30-Day Comment Period was included in the Notice and reiterated during the Public Hearing. The Comment Period began on January 15, 2026 and ended on February 13, 2026. The draft Action Plan, along with the Action Plan PowerPoint presentation was posted on the City website January 15, 2026, following the Public Hearing.

5. Summary of public comments

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

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

All comments are attached in Appendix A.

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

N/A

7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

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

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

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

The City also continues to promote ongoing coordination among various health and social service entities that treat the most severely mentally ill, those with severe alcohol and drug addictions, and

others in critical of intervention to stay permanently housed and out of the custody of law enforcement. The ongoing collaboration of the behavioral health community and Albuquerque Police Department work towards bringing awareness to the specific needs of at-risk individuals.

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

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

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

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

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

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

has pledged its own resources, as well as CDBG, HOME, ESG and CoC funds to increase services for at-risk populations and increase affordable housing opportunities for its most vulnerable populations.

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The New Mexico Department of Health, Childhood Lead Poisoning Prevention Program provided data for the 2023-2027 Consolidated Plan. The Program provided information not only regarding lead screening levels, but on all services provided to residents of Bernalillo County. Case management and educational materials are provided to healthcare providers, as well as to adults and children with elevated blood lead levels.

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

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

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

Citizen Participation Outreach

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

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

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

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

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

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

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates the availability of the following resources listed by fund type, inclusive of HUD entitlement funds, program income, prior year(s) HUD funds and local resources: CDBG - $5,132,060.78; HOME - $2,177,553.69; ESG - $386,337.00; General Fund- $1,797,223.84; and Workforce Housing Trust Fund (WHTF) - $10,000,000.00 for the Program Year 2026 Action Pan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,304,873.00	817,352.24	9,835.54	5,132,060.78	4,304,873.00	Prior years funds were unspent funds from executed agreements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,951,547.37	100,000.00	126,006.32	2,177,553.69	2,137,084.88	Prior years funds were unspent funds from executed agreements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	386,337.00	0.00	0.00	386,337.00	371,047.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
General Fund	public - local	Admin and Planning Multifamily rental new construction Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance	1,797,224.00	0.00	0.00	1,797,224.00	1,797,224.00	
Other	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	10,000,000.00	0.00	0.00	10,000,000.00	0.00	Local Bond Funds are subject to voter approval every odd year. These bond funds are generally used for new construction of rental housing.

Table 5 - Expected Resources – Priority Table

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

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

State Resources

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

Local Resources

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

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

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

Private Resources

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

Matching Requirements

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

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide Investment	AFH Factor: Affordable Housing Preservation AFH Factor: Affordable Homeownership Opportunities AFH Factor: Homeless Prevention Programs	CDBG: $1,200,000.00	Rental units rehabilitated: 80 Household Housing Unit
2	Affordable Housing Development	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide Investment	AFH Factor: Affordable Housing Development AFH Factor: Homeless Prevention Programs	HOME: $1,832,398.95 General Fund: $487,886.84 Workforce Housing Trust Fund: $10,000,000.00	Rental units constructed: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Homeownership Opportunities	2023	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide Investment	AFH Factor: Affordable Homeownership Opportunities	CDBG: $1,400,000.00 HOME: $100,000.00	Direct Financial Assistance to Homebuyers: 36 Households Assisted
4	Homeless Prevention Programs	2023	2027	Affordable Housing Homeless	Citywide Investment	AFH Factor: Affordable Housing Preservation AFH Factor: Affordable Housing Development AFH Factor: Homeless Prevention Programs Homeless Services and Programs	CDBG: $668,333.79	Homelessness Prevention: 557 Persons Assisted
5	Homeless Services and Programs	2023	2027	Affordable Housing Homeless	Citywide Investment	AFH Factor: Homeless Prevention Programs Homeless Services and Programs	ESG: $386,337.00 General Fund: $1,214,337.00	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted Homeless Person Overnight Shelter: 722 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 74 Beds Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development	Citywide Investment	Public Facilities and Infrastructure	CDBG: $902,752.39	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 92880 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 203 Households Assisted
7	Public Services	2023	2027	Non-Housing Community Development	Citywide Investment	Public Services	CDBG: $100,000.00 General Fund: $95,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	Economic Development Opportunities	2023	2027	Non-Housing Community Development	Citywide Investment	Economic Development Opportunities		
9	Program Administration	2023	2027	Non-Housing Community Development	Citywide Investment	Program Administration	CDBG: $860,974.60 HOME: $195,154.74	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

