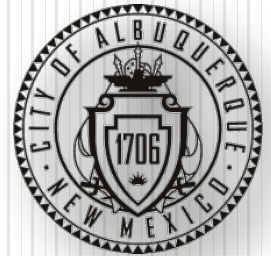


City of Albuquerque Affordable Housing

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Health, Housing and Homelessness



What does Community Development do?

- Community Development acts as a funder of Housing and Community Development projects and programs across the City using various federal, state and local funding sources.
- The division oversees the City's affordable housing portfolio, including 9 affordable apartment complexes which house 606 households.
- Community Development funds non-direct housing activities, including economic development activities, infrastructure and the redevelopment of slum and blight properties.
- The division oversees short-term and long-term compliance for over 100 projects and grantees that have received City funding

Funding Sources Administered

- HUD HOME Investment Partnership - Approximately \$2mil annually that is used primarily for housing development
- HUD CDBG – Approximately \$4mil annually, which can fund infrastructure, services for low/mod households, economic development activities, and the redevelopment of slum/blight properties
- State Capital Outlay – Funds affordable housing development
- HNEDF – Funds affordable housing and economic development activities in a specified geographic location
- WHTF – Funds affordable housing development and land acquisitions for affordable housing

City Affordable Housing Developments

- The Beach Apts — 74 units
- Bluewater Village — 200 units
- Candelaria Gardens — 16 units
- Glorieta Apts — 20 units
- Manzano Vista Apts — 178 units
- Santa Barbara — 8 units
- Tuscon Apts — 8 units
- Los Altos Lofts — 90 units
- Inca Apts — 12 units



Developments Funded by Community Development (PY 2025)

- Casitas del Camino - \$5,201,335 (WHTF/State ARP) – 88 units
- Route 66 Flats - \$1,701,335 (WHTF) – 47 Units
- Sawmill Preservation - \$1,625,000 (WHTF) – 7 Single Family Units
- Calle Cuarta - \$3,500,000 (WHTF) – 61 Units
- Farolito - \$7,179,188 (HOME/State ARP) – 80 Units
- Somos - \$6,179,188 (HOME/State ARP) – 70 Units
- Cosecha One - \$2,267,538 (HOME) – 46 Units

Affordable Rehab Projects Funded by Community Development (PY 2025)

- Public Housing
Preservation -
\$952,789.50 (CDBG) —
130 Units Impacted
- La Vida Nueva Rehab -
\$765,189.50 (CDBG) —
316 Units Impacted



Other Housing Programs Funded (PY 2025)

- Mortgage Reduction Assistance (DPA) - \$1,942,393.86 (HOME/CDBG)
- Community Housing Development Organization (CHDO) Funding - \$50,000 (HOME)
- Eviction Prevention Program - \$310,298 (CDBG)
- Landlord/Tenant Helpline - \$85,000 (General Fund)



Current RFP for Affordable Housing

RFP – 2026-788-HHH-RG

- Provides \$6,611,428 (HOME ARP) and 1.72 acres of City owned land for an affordable housing development at 6600 Zuni Road
- 70% of Project must serve qualifying population under HOME ARP Plan (*homeless, at risk of homelessness, fleeing DV, other at risk population*)



Current RFP for Affordable Housing

RFP-2026-789-HHH-RG

- \$9,250,000 to \$12,500,000 (WHTF)
- Can be used towards new construction, acquisition/rehab, preservation of multifamily rental housing
- Requires a 4:1 leveraging ratio
- Minimum of 30% of the unit must be affordable for persons at or below 80% of AMI

Current RFP for Affordable Housing

RFP-2026-790-HHH-RG

- \$2,320,285 (HOME)
- Can be used towards new construction, acquisition/rehab, preservation of multifamily rental housing
- Project must serve households at or below 80% of AMI and meet other HUD HOME regulatory requirements

Recent Changes Impacting Community Development



- City Council recently changed the Social Service Procurement Code to include for-profit organizations as eligible entities. This change will allow additional affordable projects to be eligible for City funding.
- Recent changes of the City's Social Service Procurement Rules would allow HHH to take a recommendation of RFP award to Council for approval. If approved, subsequent contracts would not need to be presented to Council for approval. The contract would only need to go back to Council if the total contract value increased by 20% or more.

Pending Proposals for Community Development

- Request change to increase bond capacity for WHTF for future bond cycles
- Establishing internal partnerships to address multiuse redevelopment projects which include affordable housing



QUESTIONS?