

City of Santa Fe

PY 2025 Consolidated Annual Performance and Evaluation Report (CAPER)

July 1, 2025 to June 30, 2026

DRAFT

City of Santa Fe
Office of Affordable Housing
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OMB Control No: 2506-0117 (exp. 09/30/2021)

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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 City of Santa Fe receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). These funds support the City's efforts to provide affordable housing, improve public facilities, and offer important services for people with low to moderate incomes.

In PY 2025, the City worked to address social and economic challenges, especially those related to housing stability. Efforts included improving the housing supply, adding more affordable homes, and providing shelter and services to help people who lost their homes find new housing. The City developed the 2023-2027 Consolidated Plan and the 2025 Annual Action Plan to assess and address housing needs. CDBG funds were distributed to several service providers, encouraging collaborative efforts and making the most of both federal and local resources. The main achievements for 2025 are listed below by priority.

Affordable Housing:

The City utilized program Income generated from past CDBG entitlement awards to provide mortgage principal reduction assistance to households earning 80% AMI or less. There were 8 LMI households assisted with these activities through the Homewise Mortgage Assistance Program (#401) and Housing Trust Mortgage Assistance Program (#402).

Public Facilities and Infrastructure:

CDBG funding was used to make improvements at the Youthworks Social Justice Kitchen (#399). This activity is still underway and the City anticipates reporting outcomes in the upcoming program year. CDBG will be used for early stages of the conversion of a nonprofit facility into a commercial training kitchen for job training for at-risk youth to gain hands-on employability skills.

Public Services:

There were two activities that served a total of 990 LMI persons in PY 2025. The Interfaith Summer Safe Haven For All (#405) provided homeless shelter services for 27 individuals including meals, short term support services and connections to longer term case management for persons at

risk of homelessness. The City also funded the SFPS Adelante School Liaison Project (#404) which served 963 LMI persons with case management services, tutoring programs, and material aid such as school supplies and clothing.

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	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Increase Availability of Supportive Services	Homeless	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	4000	921	23.03%			
1A Increase Availability of Supportive Services	Homeless	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	0	0	0.00%			
1A Increase Availability of Supportive Services	Homeless	CDBG	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	0	4416	100.00%	800	963	120.38%
1A Increase Availability of Supportive Services	Homeless	CDBG	Homeless Person Overnight Shelter	Persons Assisted	2150	799	37.16%			
1B Expand Options for Overnight Shelter Beds	Homeless	CDBG	Homeless Person Overnight Shelter	Persons Assisted	2150	1667	77.53%	400	27	6.75%

1C Increase and Improve Street Outreach and Support	Homeless	CDBG	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	0	80	0.00%			
1C Increase and Improve Street Outreach and Support	Homeless	CDBG	Homeless Person Overnight Shelter	Persons Assisted	550	54	9.82%			
1D Increase Available Permanent Supportive Housing	Homeless	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	50	0	0.00%			
2A Expand Choice for Affordable Rental Opportunities	Affordable Housing	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	50	0	0.00%			
2B Expand Choice for Affordable Home Buying Opportunities	Affordable Housing	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	20	16	80.00%	20	8	40.00%
2C Improve Condition and Preserve Affordable Rentals	Affordable Housing	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	50	0	0.00%			
3A Provide for Owner Occupied Housing Rehabilitation	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	60	30	50.00%	20	0	0.00%

3B Provide for Energy Efficiency Upgrades and Accessibility	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	60	14	23.33%	20	0	0.00%
3C Maintain Financial Stability for LMI Homeowners	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	60	14	23.33%			
3C Maintain Financial Stability for LMI Homeowners	Affordable Housing	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	20	8	40.00%			
4A Increase Economic Opportunities for LMI Population	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	400	0	0.00%	80	0	0.00%
4A Increase Economic Opportunities for LMI Population	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	0	0	0.00%			
4A Increase Economic Opportunities for LMI Population	Non-Housing Community Development	CDBG	Other	Other	0	0	0.00%			
4B Expand Public Facilities and Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	400	554	138.50%			

4B Expand Public Facilities and Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%			
4C Expand Access to Parks and Open Spaces	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	300	0	0.00%			
4D Expand Access to Transportation	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	300	0	0.00%			
4E Increase Programming to Prevent Displacement	Affordable Housing	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	4000	921	23.03%			
4E Increase Programming to Prevent Displacement	Affordable Housing	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	0	0	0.00%			
4E Increase Programming to Prevent Displacement	Affordable Housing	CDBG	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	0	0	0.00%			
4E Increase Programming to Prevent Displacement	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	60	14	23.33%			

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.