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

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

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

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 7 - Project Information

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

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

Primary obstacles to meeting the underserved needs of low-and moderate-income persons include: lack of funding from federal, state, and other local sources to contribute to projects that will serve this population and the increasing costs of housing and services. To address these obstacles, the City will

continue to allocate its available resources to:

- Develop new affordable housing units;
- Promote homeownership through affordable housing programs;
- Preserve current affordable housing units through rehabilitation and repair programs;
- Allocate funds to a CHDO to provide supportive services;
- Provide fair housing services;
- Provide public services to low-and moderate-income residents;
- Address and prevent homelessness; and
- Improve public facilities and infrastructure.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	COA Administration
	Target Area	Citywide Investment
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: $860,974.60 HOME: $195,154.74
	Description	Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income individuals will benefit from CDBG, HOME and ESG programs citywide.
	Location Description	Citywide
	Planned Activities	Administer the CDBG, HOME and ESG programs.
2	**Project Name**	Affordable Housing Development
	Target Area	Citywide Investment
	Goals Supported	Affordable Housing Development
	Needs Addressed	AFH Factor: Affordable Housing Development
	Funding	HOME: $1,832,398.95 General Fund: $487,886.84 Workforce Housing Trust Fund: $10,000,000.00
	Description	Projects funded under this category will be provided assistance to develop affordable housing units, either rental or homeownership, for low- and moderate-income households, either through development or acquisition and rehabilitation.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 new rental housing units will be developed with the funding. Due to development activities being multi-year projects, this benefit will not be realized during the program year. With WHTF approximately 180 rental housing units will be developed.

	Location Description	TBD – an RFP will be issued for proposals for PY 2026 funds. Developments funded with PY 2026 funds will have accomplishments that will be realized in future years. This is due to the fact that development activities are multi-year projects.
	Planned Activities	Provide funding to assist in the development of affordable housing units, either rental or homeownership, for low to moderate income individuals, either through development or acquisition and rehabilitation.
3	**Project Name**	CHDO Operating
	Target Area	Citywide Investment
	Goals Supported	Affordable Housing Development
	Needs Addressed	AFH Factor: Affordable Housing Development
	Funding	HOME: $50,000.00
	Description	Funds will be provided to Sol Housing, a Community Housing Development Organization (CHDO), to assist with operating costs incurred implementing housing activities.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be provided to a Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing housing activities.
	Location Description	HOME funded affordable housing projects throughout the city.
	Planned Activities	The funding is used to assist with operating costs incurred while implementing affordable housing activities.
4	**Project Name**	Eviction Prevention
	Target Area	Citywide Investment
	Goals Supported	Homeless Prevention Programs
	Needs Addressed	AFH Factor: Homeless Prevention Programs Homeless Services and Programs
	Funding	CDBG: $668,333.79
	Description	Funds will be provided to the City's Health and Social Services Centers to provide emergency rental and utility assistance for low- to moderate-income persons residing within the Albuquerque city limits.

