

2025 Consolidated Annual Performance Evaluation Report (CAPER)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Program Year 2025 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Albuquerque's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. The CAPER is reporting on the completed third Program Year of the 2023-2027 Consolidated Plan period, covering July 1, 2025 to June 30, 2026.

The City receives CDBG, HOME and ESG funds from HUD on a formula basis annually, and in turn, implements projects and awards funding to nonprofit, for-profit or public organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG, HOME and ESG programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Albuquerque residents.

During the Program Year, the City made \$9,031,759.10 available in the Action Plan including \$4,395,720.00 of CDBG funds, \$21,000.00 of CDBG Program Income, \$1,071,189.00 of Prior Years CDBG funds, \$1,957,084.88 of HOME funds, \$100,000.00 of HOME Program Income, \$371,047.00 of ESG funds, and other local resources including \$1,115,718.22 of City General Funds. The investment of these resources was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide homebuyer assistance to 40 households (35 CDBG, 5 HOME);
- Provide Tenant-Based Rental Assistance to 39 households (PY 24 – 20, PY 23 - 19);
- Provide Eviction Prevention Assistance to 414 low- to moderate-income persons;
- Provide meals to 2,191 senior citizens;
- Provide dental services to 413 persons experiencing homelessness (296 CDBG, 117 GF);
- Provide infrastructure improvements (sewer, street and sidewalk) for an 82-unit affordable housing development designated for seniors, which contains 22 HOME units;

- Provide 130 Public Housing units with needed preservation efforts;
- Provide 2 emergency vehicles that service low-moderate income areas;
- Provide rapid re-housing assistance to 182 households (13 ESG, 106 GF, 63 CoC);
- Provide overnight shelter to 115 unhoused women and children;
- Provide emergency overnight shelter to 597 unhoused men.

Table 1 provides a summary of the accomplishments for the period ending June 30, 2026, listed by each of the Strategic Plan Goals included in the 2023-2027 Consolidated Plan.

The City met or exceeded six (6) of the goals set for the 2025 Program Year. Annual goals not being met during the Program Year can be attributed to affordable housing preservation activities taking longer to get underway and not being completed by June 30, 2026. These delays in getting projects started may ultimately affect Strategic Plan goals. Detailed ESG outcome data is reported in the SAGE HMIS reporting system.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Homeownership Opportunities	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	130	115	88.46%	36	40	111.11%
Affordable Housing Development	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / General Funds: \$ / Local Bonds: \$	Rental units constructed	Household Housing Unit	180	157	87.22%	60	82	136.67%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / General Funds: \$ / Local Bonds: \$	Rental units rehabilitated	Household Housing Unit	150	302	201.33%	388	130	33.51%

Affordable Housing Preservation	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / General Funds: \$ / Local Bonds: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Economic Development Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / General Funds: \$ / Local Bonds: \$	Businesses assisted	Businesses Assisted	3	0	0.00%			
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	0	
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	79	395.00%	0	0	

Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Homelessness Prevention	Persons Assisted	1750	1076	61.49%	258	414	160.47%
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Other	Other	85	9	10.59%			
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	30	60.00%	12	13	108.33%
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	3490	2387	68.40%	722	712	98.61%
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	2910	0	0.00%	74	0	0.00%
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Homelessness Prevention	Persons Assisted	0	0		30	0	0.00%
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Other	Other	725	0	0.00%			

Program Administration	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / General Funds: \$	Other	Other	1	0	0.00%	1	0	0.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75000	53687	71.58%	0	30312	
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0			0	
Public Services	Non-Housing Community Development	CDBG: \$ / General Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10525	7295	69.31%	2045	2487	121.61%
Public Services	Non-Housing Community Development	CDBG: \$ / General Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The development of new affordable housing and maintaining existing affordable housing, both rental and homeownership, were priorities in the 2023-2027 Consolidated Plan, as well as in the 2025 Program Year Action Plan. The City also prioritized providing services to meet the needs of the unhoused and helping them quickly obtain permanent housing, as well as preventing homelessness for low income households. The City made significant progress on its priorities during the Program Year, as can be seen with the featured progress below.

- 414 low- to moderate-income people received financial assistance to prevent eviction and/or utility shut off (CDBG);
- 413 unhoused people received dental services (CDBG, GF);
- 40 low - to moderate-income homebuyers received direct financial assistance (CDBG, HOME);
- 30,290 households in a designated low- to mod area benefited from the purchase of emergency equipment (CDBG);
- 82 units in a HOME funded affordable housing development benefited from infrastructure improvements (CDBG);
- 182 households received Rapid Re-Housing (ESG, GF, CoC);
- 4,265 people experiencing homelessness received emergency shelter services, including overnight stays, and other services such as meals, communication services and referrals (ESG, GF);
- 266 individuals were provided with intensive case management and connected to housing services (ESG, GF)
- 1,189 people received housing related legal information (GF); and
- 418 people received brief advice and counsel (GF).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	1,553	97
Black or African American	133	2
Asian	81	0
American Indian or American Native	138	1
Native Hawaiian or Other Pacific Islander	9	0
Total	1,914	100
Hispanic	1,404	93
Not Hispanic	510	7

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2, above, provides race and ethnicity data for the majority of people, families, households or housing units reported as complete during Program Year 2025 based on accomplishment data from all CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS). Numbers of persons served are actually greater than what it is reported in the chart above. This is because not all race categories that are reported on in quarterly reports are represented in the chart above. In addition to the above data, for those activities reported, 587 (585 CDGB, 2 HOME) female head of household families were served during Program Year 2025. The ESG data is part of the ESG CAPER submitted to HUD through the SAGE HMIS reporting system.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	5,487,909	4,519,679
HOME	public - federal	2,057,085	4,563,989
ESG	public - federal	371,047	420,591
Other	public - local	1,115,718	922,255

Table 3 - Resources Made Available

Narrative

The City made available \$9,031,759.10 for the 2025 Program Year in the Action Plan. Funding included \$4,395,720.00 of CDBG funds, \$21,000.00 of CDBG Program Income, \$1,071,189.00 of Prior Years CDBG funds, \$1,957,084.88 of HOME funds, \$100,000.00 of HOME Program Income, \$371,047.00 of ESG funds, and \$1,115,718.22 of City General Funds. Unutilized PY 2020 CDBG funds in the amount of \$1,071,189.00 were allocated to the John Marshall Kitchen Renovation through a Substantial Amendment. Although not reported on in the 2025 Program Year CAPER, the City also had available HOME ARPA funds that were utilized during the program year. During PY 2025 some expenditures for HOME and ESG came from previous years resources.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide Investment	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

All of the City's 2025 Action Plan investments benefitted activities that served low- and moderate-income residents citywide. Several activities were located and offered throughout the city; however, these investments were not exclusively intended to benefit only the residents of those neighborhoods.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In addition to HOME funds, the City utilizes its Workforce Housing Trust Fund (WHTF) to promote the development of affordable housing. The WHTF requires the leveraging of these funds at a ratio of 4:1. This means that developers must identify non-City sources of funding to bring projects to fruition.