Santa Fe's CDBG program primarily focuses on meeting the housing and public service needs of its low- and moderate-income residents, including programs that range from assisting the homeless to improving homeowner properties. The city's priorities are reflected in its PY 2025 Annual Action Plan activities and related accomplishments. The majority of the City's CDBG activities met or exceeded their intended targets. CDBG funds were utilized towards these priorities:

Affordable Housing: $549,134.75 (62.7%)
Public Facilities and Infrastructure: $140,287.90 (16.0%)
Public Services (including homeless): $74,860.79 (8.6%)
Administration: $111,131.69 (12.7%)
Total CDBG Expenditures in PY 2025: $875,415.13

PY 2025 Goals to Accomplishments Reported in the PR03

1A Increase Availability of Supportive Services: The City planned to help 800 people with supportive services in PY 2025, and met this goal with 963 persons served through the SFPS Adelante School Liaison Project (#404).

1B Expand Options for Overnight Shelter Beds: The City aimed to help 400 people with overnight shelter services in the program year, and served 27 individuals through the Interfaith Summer Safe Haven program (#405). While outcomes were short of the annual goal, these efforts continued to support the five-year goal to help and meet the urgent need for emergency shelter and support for people experiencing homelessness. The City is still on track to meet or exceed the overall five-year goal.

2B Expand Choice for Affordable Home Buying Opportunities: The City set a goal to help 20 households in PY 2025. So far, 8 households received help through the Homewise Mortgage Assistance Program (#401) and Housing Trust Mortgage Assistance Program (#402). These programs use mortgage reduction loans funded by entitlement funds and income from past CDBG awards.

3A Provide for Owner Occupied Housing Rehabilitation: The City planned to help 20 households with housing repairs, but none were assisted in PY 2025. When the program begins, the City will work with Habitat to improve existing homes. Repairs may include fixing roofs, replacing AC units, furnace repairs, bathroom and shower updates, and other minor maintenance.

3B Provide for Energy Efficiency Upgrades and Accessibility: There were no set goals for energy efficiency upgrades or accessibility in PY 2025. This goal may be combined with other housing rehab goals in the future.

4A Increase Economic Opportunities for LMI Populations: The City aimed to help 80 people in PY 2025, but these activities have not started yet. This goal may be combined with the public services goal in the future.

4B Expand Public Facilities and Infrastructure: There were no goals for public improvements in PY 2025.

4E Increase Programming to Prevent Displacement: There were no goals for displacement services in PY 2025.

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
White	893
Black or African American	14
Asian	3
American Indian or American Native	58
Native Hawaiian or Other Pacific Islander	0
Total	**968**
Hispanic	849
Not Hispanic	149

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

Narrative

Data Note: Due to the limits of the IDIS reporting system, the table above does not include a category for people that identify as "other" or "multiple races" nor does it include services that were designed to benefit and measure accomplishments for low/mod areas. Therefore, the data in the above table does not necessarily match the number of people actually served by the City's CDBG funded community planning and development programs.

According to the most recent 2020-2024 ACS 5-Year Estimates, 54.9% of the population were White in Santa Fe, followed by 2.1% for Native American Indian, 1.9% for Asian and 1.4% for Black. "Some other" race were 12.0% and "Two or more" races were 27.6% of the population. Persons who identified ethnically as Hispanic were 49.5% of the population. Below is an assessment of how HUD CPD programs assisted minority groups in PY 2025.

The racial and ethnic composition reported for CDBG program sub-recipients represents cumulative annual data collected that represents the recipients of CDBG-funded projects, programs, and services. Of this number, the self-identified racial and ethnic statuses from the City's direct service activities are shown in the table above.

The table above indicates that 968 individuals were served in the CDBG program; however, the actual total was 998. The table does not include a category for "other" or "multiple races," which accounted for 30 individuals. Of all persons served, 89.5% were White, 5.8% were Native American or Alaskan Native, 1.4% were Black or African American, and all other races were less than 1%. An estimated 3.0% identified as "Other Multiracial." By ethnicity, 85.1% of individuals assisted were Hispanic. Hispanic is an ethnicity and is separate from the rest of the table which categorizes by race. Hispanic is an ethnic category that refers to individuals with ties to Spanish-speaking countries, primarily from Latin America and Spain. People of Hispanic ethnicity may identify with various races, including White, Black, Indigenous, or others.

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	1,067,380	875,415

Table 3 - Resources Made Available

Narrative

In PY 2025, a total of $1,067,380.68 was allocated to the City's CDBG Program. This amount comprised of $633,475.00 from the annual allocation and $200,000 generated from program income. An additional $233,905.68 of unspent funds from prior year entitlement allocations were also reprogrammed into this program year.