	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 557 people will be provided rental and/or utility assistance in order to prevent homelessness.
	Location Description	Citywide
	Planned Activities	These funds will allow the City's Health and Social Service Centers to provide emergency rental and utility assistance for low to moderate income persons residing within the Albuquerque city limits.
5	**Project Name**	Affordable Homeownership Assistance
	Target Area	Citywide Investment
	Goals Supported	Affordable Homeownership Opportunities
	Needs Addressed	AFH Factor: Affordable Homeownership Opportunities
	Funding	CDBG: $1,400,000.00 HOME: $100,000.00
	Description	Funds will be provided to Homewise and Sawmill Community Land Trust for mortgage reduction assistance. Assistance will be provided to low- to moderate-income homebuyers to make the purchase of a home affordable.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 36 income qualified homebuyers will receive direct financial assistance to purchase a home (34 with CDBG and 2 with HOME funds).
	Location Description	Citywide
	Planned Activities	Assist low to moderate income homebuyers purchase a home by providing mortgage reduction assistance. The mortgage reduction assistance makes the home affordable for the homebuyers. Prospective homebuyers will also receive services including counseling and financial literacy to impart budgeting skills and to encourage savings for home maintenance and emergency repairs. A portion of the funding may be used for the identification, stabilization and treatment of lead-based paint for the purchase of homes built prior to 1978.
	Project Name	Senior Meals/Nutrition Program

6	**Target Area**	Citywide Investment
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $100,000.00
	Description	Provide services to seniors that will improve quality of life. Projects to be funded under this goal include, but are not limited to, nutrition services, recreational and educational activities as well as supportive services.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,000 low to moderate income persons will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The Department of Senior Affairs will receive funds to assist with the program costs to provide meals for low- to moderate-income seniors.
7	**Project Name**	Public Facilities & Infrastructure - Emergency Equipment
	Target Area	Citywide Investment
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: $80,000.00
	Description	Funds will be used for the purchase of emergency equipment for Albuquerque Fire Rescue vehicles that provide services in low-moderate-income areas of the city.
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 6,745 persons of low- to-moderate income reside within the boundaries of Fire Station 1; an estimated 10,385 low- to moderate-income person reside within the boundaries of Fire Station 2; an estimated 8,325 low- to moderate-income persons reside within the boundaries of Fire Station 4; an estimated 19,430 persons of low- to moderate-income reside within the boundaries of Fire Station 5; an estimated 21,730 low- to moderate-income persons reside within the boundaries of Fire Station 7; an estimated 12,390 low- to moderate-income persons reside within the boundaries of Fires Station 11; and an estimated 13,875 persons of low- to moderate-income reside within the boundaries of Fire Station 19. A total of 92,880 low- to moderate-income persons will benefit from the activity.
	Location Description	Fire Station 1 - Emergency equipment will be located at 724 Silver Ave SW and will serve that area. Fire Station 2 - Emergency equipment will be located at 2401 Alumni Dr SE and will serve that area. Fire Station 4 - Emergency equipment will be located 301 McKnight NW and will serve that area. Fire Station 5 - Emergency equipment will be located at 123 Dallas NE and will serve that area. Fire Station 7 - Emergency equipment will be located at 5715 Central Ave NW and will serve that area. Fire Station 11 - Emergency equipment will be located at 5403 Southern Ave SE and will serve that area. Fire Station 19 - Emergency equipment will be located at 3520 San Andres Ave NE and will serve that area.
	Planned Activities	Albuquerque Fire Rescue will receive funds for the purchase of emergency equipment for rescue vehicles that will provide services to residents in low-moderate-income areas of the city
8	**Project Name**	Public Facilities & Infrastructure - Affordable Housing Infrastructure
	Target Area	Citywide Investment
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: $822,752.39