The City met its HOME and ESG match requirements with cash match.

The City developed a mapping tool that identifies all publicly owned land and will be used to explore the probability of acquiring additional parcels for the development of affordable housing.

Fiscal Year Summary – HOME Match

1. Excess match from prior Federal fiscal year	901,477
2. Match contributed during current Federal fiscal year	1,061,626
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,963,103
4. Match liability for current Federal fiscal year	576,588
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,386,515

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1585 - 10/16/2024 - 4,298.02, 03/15/2025 - 920,189.75	03/15/2025	924,488	0	0	0	0	0	924,488
1607	08/26/2025	106,331	0	0	0	0	0	106,331
1618	07/24/2025	30,807	0	0	0	0	0	30,807

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period

Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
193,395	289,369	195,162	0	287,601

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	484	252
Number of Special-Needs households to be provided affordable housing units	0	0
Total	484	252

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	60	82
Number of households supported through Rehab of Existing Units	388	130
Number of households supported through Acquisition of Existing Units	36	40
Total	484	252

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goal of serving 20 households supported through rental assistance was not met during Program Year 2025, due to a new TBRA Program not being implemented. Over the years it has been increasingly more difficult to place Program participants in units because of higher rents and difficulty locating available affordable units. Since the TBRA Program is a multi-year program, households from Program Years 2024 and 2023 were still being assisted during PY 2025.

During the 2025 Program Year, the goal for the production of new units was exceeded due to the completion of the Farolito Development. Farolito is an 82-unit affordable housing development geared towards seniors. The development utilized Program Year 2022 HOME funds, but was completed during PY 2025. This project is yet another example of construction/development projects being multi-year activities.

The goal for households supported through the rehabilitation of existing units was not met during PY 2025. This was because the two (2) projects that involved preservation efforts were delayed. Contracts for both projects were not executed until late in the program year, therefore, outcomes will be realized in later program years.

The goal for number of households supported through the acquisition of existing units was exceeded during the Program Year. During the Program Year, forty (40) households (35 CDBG, 5 HOME) benefitted from the Mortgage Reduction Assistance programs. Although the goal was exceeded, high interest rates and less available affordable housing throughout the city have continued to make it challenging for income eligible households to purchase homes. During Program Year 2025, the City was deeded back the Inca affordable housing units. The property is comprised of 12 units all of which are affordable. The twelve (12) units were added to the City's affordable housing portfolio.

Discuss how these outcomes will impact future annual action plans.

The outcomes above will impact future Action Plans because many of the housing activities are multi-year projects. Though funding may occur during one program year outcomes may not be realized during that same year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	3	0
Moderate-income	30	5
Total	35	5

Table 13 – Number of Households Served

Narrative Information

Through Mortgage Reduction Assistance Programs, renovation of existing units and development of affordable rental housing, the City of Albuquerque and its housing partners in the community were able to improve the housing situation for 252 low- and moderate-income households. While 252 low- and moderate-income households were served through housing activities, the number of individuals that benefitted was higher than the number of households. For instance, the Mortgage Reduction Assistance Program assisted 40 households, however, the total number of persons in those households are not accounted for.

In 2022 the City allocated ARPA Treasury funds to a Homeowner Rehabilitation Program, although the data from that Program is not represented in the charts above. The Program provided grants to homeowners at or below 80% of the area median income to preserve the aging housing stock that is owned by those unable to make much needed repairs. This will ultimately prevent the displacement of lower income households not able to make the necessary repairs to their homes. During Program Year 2025, the Program assisted 33 households, for a total of 62 assisted through June 30, 2026.

As in previous years, the City continued its efforts to foster affordable housing by releasing RFP's for the development of affordable housing. The City staffs the Affordable Housing Committee which focuses on developing, preserving and maintaining affordable housing. The Committee consists of members representing all aspects of housing, including lenders, developers, non-profit agencies and other government-like entities, such as the Mortgage Finance Authority and the Albuquerque Housing Authority.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Albuquerque conducts a biannual unsheltered Point-in-Time (PIT) Count to identify unsheltered persons in Albuquerque. These unsheltered persons are provided with the opportunity to be assessed and referred for services. The City and its contractor, the New Mexico Coalition to End Homelessness (NMCEH), conducted an unsheltered PIT Count at the end of January with the assistance of homeless and outreach providers as well as community volunteers. The PIT Count consists of a 3-to-5-minute survey asking unsheltered people where they stayed on January 26, 2026, how long had it been since they had stable housing and for their demographic information. In addition, the survey asked if they had stayed at the City's Westside Emergency Housing Center (WEHC).

The City provided outreach services to unsheltered persons in Albuquerque by funding two outreach programs, ABQ Street Connect and Outreach Services, which are operated by two local non-profit organizations. ABQ Street Connect provides trauma informed outreach services provided by a team consisting of an outreach worker, case manager and a clinician, in order to engage the most vulnerable unsheltered people in the downtown core into necessary community resources and supportive services and connect them to stable housing. Outreach provides outreach services for individuals experiencing homelessness who have mental health and/or substance abuse issues; provides information on how to link to housing and behavioral health services, and offers information on public health prevention, as evidenced by outreach team service logs. During PY25, the City continued its efforts to provide outreach services to the unsheltered through the Albuquerque Community Safety (ACS) Department. The purpose of ACS outreach is to provide services to those who are having behavioral health crises and other crises that can be resolved without 911 involvement.

