

Community Benefits Matrix - EXHIBIT F (Updated 4/25/25)

Category. Subcategory.	Total Points Available	Points Earned by Applicant	Additional information required with application and at building permit
Economic Impact: <i>Pockets of commercial activity can be impactful to communities, by supporting local and small businesses. Small and mid-size commercial and residential projects are prioritized as part of a strategy to focus on in-fill developments that create vibrant urban districts. Additionally, projects that support or represent underrepresented populations will be prioritized.</i>	Total Points Available per Subcategory	Points Earned by Applicant (fill in green boxes)	Additional information required to qualify for points
Community-Scale Commercial. <i>Choose one.</i>			
At least 5,500 square feet of interior retail space (for rent to commercial user and not to be used as residential leasing or amenity space)	5		W/ Application: site plan/floor plans with calculation @ Building Permit: confirm on site plan with calculation @ Lease: Annual minimum occupancy requirements will be written into lease.
5,501-10,000 interior square feet	4		
Over 10,000 interior square feet	3		
Shared uses: Interior commercial and retail spaces will have a shared-business model, such as a food hall, craft or artisan market, etc. (<i>Points available for any of the above categories.</i>)	5		W/ Application: in narrative & site plan/floor plans showing shared space and how it will be used. @ Building Permit: confirm on site plan with calculation @ Lease: Annual minimum occupancy requirements will be written into lease.
Maximum Points for Subcategory	10	0	
Housing Adds Density. <i>Choose one.</i>			
Mixed Use and Residential Projects			W/ Application: provide site plan with calculation @ Building Permit: confirm on site plan with calculation
8 - 16 du/acre	5		
16.01 - 32 dwelling units/acre	7		
32.01 - 48 dwelling units/acre	9		
> 48.01 dwelling units/acre	10		
Maximum Points for Subcategory	10	0	
Creates Affordable or Workforce Housing. <i>Housing must meet Federal/City HHH Dept. definitions and guidelines for affordable and/or workforce housing available to residents at or below 80% AMI to receive points in this category. Choose one line item; select most appropriate by rounding to the nearest whole number.</i>			
< 20% of the residential units will be affordable	2		
21% - 50% of the residential units will be affordable	4		
> 50% of the residential units will be affordable	5		
Maximum Points for Subcategory	5	0	
Supports Local and Underrepresented Businesses.			

Legal applicant entity is a minority, LGBTQ+, veteran, or women-owned business	3		Application: Applicable third party certification
Legal applicant entity is a local business	2		Application: W-9 self-certification; business license
General Contractor is a minority, LGBTQ+, veteran, or women-owned business	3		Application: Applicable third party certification At building permit issuance, prior to groundbreaking: Provide contract with entity identified in application, or other entity that meets the criteria
General Contractor is a local businesses	2		Application: W-9 self-certification; business license At building permit issuance, prior to groundbreaking: Provide contract with entity identified in application, or other entity that meets the criteria
Maximum Points for Subcategory	10	0	
Total Available Points for Category	35	0	
Sustainability: <i>To counteract the urban heat-island effect and the disproportionate impact of climate change on disenfranchised communities, priority will be given to projects that incorporate sustainable design practices into the development.</i>	Total Points Available per Subcategory	Points Earned by Applicant (fill in green boxes)	Additional information required to qualify for points
Reuse of Existing Structures. <i>If/when feasible and appropriate given existing site conditions. Choose one.</i>			W/ Application: conceptual site plan with calculation @ Building Permit: confirm on site plan
25% of project footprint utilizes existing structures	3		
50% of project footprint utilizes existing structures	5		
Maximum Points for Subcategory	5	0	
On-Site Renewable Energy. On-site generated renewable energy will meet at least 20% of building's anticipated energy needs.	12		W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional electrical engineer
Maximum Points for Subcategory	12	0	
Sustainable Building Design and Construction. <i>Please chose one of the following two subcategories if seeking sustainable construction points. The assumption is that if the project is LEED compliant, energy efficiency will be met. If the project is not LEED compliant, then points may be gained by adding energy efficient components.</i>			
LEED			
Leadership in Energy & Environmental Design (LEED), or Equivalent, Certification. For new construction or retrofits, demonstrate how applicant intends to design and construct a highly energy efficient project that meets a LEED, or similar, standard.			w/ Application. Provide a description of specific LEED certification sought (e.g., for Building Design & Construction, for Building Operations & Maintenance), as well as level (e.g., Certified, Silver, Gold, or Platinum) and how the applicant intends to meet requirements. @ Building Permit: Letter from a LEED Accredited inspector verifying that the plan meets LEED standards.
LEED Certified	8		
LEED Silver	10		
LEED Gold	12		
LEED Platinum	15		
Integrated Energy Efficiency	-OR-	-OR-	