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

	Planned Activities	CDBG funds will be provided to make improvements and upgrades to existing public housing units, in order to help preserve affordable housing across the city. Updates will consist of replacing heaters and swamp coolers and installing 120 split systems in living rooms and bedrooms.
10	**Project Name**	Homeless Intervention and Rapid Rehousing
	Target Area	Citywide Investment
	Goals Supported	Homeless Services and Programs
	Needs Addressed	Homeless Services and Programs
	Funding	ESG: $386,337.00 General Fund: $1,214,337.00
	Description	Projects under this category will provide services to populations experiencing homelessness by providing street outreach and/or case management that includes housing navigation and engagement, HMIS support, emergency shelter programs, and rapid rehousing programs. Funds will also be used for administrative costs to support the implementation of these services for the 2026 Action Plan.
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 722 persons will be provided overnight shelter utilizing ESG funds; 12 households will benefit from rapid rehousing utilizing ESG funds; 74 beds at an overnight/emergency shelter/transitional housing facility will be provided with ESG funds and an additional 63 will be provided utilizing General Funds; and 30 persons will be provided with street outreach and/or case management utilizing ESG with an additional 112 provided with these services utilizing General Funds.
	Location Description	Citywide
	Planned Activities	Projects under this category work to increase services for “at-risk” populations by providing public services to homeless persons, such as emergency shelter services, transitional and permanent supportive housing opportunities, along with integrated services to maintain housing stability; including but not limited to health care, counseling, case management, and meal assistance.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide Investment	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

During Program Year 2026, $1,706,392.63 of HOME funds, $487,886.84 in HOME match and $126,006.32 in HOME Prior Years Funds will be allocated to the development of affordable housing units for low- to moderate-income households. This may be done through development and/or acquisition/rehabilitation. The City will provide $50,000.00 of HOME funds to a Community Housing Development Organization (CHDO) to assist with operating costs incurred implementing HOME-funded housing activities. CDBG funds in the amount of $1,400,000.00 and HOME funds in the amount of $100,000.00 will be provided to two agencies to implement Mortgage Reduction Assistance Programs. Approximately 36 low- to moderate-income households will be assisted with mortgage reduction assistance in order to make purchasing a home affordable. In addition, $495,415.06 of CDBG funds, $694,749.40 of CDBG Program Income and $9,835.54 of CDBG Prior Years' funds will be provided for the preservation of approximately 80 public housing units that are occupied by seniors and persons with disabilities. Approximately 84 low- to moderate-income persons residing in those units will benefit from project. Eight-Hundred Twenty-Two Thousand Seven Hundred Fifty-Two Dollars and Thirty-Nine Cents ($822,752.39) in CDBG funds will assist with infrastructure development at the Uptown Connect affordable housing development. The development will contain 203 affordable housing units for low- to moderate-income households. These activities will increase the number of affordable housing units and preserve existing affordable housing throughout the city while creating housing stability for residents.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	379
Special-Needs	0
Total	379

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	263
Rehab of Existing Units	80
Acquisition of Existing Units	36
Total	379

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

Discussion

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

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

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

Discussion

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

between the City and AHA is in line with AHA's Plan to improve the quality of affordable housing for households at or below 80% area median income (AMI). During the Program Year, the City and AHA will again enter into a contract to preserve affordable housing units occupied by seniors and persons with disabilities. These preservation efforts will include replacing/updating heating and cooling units in

approximately 80 public housing units located at 2 AHA properties.

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

Introduction

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funds several emergency shelters that are open year-round. There is an emergency shelter for

women and children, two emergency shelters that serve men, an emergency shelter for youth, and a day shelter that provides meals, showers, storage, and connection to needed resources such as housing and behavioral health services for those who are experiencing homelessness.

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

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

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

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

Many veterans and veterans with families who are homeless or at risk of homelessness utilize the Supportive Services for Homeless Veteran's Program (SSVF), the HUD VASH program with its partner, Goodwill New Mexico and Albuquerque Housing Authority. There is significant focus on veterans at the local and federal level and flexible financial and service-based resources are helping veterans in Albuquerque obtain and maintain permanent housing.

In support of the Albuquerque CoC efforts, the Strategic Plan provides for the use of CDBG, HOME, ESG and General funds to support activities implemented by local nonprofit organizations that provide

services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The City will also leverage CDBG, HOME and General Funds to expand the supply of affordable housing in Albuquerque.