During outreach the City offers unsheltered persons the opportunity to be assessed using a coordinated assessment, the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT), in order to prioritize housing and supportive services for those who are the most vulnerable. Veterans experiencing homelessness are referred to the HUD Veterans Administration Supportive Housing (VASH) and Supportive Services for Veterans Families (SSVF) programs. The chronically homeless are referred to the City's Continuum of Care (CoC) Rental Assistance Programs, using the Coordinated Entry System (CES). The City continued funding three outreach programs that coordinated and provided outreach services.

Addressing the emergency shelter and transitional housing needs of homeless persons

During PY 25, the City used its ESG funds to support five projects essential to ensuring the accessibility and sustainability of the City's Emergency Homeless Intervention System. Two of the projects supported focused on the provision of emergency shelter and shelter services, one project was targeted at rapid re-housing for women and women with children, one project supported the Homeless Management Information System (HMIS) for data reporting, and one of the projects provided trauma informed outreach in order to engage the most vulnerable unsheltered people in the downtown area. Of the emergency shelter projects, one worked specifically with women and women with children and one specifically with men. Monies for all these projects were leveraged with City General Funds.

Additionally, during the program year, the City coordinated its overall homeless prevention and intervention strategies with the CoC to ensure that all federal funds are used as effectively as possible. Therefore, while the City used the majority of its ESG funds to support emergency shelter operations and shelter services, the CoC provided funding to support transitional housing, permanent supportive housing, and rapid-rehousing projects to the City's homeless populations.

In addition, the City used its General Funds to provide motel vouchers to families and individuals who were waiting to get permanently housed and be connected to supportive services and/or their circumstances prevented them from staying at the City's emergency shelters.

Also, in PY 25, the Westside Emergency Housing Center (WEHC) continued to be a year-round shelter and was open 24 hours Monday through Sunday. In addition to providing overnight shelter, WEHC provides medical and health services, case management and other supportive services in order to connect shelter residents to stable housing. The WEHC has partnered with non-profits and other organizations to provide supportive housing to WEHC residents for those who are assessed to be ready to transition from shelter to housing. WEHC assists with low-income individuals and families in preventing homelessness, with a particular focus on extremely low-income households and individuals at heightened risk of becoming homeless. Priority is given to individuals and families who may experience homelessness following discharge from publicly funded institutions or systems of care, including health care and behavioral health facilities, foster care and other youth-serving systems, and correctional programs and institutions. Assistance is also provided to individuals and families receiving services from public or private agencies addressing housing, health, social services, employment, education, and youth-related needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention programs are a priority need in the City's 2023-2027 Consolidated Plan. Therefore, the Eviction Prevention Program (EPP) continued to be implemented through the City's Health & Social Services Centers during Program Year. The Program utilized CDBG funds to address and assist in the prevention of homelessness by providing low- to moderate-income households' emergency rental and/or utility assistance. CDBG funds allowed the Program to assist a total of 414 low- to moderate income persons. The four Health and Social Service Centers, located in each four quadrants of the city, also provided food assistance, clothing, diapers and other baby needs, as well as referrals to community resources.

During PY 25, the City continued to collaborate with Bernalillo County to provide permanent supportive housing with wraparound services to individuals who identified as homeless or precariously housed who were diagnosed with mental illness and/or co-occurring disorders who were exiting from the Bernalillo County Metropolitan Detention Center or have other criminal justice involvement. The COA/Bernalillo County Community Connections Supportive Housing (CCSH) Program served 29 individuals during Program Year 2025. Additionally, the City and Bernalillo County established the Forensic Assertive Community Treatment, aka UNM FACT, in Bernalillo County to expand mental health care supports for individuals who have criminal justice involvement. The Program was implemented in February 2026, and is continuing to network with community providers on the appropriate criteria for referrals along with acquainting agencies with the referral process. During the Program year, UNM FACT served 12 clients. Additionally, the City along with Bernalillo County established a closed loop referral system to improve access to care and are continuing to onboard community-based providers to expand the network. The program assists individuals and families experiencing homelessness—particularly those who are chronically homeless, families with children, veterans and their families, and unaccompanied youth—in transitioning to permanent housing and achieving greater housing stability and independence. Services are designed to reduce the length of time individuals and families remain homeless, improve access to affordable and appropriate housing, and provide ongoing support to help individuals and families who have recently exited homelessness maintain stable housing and avoid returning to homelessness.

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

In Program Year 2025, the City's CoC provided permanent supportive housing to chronically homeless individuals and families, which included veterans and their families, and unaccompanied youth through its Rental Assistance projects. The unaccompanied youth served through its Rental Assistance Projects were not persons as defined under Category 3 of being at risk of homelessness. The unaccompanied youth served were unstably housed and likely to continue in that state without assistance from the Rental Assistance Program. The CoC and ESG grants also assisted homeless individuals and families with children to rapidly transition to permanent affordable housing through its Rapid Re-housing projects. The City's permanent supportive housing and rapid rehousing programs use the Coordinated Entry System for prioritization and utilize the Housing First model.

During the Program Year, the City continued to work in collaboration with the Veterans Administration, New Mexico Veterans Integration Center, Goodwill Industries, the Albuquerque Housing Authority (AHA) and Bernalillo County Housing Authority to provide permanent, affordable housing and supportive services to veterans experiencing homelessness and their families through the VASH and SSVF programs. Also, through the Albuquerque Heading Home homeless program and other City funded permanent supportive housing projects, the City prioritized permanent housing and supportive services to those who were the most medically vulnerable and/or chronically homeless as well as veterans experiencing homelessness who did not qualify for VASH, SSVF and other VA services. The City continued to fund two ACT programs which provide intensive case management and therapeutic services to persons with severe and persistent mental illness with serious functional impairment, who otherwise would not have improved functioning through traditional services. The City also provided transitional housing to homeless individuals who are victims of human trafficking with transitioning to permanent housing and independent living through its CoC Transitional Housing grant.

The City also funded three (3) rapid re-housing and six (6) permanent supportive housing projects that focused on providing rental assistance and case management services to youth and families experiencing homelessness. These projects worked to provide rental assistance and case management services to families and individuals that were staying at the City's Gateway Family. Family Gateway provided families with housing vouchers, case management and other supportive services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Although Albuquerque Housing Authority (AHA) Board Members are appointed by the Mayor, the City has no jurisdiction over the activities of the AHA. The Housing Authority operates as a separate legal entity, however, AHA and the City are in regular contact and have been committed to working collaboratively. As part of its Public Housing Authority Plans, AHA has continued and will continue with the rehabilitation/renovation of several of its properties. AHA did not receive 2025 funding from the City, however, funding allocated in Program Year 2024 for the preservation of public housing units was utilized during PY 2025. These preservation efforts at 3 properties included the replacement of flooring, cabinetry (kitchen and bath) and windows. A total of 130 affordable units benefitted from the CDBG funded activity.