Water Efficiency. Submit plans to any or all of the following (3 points each) : *ABCWUA Watersmart Application (Install high efficiency WaterSense-labeled fixtures and water efficient equipment); *ABCWUA Xeriscape rebate application (at least 80% of landscaping is desert-friendly xeriscape with drought-tolerant plants and trees, passive water harvesting, and drip irrigation methods)	6		W/application: submit ABCWUA Water Smart CPR application or Xeriscape rebate application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application or Xeriscape rebates (requires inspection and/or receipts)
Shift to Electric. <u>Residential</u> units do not include gas hookups (i.e., no gas stoves, gas water heaters, etc.) - electric appliances only.	3		W/ Application: Narrative description.
Cool/Permeable Parking. Project includes cool surface treatments, such as cool pavements, or surface parking is permeable or porous pavement, gravel or another permeable surface. Handicap spaces may be exempt from permeable surface material requirements to meet ADA requirements. For parking structures, cool treatment is applied to surface parking/top level of parking garage or green roof is installed.	3		W/ Application: Detailed site plan for the parking lot showing pavement materials. @ Building Permit: Confirm site plan
Green Spaces. Landscaping or usable open space is at least 20% above required IDO requirements; OR rooftop garden covers at least 15% of rooftop area.	3		W/ Application: Detailed landscape plan showing pavement materials, along with number, location and coverage of plantings; OR Roof plan showing measurements of total and green roof area. @ Building Permit: Confirm landscape and site plan
Maximum Points for Subcategory	15	0	
Sustainable Development Patterns			
Encourages Alternative Transportation. Project cannot provide more parking than minimally required by the IDO* and one of the following criteria are met: 1. Site Plan includes at least one EV capable parking space or dedicated ride share loading space. 2. Project includes a dedicated area for sheltered (interior or covered exterior) bike storage. 3. The project incorporates a shared parking agreement to reduce the overall required on-site parking. 4. Project provides at least one dedicated carshare vehicle per 200 units or 20,000 sf of commercial space. <i>* Exceptions may only be made for renovations of existing structures that do not include upgrades or changes to existing on-site parking.</i>	5		W/application: site plan with parking calculations and dedicated rideshare loading space; narrative statement regarding bike parking and carshare vehicle @Building Permit: Site verifying parking spaces, floor plan with bike space, agreement with ride share company(or other)
On-Site Electric Vehicle Charging Stations. For projects less than 100 residential units or that require less than 200 parking spaces, project includes two EVSE installed parking spaces.	3		W/ Application: narrative statement @ Building Permit: confirm on site plan
Maximum Points for Subcategory	8	0	
Total Available Points for Category	40	0	

Placemaking: Projects that preserve and protect neighborhood character, provide community gathering spaces and green spaces, and provide focal points for public art will be prioritized.	Total Points Available per Subcategory	Points Earned by Applicant (fill in green boxes)	Additional information required to qualify for points
Historic Preservation. <i>If applicable.</i>			
Project protects and preserves historic structures, districts, sites, objects or designed landscapes from deterioration or destruction. Building or landscape being preserved must be officially recognized by the City of Albuquerque, State of New Mexico, or listed in the National Register of Historic Places.	7		W/ Application: Documentation of historic registration and description of how the asset will be preserved through this project.
Project preserves historically or culturally significant signage, exterior decoration or other façade elements, accredited by architect or historic expert.	3		W/ Application: Narrative statement.
Maximum Points for Subcategory	10	0	
Enhanced Streetscape			
Minimum Setback. Building structure or outdoor seating area edge (if restaurant/bar use) is aligned to minimum front setback allowed by the IDO.	5		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Streetscape Improvements. Project includes at least two improvements to increase walkability and the pedestrian urban experience, such as the following: 1. Widened sidewalks by at least 2-feet above IDO minimum 2. Urban furniture components with public access (e.g., benches, chairs, etc.) 3. Pedestrian-scale lighting along sidewalk 4. Parking is located in rear of building 5. Other streetscape amenity or improvement as approved by MRA	5		W/ Application: provide site plan/landscape plan and include description of which streetscape improvements are being met. Request more instructions from MRA Staff for earning increased landscaping points. @ Building Permit: confirm on site/landscape plan
Maximum Points for Subcategory	10	0	
Culture, Art & Community.			
Project includes a mural that is at least 64 square feet that is within prominent public view	5		W/ Application: provide site plan @ Building Permit: confirm on site plan
Project includes a significant artistic feature such a sculpture, artistic lighting, etc. within prominent public view.	5		W/ Application: provide site plan @ Building Permit: confirm on site plan
Project includes a meeting or gathering space that is available to the public or broader community, such as a theatre, classroom space, public art gallery, conference rooms, etc.	5		W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan @ Lease: Written into lease agreement.
Maximum Points for Subcategory	15	0	
Rooftop or Elevated Deck. Project includes an outdoor deck on the second floor or higher. Deck must be at least 500 sf. Deck must be available for use by public patrons such as hotel guests/restaurant or bar patrons/office users (dependent on building type). Rooftop decks available exclusive for residential users does not qualify.	5		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Maximum Points for Subcategory	5	0	
Total Available Points for Category	40	0	

TOTAL AVAILABLE POINTS FOR ALL CATEGORIES	115	0	
BONUS POINTS			
Bonus Points for Residential Developments	Total Bonus Points Available per Category	Points Earned by Applicant	Additional information required to qualify for points
Universal Design Standards. More than 20% of the units meet universal design standards for accessibility for all ages. See Housing Choices for Albuquerque's Older Adults report for guidelines: https://www.cabq.gov/seniors/age-friendly-albuquerque	5		W/ Application: Project narrative, provide site plan/bld drawings with notes @ Building Permit: confirm on site/building plans
Activates Neighborhood. Project reactivates or removes a structure that has been abandoned (vacant) and has become blighted.	5		W/ Application: Narrative statement @ Building Permit: confirm on site plan/bld plans
Adds Missing-Middle Housing. Project adds housing to an urban infill lot of less than one acre in size (no minimum density required).	5		W/ Application: Narrative statement
TOTAL AVAILABLE BONUS POINTS	15	0	
	Minimum Required	Total Points Earned	
TOTAL POINTS	35	0	