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

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

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

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

The City partners with Bernalillo County and provides housing and case management funding for people that have been released from the Metropolitan Detention Center. The program, Community Connections, provides housing vouchers, intensive case management services and other supportive services. The City contracts with two providers, one provides the housing and the other provides case management. The City also collaborates with a youth homeless provider, that provides shelter services for youth that are being transitioned from CYFD's foster care program, by providing funding for shelter services.

Low-income households that are in jeopardy of eviction may receive eviction prevention assistance

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

Discussion

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

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

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

Introduction:

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

Housing Costs and Cost Burden. One in four renter households in Albuquerque have incomes at 30% of the AMI or less. The highest number of cost-burdened households are renters and owners with incomes at 0–30% AMI. The number of severely cost burden renters is approximately 2.7 times higher than

owners. The shortage of housing units in Albuquerque has led to a sharp increase in market rent over the past few years, which has led to an increase of cost-burden households and potentially resulting in housing instability and homelessness.

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

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

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

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

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

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

to appeal projects.

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

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

When developing the Consolidated Plan, 14 focus group discussions were held with community residents and service providers, including agencies, groups, and organizations involved in the development of affordable housing, the job training opportunities for low- and moderate-income

residents, and/or the provision of services to high priority populations. Participants involved in affordable housing development emphasized the need to relate and involve community-based services with housing in order to produce best outcomes for long-term housing security and stability. Additionally, a public hearing was held regarding the community needs for the Consolidated Plan and the Affordable Housing Plan.

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

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

In an effort to foster and maintain affordable housing, the City will fund affordable housing development, affordable housing preservation and homeownership programs. During Program Year 2026 the City will put out an RFP to allocate HOME funds for the development of affordable housing. Homeownership assistance will be carried out through mortgage reduction assistance programs. These programs will assist homebuyers in making purchasing a home affordable. CDBG funds will be utilized towards efforts to preserve existing affordable housing at senior occupied public housing properties. This will be done through updating and/or upgrading the existing heating and cooling systems at two (2) of the Housing Authority's properties. During Program Year 2026, a Homeowner Rehabilitation Program funded with Housing and Neighborhood Economic Development (HNEDF) funds in the amount of $2,835,000.00 will be implemented. The Homeowner Rehabilitation Program will

benefit approximately 50 low- to moderate-income homeowners in the pocket of poverty. The program will provide much needed rehabilitation to their homes. These efforts will ensure that that low to moderate income homeowners stay in their homes and that the aging affordable housing stock is updated to extend its useful life.

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

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

Actions planned to reduce lead-based paint hazards

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

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

HUD requires the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Units receiving CDBG or HOME assistance that were built prior to January 1, 1978 are addressed in accordance with the Lead-Safe Housing Rule. If testing is required and lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

In an effort to meaningfully address the challenge of the high number of families living in poverty, the

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

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

Actions planned to develop institutional structure

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

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

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

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

procedures and training methods regarding law enforcement contact with those persons who may be mentally ill or experiencing a mental health crisis.

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

The City certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. The City will continue to abide by the definitions of eligible applicants for funding as described in the Department of Health, Housing & Homelessness Administrative Requirements, as amended. These Requirements are located on the Department's website at Administrative Requirements for Contracts Awarded . Per the City's Procurement Rules, if a Plan has been developed through a citizen participation process and contains one or more Agreements an RFP is not required for the resulting Agreements. The City will, however, continue to use a Request

for Proposal Process (RFP) to solicit affordable housing development projects from eligible applicants and abide by the RFP process outlined in the Department's Social Services Contracts Procurement Rules and Regulations. This document is also located on the Department's website Procurement Rules .

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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

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

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

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

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

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

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

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

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

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

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

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

   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR

92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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

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

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

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

   The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have developed a centralized or coordinated assessment system. The City will continue to collaborate with both Continuums of Care and the MFA in the implementation of the system. The VI-SPDAT (Vulnerability Index Service Prioritization Decision Assistance Tool) has been used for all City homeless housing programs since 2017.

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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