The City and AHA, were joint applicants and were awarded the Choice Neighborhoods (CN) Planning Grant during Program Year 2023. The CN Grant focuses on three core goals: Housing, People and Neighborhood. Housing - replace distressed public and assisted housing with high-quality mixed income housing that is responsive to the needs of the surrounding neighborhood; People - Improve outcome of households living in the target housing related to employment and income, health and children's education; Neighborhood - Create conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' in their community. The CN Planning Grant, in the amount of \$500,000.00, supported the development of a comprehensive neighborhood transformation plan. Wainwright Manor, Grove and Pennsylvania, in the International District neighborhood, are the public housing properties that have benefit from the Grant. The City and AHA recruited community members as well as public housing residents to participate in the planning process. Public housing property and neighborhood site visits were to conducted with HUD CN staff as well as consultant team members. Events were held at public housing properties to inform residents about the joint efforts of the Choice Neighborhood planning team as well as to encourage participation in the planning process. Community meetings were held to build necessary support and encourage participation by the larger neighborhood in creating the transformation plan. In Program Year 2025 the Transformation Plan was submitted to HUD and Early Action Activities began. These activities include additional seating, play equipment and art at the Public Housing properties. In addition, asphalt murals were completed at two (2) locations within the International District neighborhood. The goal of the murals is to enhance safety for pedestrians, bicyclists and users of micro-mobility devices (skateboards and scooters) by increasing visibility and awareness in these areas as well as to provide a signature visual that celebrates the identity of the neighborhood. During PY 2025, the City and AHA submitted an application for the Choice Neighborhood Implementation Grant. The Implementation Grant could be up to \$26 million of Choice Neighborhood funding for the implementation of the Transformation Plan.

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

Residents of public housing properties are encouraged to participate in AHA Board Meetings. Outreach efforts of AHA, City and consultant staff continued, encouraging public housing resident involvement in the Choice Neighborhood Planning Grant planning team. Five public housing residents from Wainwright Manor, Grove and Pennsylvania public housing properties have become ambassadors for the Choice Neighborhood Planning Grant. AHA continued to have staff members located at each of the public housing properties during operating hours, which has allowed for improved communication between staff and tenants. AHA has continued to administer the Family Self Sufficiency (FSS) Program for Public Housing. AHA has a dedicated staff person who establishes self-sufficiency and financial goals for public housing residents. Homeownership is a common goal established in the FSS Program and AHA continues to transition well-motivated residents from public housing to homeownership.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

During the development of the Consolidated Plan, barriers to affordable housing were identified when it came to public policy. Those barriers were: development fees, often referred to as impact fees; zoning codes that do not allow for more density and housing type options; and code enforcement activities being limited and disjointed between several community partners. In an attempt to address these public policy barriers to affordable housing, the City has continued to modify the Integrated Development Ordinance (IDO) regularly. Some of the more recent changes have allowed for more construction and conversion projects in appropriately zoned areas for small living areas, such as casitas, and increasing residential density. Allowing duplexes, townhouses and multifamily housing more easily in certain residential areas will increase residential density. The City waives impact fees for developments that are located within a designated Metropolitan Redevelopment Area (MRA) or contains affordable housing units.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As in years past, the City continued addressing obstacles in meeting needs of the underserved during the 2025 Program Year. The needs of the underserved are being addressed through the means discussed below.

Needs of the underserved were addressed through the development of affordable housing with the City's Workforce Housing Trust Fund (WHTF). WHTF is funded through the General Obligation (GO) Bond and is voted on every two years by city of Albuquerque residents.

Next, the Affordable Housing Committee continued to advocate on the importance of affordable housing in the city and make recommendations regarding the City's affordable housing policies.

The Homeless Coordinating Council (HCC), comprised of City, County, VA New Mexico Health Care and University of New Mexico representatives, worked on implementing strategies that increase and protect the supply of safe, decent affordable rental housing for very low-income people. The HCC meets monthly working towards expanding and strengthening services and permanent affordable housing for people experiencing homelessness. More information on the HCC can be found at:

[Bernalillo County Homeless Coordinating Council Website](#)

or

[City of Albuquerque Homeless Coordinating Council Website](#) .

The Housing, Neighborhood and Economic Development Fund (HNEDF) Committee is another way the City addressed needs of the underserved. This committee focuses on neighborhoods that were designated by the City as the “Pocket of Poverty”. These neighborhoods are eligible to receive special housing and economic development funding.

Additionally, the City and County continued to collaborate on goals and activities to help mentally ill individuals access services because many are experiencing homelessness, services include safe and decent housing. These services were made possible by utilizing a gross receipts tax to help mentally ill individuals.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City follows federal regulations to reduce lead-based paint when necessary. As required, housing rehabilitation activities undertaken by the City, its subrecipients or contractors include appropriate tests for lead based paint on homes built prior to 1978. All HOME and CDBG rehabilitation projects require a signed lead-based paint disclosure by the tenant for units built prior to 1978. For Tenant-Based Rental Assistance (TBRA) provided under the HOME program, visual assessment is conducted as part of initial inspections and also during regular inspections on all units constructed prior to 1978. City staff and its partners that administer the Mortgage Reduction Assistance Program and the Tenant Based Rental Assistance Program were certified in lead-based paint visual assessments. During annual monitoring of supportive housing activities funded with ESG, if the unit was built before 1978, the client file is checked to ensure that it contains a Certificate of Lead Based Paint. The ESG funding for emergency shelter services is for operational purposes and does not involve renovation, repair or painting activities.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continued taking efforts on improving the lives of families living in poverty by ensuring access to dental services for persons experiencing homelessness and nutritious meals for low-to moderate-income elderly persons. As in previous years, the Eviction Prevention Program remained a critical need during this Program Year. By utilizing CDBG funds, the City’s Health & Social Services Centers provided low- to moderate-income household’s emergency rental and/or utility assistance in order to remain

stably housed. The City addressed the emergency shelter needs of individuals and families experiencing homelessness through the Motel Vouchers Programs, funded with City General funds.

The Rapid Rehousing and TBRA Programs continued to assist those most in need, as well as providing case management and the stability that is needed to move forward. These Programs ensure that individuals and families have a decent, affordable place to call home as a critical first step to reducing the number of poverty-level families in the city. Once housed in affordable units, individuals and families have the stability necessary to focus on other needs such as acquiring new skills needed for employment and connecting with mainstream services.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The 2023-2027 Consolidated Plan and the Assessment of Fair Housing, that was created as part of the development of the Consolidated Plan, was a guide for the priorities of the Program Year. The Consolidated Plan and Action Plans govern investments of HUD and local housing resources through the 2027 Program Year. Many of the partners that assisted in the Consolidated Plan process have worked in collaboration with the City and will continue to do so for the implementation of projects.

Health, Housing & Homelessness' efforts to develop institutional structure also include a continued partnerships with other City Departments. These ongoing partnerships work to ensure that needs of city residents are addressed and efforts are made toward meeting those needs. Through these efforts, the City worked towards the goals within the Consolidated Plan.

In addition, HHH updates policies and procedures annually, and attends National Community Development Association conferences to stay abreast of updates to rules, regulations and policies pertaining to these federal grants. The HUD Exchange is utilized regularly for training opportunities.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continued partnering with several community and nonprofit organizations to address critical issues in Albuquerque affecting children, youth, and elderly as well as those experiencing homelessness and behavioral health disorders. To further improve collaboration with community partners and stay connected the City continued the utilization of Zoom, DocuSign, and Bonfire, an online application and procurement system. In ongoing efforts to improve its processes, the Department continued to accept feedback from subrecipients and contractors. Also, in Program Year 2025 the City Council approved the Social Service Procurement Rules to allow the Department of HHH to contract with for-profit entities. This change may take effect in Program Year 2026 which will expand the pool of social service providers and housing developers.

The Albuquerque Strategic Collaborative (ASC), which serves as the membership body for the Albuquerque Continuum of Care (CoC), continued to provide a forum for collaboration, strategic planning and coordination among public, private, nonprofit housing, health, behavioral health, and social service organizations serving people experiencing homelessness. The ASC provides opportunities for organizations both within and outside the traditional CoC housing system to participate in discussion regarding community needs, system gaps, service coordination, and strategies to prevent and end homelessness. The Albuquerque CoC continues to operate as a distinct Continuum of Care, with NMCEH coordinating the CoC under contract with the City of Albuquerque. The ASC continues to focus on strengthening community partnerships, improving system and program outcomes, identifying service gaps, and increasing coordination among available community resources. Meetings and collaborative activities address the needs of diverse populations experiencing or at risk of homelessness, including families with children, youth, veterans, Native American communities, individuals with disabilities, and other populations with specialized needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the development of the 2023–2027 Consolidated Plan, the City completed an Assessment of Fair Housing that would govern the City’s efforts to affirmatively further fair housing choice over the five-year period of the Consolidated Plan. Through the process five (5) goals were identified in the assessment: 1) Increase the number of affordable rental housing units and preserve existing units; 2) Expand affordable home ownership opportunities; 3) Expand housing opportunities for at-risk populations (persons with disabilities, victims of domestic violence, seniors, homeless, extremely low-income); 4) Increase community education about affordable housing; and 5) Increase understanding of housing discrimination and fair housing.

Goal number one (1), to increase the number of affordable rental housing units and preserve existing units, was addressed during Program Year 2025 in a couple of ways. The City put out an RFP for the development/rehabilitation of affordable housing, as well as funded the development of affordable housing and housing preservation activities during the program year. In PY 2024, federal funds were allocated to AHA for the preservation of affordable housing units throughout the city. These preservation efforts were carried out during Program Year 2025 and included flooring and cabinetry updates, as well as window removal and replacement.

Goal number two (2), expanding affordable homeownership opportunities, was addressed with the implementation of two (2) Mortgage Reduction Assistance activities funded with federal funds during the 2025 Program Year. One was funded with HOME and the other with CDBG. Both activities assisted income qualified households with the purchase of a home.

Goal number three (3), expand housing opportunities for at-risk populations, which includes persons with disabilities, victims of domestic violence, seniors, persons experiencing homelessness and

extremely low-income households, was addressed with TBRA and Rapid ReHousing Programs. During the Program Year, 30 households were assisted through the TBRA Program and 182 households were provided with rental assistance and supportive services through the City's Rapid Re-Housing programs. During PY 2025, the Permanent Supportive Housing programs served 559 head of households. The City continued to increase the supply of affordable housing by using its federal HUD grants, Workforce Housing Trust Fund dollars, State funds and other local funds for new affordable housing projects that serve low- to moderate-income renters.

Identify Actions to Overcome Impediments Cont.

Goal number four (4), increase community education about affordable housing, was addressed by HHH defining what affordable housing is, publishing reports, plans and studies, as well as national news, trends and information regarding affordable housing on its website. Goal number five (5), increase understanding of housing discrimination and fair housing, was addressed by funding a program that provided education and advice on housing discrimination, fair housing laws, housing best practices, as well as referrals to appropriate agencies. New Mexico Legal Aid (NMLA) was allocated City funds to provide a Tenant/Landlord Helpline. During PY 2025, the helpline provided housing related information to 1,189 people. NMLA also provided advice and legal counsel to 418 individuals. In addition, the City's Office of Consumer Rights provides information on renters rights, eviction resources, legal help, housing violation, repair and maintenance programs, and takes discrimination complaints. To celebrate Fair Housing Month, HHH collaborated with the Office of Civil Rights, Albuquerque Housing Authority, New Mexico Office of Housing, New Mexico Legal Aide, and New Mexico Labor Division/New Mexico Human Rights to host a webinar that highlighted the incredible resources available to the community. City staff distributed the Renters Guide at City funded Affordable Housing Developments and ensured that Fair Housing Posters were posted at the developments. Housing Quality Inspections (HQS) were also conducted to ensure affordable housing units are decent, safe and sanitary for tenants in those units.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Department of Health, Housing & Homelessness (HHH), Community Development Division (CD) adheres to the Project Monitoring Requirements as stipulated in the Administrative Requirements for Contracts Awarded under the City of Albuquerque. Monitoring is conducted on an annual basis, whether it is a limited or comprehensive monitoring, as determined by the completion of the Risk Assessment Tool. Program staff conducts scheduled on-site monitoring visits with subrecipient and or subcontractor staff.

As soon as it is practicable following the conclusion of a monitoring visit, but no later than 30 days after, a detailed report of conclusions, findings, concerns and recommendations for corrective actions, if any, are provided by HHH to the director and governing board of the organization. When required a written response from the organization, signed by an authorized board official and approved by the governing board, shall be submitted to HHH. Community Development has a policy that all CDBG and HOME contracts will go through a Compliance Review prior to the approval of the first draw of funds. The Compliance Review consists of a brief on-site monitoring review to determine whether or not the organization is in compliance with the terms of the contract, as well as local and federal regulations. Ongoing monitoring of an agency's performance is also done during review of quarterly reports. Quarterly reports are reviewed thoroughly to ensure agencies are on track to meet goals and are in compliance with the contract and all applicable regulations, including minority business outreach and comprehensive planning requirements.

An ESG Risk Assessment is completed prior to the award of an ESG contract. ESG subrecipients are monitored annually. Annual monitoring for ESG subrecipients is conducted in the same manner as noted above for CDBG and HOME subrecipients. The City reviews its ESG Policies and Procedures, including monitoring, annually and updates it as needed. City staff follows these policies and procedures when monitoring its ESG subrecipients.

Long-Term Compliance monitoring is scheduled annually. Long-Term Compliance monitoring is done to ensure compliance as set forth in the Restrictive Covenants on contracts/projects, it also includes Housing Quality Standards (HQS) Inspections, if necessary. A Long-Term Compliance Risk Assessment tool is completed to determine if the monitoring will be limited or comprehensive. CDBG contracts that are required to meet a national objective for five (5) years are also monitored to ensure that the national objective is being met.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the Albuquerque Journal on August 18, 2026. In addition, the public notice was posted on the City website, as well as at City Community Centers, Senior Centers, Health & Social Service Centers and the Albuquerque Housing Authority. The notice was also sent out via email to HHH's email list serv. The advertisement notified the public of the public hearing to report on the City's performance during Program Year 2025 and the availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for a 15-day public review and comment period. Language interpreters were available upon prior request for the hearing, as well as assistance for those individuals with disabilities who required assistance to benefit from the hearing. See Appendix A for the published public notice.

A public hearing was held on Tuesday, September 1, 2026, at 5:30 p.m., to present the draft CAPER and solicit comments from residents and other interested parties. The public hearing was held in-person and virtually via Zoom. Nine (9) community members attended the meeting in-person, while five (5) participated virtually. Seven (7) HHH staff members attended in-person, and one (1) attended virtually. One (1) comment was received during the public hearing. See Appendix B for the comment, as well the City's response to the comment. No comments were received during the 15-day comment period.

The draft CAPER was available for review and comment from September 2, 2026 through September 16, 2026 at the [HHH Website Consolidated Plans](#) . Copies were also available in the offices of HHH at Old City Hall, 400 Marquette NW, 5th Floor, Room 504, Albuquerque, NM, 87102. No public comments were received during the comment period. The CAPER submitted to HUD will be

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not have to change program objectives during Program Year 2025. The Program Year was the third year of the five-year Consolidated Plan period 2023-2027. Program objectives were implemented during PY 2025 as a result of priorities from the 2023-2027 Consolidated Plan and the Assessment of Fair Housing. These priorities were a result of conditions in the City that focused on addressing the most critical housing, community and economic needs, particularly for the at-risk low- and moderate-income populations.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspections are conducted annually on the following HOME projects/activities. During Program Year 2025, 93 units were inspected either through a limited or comprehensive review based upon the Risk Assessment score.

Casa Grande/El Vado was funded with \$1,900,000.00 in HOME funds. The development contains 21 total affordable units, 11 of which are designated as HOME units. During the 2025 Program Year, four HOME designated units were inspected. Two of the four units passed initial inspection while 2 failed. Unit #206 failed due to smoke detector not having batteries, while unit #308 failed because of items stored being stored in the water heater closet and a blocked window. All of the failed items were corrected and findings cleared.

The Edward Romero Terrace Project, a senior affordable housing project, was funded with \$800,000 in HOME funds. The project contains 40 units, with 11 HOME designated units. During the PY 2025 monitoring, 8 HOME designated units were inspected. All of the 8 units failed initial inspection. All units failed because the elevator was out of service. In addition, unit #303 failed because a light switch was unable to be checked due to items obstructing the area. The failed items were corrected and findings cleared.

Luminaria is a 92-unit senior development that was funded with \$3,248,123 in HOME funds. The 92-unit development contains 77 affordable units. Fifteen (15) units were inspected during the PY 2025 monitoring, all of which were HOME designated units. At initial inspection 10 units passed and 5 units failed. Unit #304 failed due to a mold-like substance in the bathroom; unit #319 there was a tripping hazard in a common area; unit #329 had blocked egresses in the living room and bedrooms; unit #410 had a non-working light in the kitchen; and unit #418 had a broken toilet. The failed items in all units were corrected and findings cleared.

Plaza Feliz, funded with \$1,850,000 in HOME funds, is a 66-unit Affordable Housing Project. Of the 66 units, 55 are affordable units, of which 10 are designated HOME units. During monitoring in PY 2025, 11 HOME units were inspected; 9 units passed initial inspection and 2 failed. Unit #524 failed due to burners on the stove not working and unit #508 failed due to missing smoke detectors in bedrooms. Failed items were corrected and findings cleared.

Cuatro, a senior housing project, was funded with \$2,416,000 in HOME funds. The Project contains 55 affordable units, of which 11 are HOME designated units. Four (4) HOME units were inspected during Program Year 2025. All four (4) units passed initial inspection.

Inca Street Development is a 12-unit affordable housing rehabilitation project that was funded with \$2,400,000 in HOME funds. All 12 affordable units are designated as HOME units. During monitoring for Program Year 2025, 4 units were inspected. All four (4) inspected units failed initial inspection. All units inspected failed because the label was missing from the fire extinguishers. In addition, unit 3701 C failed due to water damage in bathroom including wall and baseboards, cracked bathtub, and peeling paint in bathroom. Unit 3705 C failed because there was oil/grease near the exit, posing a hazard. All of the failed items were corrected and findings cleared.

PAH! Hiland Plaza was funded with HOME funds in the amount of \$3,586,842.65 for the development of a 92-unit rental housing project. Of the 92 total units, 75 are affordable, of which 19 are designated HOME units. In PY 2025, four (4) HOME units were inspected. All of the units passed initial inspection.

NewLife Homes IV contains 48 affordable units and was funded with \$200,000 in HOME funds. Three (3) of which 3 are designated HOME units. For the 2025 Program Year monitoring the three (3) HOME units were inspected. All three (3) units passed initial inspection.

CR - 50 Inspections Cont

Sleepy Hollow Affordable Rental Housing Development was funded with \$1,078,802 in HOME funds. The project contains 10 units, all of which are HOME units. Inspections were completed on 4 units of the HOME units during Program Year 2025. All four (4) units passed initial inspection. The Phoenix Affordable Rental Housing Development was funded with \$186,246 in HOME funds, as part of the Neighborhood Stabilization Program (NSP) and contains 32 units. Of the 32 units in the Phoenix, four (4) are designated as HOME units. For Program Year 2025 monitoring, three (3) units were inspected and all 3 units passed initial inspection. Casitas De Colores is a 71-unit mixed affordable rental housing development that was funded with \$1,500,00 in HOME funds. The development contains 49 affordable units, 8 of which are HOME designated units. Five (5) HOME units were inspected during the monitoring for PY 2025. Upon initial inspection one (1) unit passed, while the other four (4) failed. Unit 1203 failed due to broken light switch in bathroom, lint from dryer along walls, and holes in the wall; unit 1305 failed due to a blocked window (egress); unit 2301 failed due to items stored around water heater; and 3204 failed due to water damage in the living room and a bedroom. All failed items were corrected and findings cleared. The Madera Crossing Affordable Housing Development was funded with \$2,200,000 in HOME funds. The project contains 57 units of which 23 are affordable HOME designated units. For Program Year 2025, six (6) units were inspected, and all six (6) failed initial inspection. Unit #4108 failed because a window would not stay open/up and a window/egress was blocked by a bed; Unit #4203 failed because a light was not working, a door was blocked by a dresser, a bed was blocking a

window/egress and a vent was full of dust; Unit #5102 failed due to the oven light not working, a broken toilet seat, vent full of dust, a broken window latch, light bulb not working and the shower head was missing; Unit #5202 failed because of a non-working garbage disposal and a light bulb not working; Unit #5206 failed due to a blocked window/egress, and refrigerator temperature being incorrect; and Unit #5304 failed because a light was not working, blocked window/egress and the dishwasher had a moldy, dirty filter. All of the failed items were corrected and findings cleared. Villa De San Felipe Apartments was funded with \$250,000 in HOME funds. There are four (4) HOME designated units on the property, with a total of 160 apartments on site. During Program Year 2025, the 4 HOME units were inspected. Upon initial inspection 3 units passed and 1 failed. Unit C113 failed because of a mold-like substance on the wall. The failed item in the unit was corrected and finding cleared. In PY 2023 Enlace received \$536,372.55 in HOME funds to provide 20 TBRA vouchers. Enlace was able to provide 19 households with TBRA vouchers provided during PY 23. For Program Year 2024 Enlace received \$536,372.55 in HOME funds to provide 20 TBRA vouchers and 20 vouchers were provided. Enlace serves survivors of domestic violence, therefore, for the safety of their clients annual HQS inspections are not done by City staff, but done by staff of Enlace. Enlace conducts move-in inspections and annual inspections on all units funded with HOME.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The Department of Health, Housing & Homelessness assesses the affirmative marketing actions on a project-by-project basis, which occurs at the time of application. The HUD Affirmative Fair Housing Marketing Plan (HUD - 935.2A or HUD - 935.2B) must be submitted as part of the application. The Plan is evaluated by staff to ensure that the developer has taken affirmative fair housing into consideration and has incorporated such into its marketing plan. The affirmative marketing plan is maintained in the project files to be verified after construction has been completed and all of the units in the project are leased or sold. As part of the long-term compliance monitoring, when an onsite inspection is conducted the monitoring assesses how the project is complying with the affirmative marketing plan that was submitted with the initial application.

The HOME funds used for TBRA were targeted to specific populations, therefore are not marketed to the general low-income population.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City expended \$195,162.00 of the HOME Program Income on two (2) activities. The first activity, 1574, was a mortgage reduction assistance activity. A total of 13 income qualified households have been assisted under the contract with purchasing a home, 3 of those during Program Year 2025. The second activity, 1655, was another mortgage reduction assistance activity. This activity assisted 1 homebuyer

during the program year, and a total of 2 during the term of the contract. The following client characteristics were reported for activity 1574: 3 White of which 2 reported being Hispanic. For activity 1655 the following client characteristics were reported by the 1 assisted household: White and Hispanic.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

For Program Year 2025, the City continued efforts to foster and maintain affordable housing by engaging in activities to preserve or expand affordable housing opportunities. These activities included the release of Requests for Proposals (RFP's) for HOME funds in the amount of \$2,267,538.48, an additional RFP for State CIP funding in the amount of \$1,235,000.00 for the development of single-family homeownership units, and Council appropriated State Capital Outlay Funding of three (3) projects that will develop affordable rental housing, as well as the activities discussed below.

Sol Housing - CHDO Operating

HOME funds in the amount of \$50,000.00 were allocated to Sol Housing, a certified CHDO, for PY 2025. This funding was used to plan and coordinate the development of future affordable housing developments, promote affordable housing opportunities within Sol's existing HOME funded projects, while maintaining a minimum of a 90% occupancy rate at HOME funded developments. In addition, Sol Housing provided financial literacy counseling and social services to residents at existing HOME funded developments.

Tenant Based Rental Assistance (TBRA) – Multi-Year Contracts

Although a new TBRA Program was not implemented during Program Year 2025, households from previous years contracts were still being assisted during the program year. A total of thirty-nine (39) households from Program Years 2024 and 2023 were provided with rental assistance.

Homewise - Mortgage Reduction Assistance Program

CDBG funds in the amount of \$1,300,000.00 were awarded to Homewise to provide mortgage reduction assistance to income qualified households. During Program Year 2025, thirty-five (35) income qualified households were assisted.

Sawmill Community Land Trust - Mortgage Reduction Assistance Program

Sawmill was awarded \$600,000.00 in PY 2022 HOME funds to provide mortgage reduction assistance to income qualified households. During Program Year 2025, an additional 3 households were assisted with the purchase of an affordable home, bringing the contract total to 13. In addition, Sawmill was allocated \$100,000.00 during PY 2025 and was able to assist 2 income qualified households with mortgage

reduction assistance.

Farolito – Construction Completed

Sol Housing was awarded \$4,187,152.00 in HOME funds as well as \$3,000,000.00 in State ARPA for the development of an 82-unit senior affordable housing project in Program Year 2022. Construction on the project was completed during Program Year 2025.

Somos – Under Construction

In Program Year 2023, Sol Housing was awarded \$2,409,978.54 in HOME funds and \$1,000,000.00 in State ARPA funds for a 70-unit housing development. During PY 2024 an additional \$2,769,209.00 in HOME funds was awarded to reinstate previous project amenities that were value engineered out of the original project budget as a result of rising construction costs. The development will contain 59 affordable units. During PY 2025 construction was underway, and is expected to be completed during Program Year 2026.

West Mesa Ridge – Under Construction

During PY 2023, YES, Housing, Inc. was awarded Housing Forward GRT funding in the amount of \$8,000,000.00 for the construction of an affordable 128-unit affordable development. Construction began during Program Year 2025 and expected to be completed in Program Year 2027.

CR - 50 Other Actions Cont.

Public Housing Preservation - Contract Completed During PY 2024, AHA was allocated \$952,789.78 in CDBG funds for the preservation of public housing units. Preservation efforts included replacing flooring, cabinetry, as well as window removal and replacement. The contract was 7/1/2025 through 6/30/2026. With the CDBG funding 130 units at 3 public housing properties benefitted. Calle Cuarta Project - Construction Completed YES Housing, Inc. was awarded \$3,500,000.00 in PY 20 WHTF's to develop the Calle Cuarta Project. As with other recent housing development projects, additional funding was needed for Calle Cuarta. Therefore, an additional \$2,017,005.00 of Pass-Through Grant Funds from the State of New Mexico was allocated to the Project, in order to reinstate previous project amenities that were value engineered out of the original project budget as a result of rising construction costs. Construction was completed in September of 2025 (PY 2025). Calle Cuarta is a mixed-use, mixed income development, containing 61 rental units, all of which are affordable. Casitas del Camino Project - Under Construction AHA was awarded \$3,500,000.00 in PY 22 WHTF's for the rehabilitation and new construction of an 88 affordable unit development. Of the 88 units, 42 are being rehabilitated and 46 will be newly constructed. To supplement original funding, an additional \$2,000,000.00 of State Capital Outlay funding was allocated to the Project in order to reinstate previous project amenities that were value engineered out of the original budget due to rising construction costs. Construction began during PY 2025, with an expected completion date in late 2027. Route 66 Flats - Construction Completed High

Desert Housing was awarded \$1,701,335.00 in WHTF for the development of a 47-unit permanent supportive housing project. During the 2025 Program Year, the development was completed. Sawmill Preservation - Contract Ended Program Year 2023 (Will monitor until sale of all 7 homes) Sawmill Community Land Trust was loaned \$1,625,000.00 in WHTF to acquire 7 single family homes on the land trust. The homes will be rehabilitated/renovated and sold to income qualified homebuyers. At the end of the 2025 Program Year all 7 homes had been acquired and a total of 4 (2 during PY 23 and 2 during PY 24, 0 during PY 2025) have been rehabilitated and sold to income qualified homebuyers. Homeowner Rehabilitation Program - Rehabilitation CompletedThe City continued to fund a Homeowner Rehabilitation Program with ARPA Treasury funds. The Program serves households at or below 80% of the area median income and provided urgent and necessary repairs to homeowner occupied units. The Program will prevent displacement of those lower income homeowners. Through the end of PY 2025 62 households had been assisted.Cosecha One - Funding AwardedDuring Program Year 2025, Sol Housing was awarded HOME funding in the amount of \$2,267,538.00 for the construction of a 46-unit development. Of the total units, 39 will be affordable. Cosecha One is located in the southeast quadrant of Albuquerque on City-owned land. La Vida Nueva - Contract ExecutedLa Vida Nueva affordable housing development, located in the southeast, was awarded PY 2025 CDBG funding in the amount of \$765,189.50 for the preservation of units in the development. Preservation efforts will include the replacement of sliding glass doors in 138 units and the installation of wrought iron security doors in 316 units. Due to unforeseen delays the contract was executed on 6/1/2026 and will go through 12/31/2026.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	5	0	0	0	0
Total Labor Hours	247,634				
Total Section 3 Worker Hours	109,334				
Total Targeted Section 3 Worker Hours	109,334				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	Albuquerque
Organizational DUNS Number	615720401
UEI	
EIN/TIN Number	856000102
Identify the Field Office	Albuquerque
Identify CoC(s) in which the recipient or Subrecipient(s) will provide ESG Assistance	Albuquerque CoC

ESG Contact Name

Prefix	Mr
First Name	Gilbert
Middle Name	A
Last Name	Ramirez
Suffix	
Title	Health Housing & Homelessness Director

ESG Contact Address

Street Address 1	400 Marquette NW Room 504
Street Address 2	PO Box 1293
City	Albuquerque
State	New Mexico
Zip Code	87103-
Phone Number	5057682866
Extension	
Fax Number	5057683204
Email Address	gramirez@cabq.gov

ESG Secondary Contact

Prefix	Mx
First Name	Charlie
Last Name	Verploegh
Suffix	
Title	Deputy Director
Phone Number	505768-284
Extension	
Email Address	cverploegh@cabq.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: New Mexico Coalition to End Homelessness

City: Santa Fe

State: NM

Zip Code: 87504, 0865

DUNS Number: 151290272

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: Barrett Foundation

City: Albuquerque

State: NM

Zip Code: 87112, 5359

DUNS Number: 612415927

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: Heading Home

City: Albuquerque

State: NM

Zip Code: 87125, 7636

DUNS Number: 789188872

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 0