According to the PR-07 Drawdown Report, the City spent $875,415.13 on various priorities, including public services, public facilities, housing programs and administration of the CDBG program. The following shows expenditures by priority:

Affordable Housing: $549,134.75 (62.7%)
Public Facilities and Infrastructure: $140,287.90 (16.0%)
Public Services (including homeless): $74,860.79 (8.6%)
Administration: $111,131.69 (12.7%)
Total CDBG Expenditures in PY 2025: $875,415.13

Please note that the City adheres to strict grant-based accounting guidelines. For each FY CDBG grant allocation, there is a maximum spending limit of 15% for public services and 20% for administrative costs. Grant guidelines also require that at least 70% of funds must be spent on LMI persons. Once all funds have been utilized for each FY grant, the City ensures that it will not exceed the maximum allowable spending for the fiscal year grant awards.

CARES Act Funds:

The City of Santa Fe received $942,560 in CDBG-CV funding under the Coronavirus Aid, Relief, and Economic Stability Act (CARES Act), enacted in March 2020. These funds were designated to prevent, prepare for, and respond to COVID-19. In Program Year (PY) 2024, the City did not expend any CDBG-CV funds. Total expenditures from the CDBG-CV funds remains at $942,530, which is almost 100% of the total allocation, and leaves a remaining balance of $30. The City will work towards closing out the CDBG-CV program in the upcoming year.

Affordable Housing Trust Fund (AHTF)

To further complement CDBG funds, the City has also made available local funds from its AHTF in the amount of $3,877,554 for the program year. Contracts with remaining balances were amended to extend the term, so grantees could have additional time to spend down the remaining funds. The AHTF is a local fund that provides financing for affordable housing construction, rehabilitation, and mortgage principal reduction programs. The use of funds is regulated by SFCC 26-3 and must be compliant with the NM Affordable Housing Act.

FY Grant Fund Close Out

At the end of each program year, the City reviews the spending status of all FY CDBG grant allocations. There were no FY grant allocations fully spent in the program year. According to the PR-01 HUD Grants report, the City still has FY funds remaining from FY 2023, FY 2024 and the current FY 2025. When a FY grant allocation has been spent in full, the City will contact its HUD office to initiate the close-out process as noticed by CPD-26-10.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's policy of distributing resources citywide is partly attributable to the relatively small proportion of low-income and minority residents concentrated in specific areas of Santa Fe. In contrast, larger urban areas with greater populations are more likely to have higher concentrations of low-income and minority residents, making geographically targeted priorities more feasible and effective. In Santa Fe, eligibility for assistance is determined by household income rather than the location of the project or program. For instance, the City allocates funding for mortgage principal reduction assistance and home improvement funds based on household income, not the location of the home. Similarly, public service programs serving at-risk youth are designed to benefit residents citywide rather than those from specific geographic areas.

The City assigns the highest funding priority to affordable housing and the provision of related services across the entire city, rather than concentrating on specific neighborhoods. Another key priority is supporting public facilities that primarily serve very low-income households, as well as funding public services that assist very low-income individuals and households in transitioning out of homelessness. Due to Santa Fe's relatively compact geography, funds are not allocated to particular areas, as all facilities are accessible to residents citywide.

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.

The City of Santa Fe mainly provides its services by routing most of the federal funds to subgrantees who in turn deliver these services. This method makes it possible to provide the services in the most efficient and appropriate manner. The funds also enable the city to secure further local and state resources, which in turn allows the subgrantees to carry out their programs effectively. Moreover, the City wishes to use its own funds so that essential local services can remain available in our community no matter what the situation is with federal funding.

Both the Housing Trust and Homewise, which are Community Development Financial Institutions (CDFIs), make effective use of funds from a variety of sources such as those provided by HOME, Fannie Mae's secondary market loans, mortgage products financed by the state and made available through the New Mexico Mortgage Finance Authority, Low-Income Housing Tax Credits (a credit available to The Housing Trust), solar tax credits, the Federal Home Loan Bank of Dallas' Community Investment Programs, investments from banks and foundations, and funds from the Department of Energy. They therefore have considerable resources at their disposal for carrying out real estate development and for achieving their various program goals. In a similar way, the supportive housing providers in Santa Fe are able to make effective use of Community Development Block Grant (CDBG) funds in order to further their own missions.

Publicly owned property located within the jurisdiction that was used to address the needs identified in the plan

Throughout the year, the City may donate or use City-owned property to support projects that meet the priority needs and funding goals in this plan, as allowed by the New Mexico Affordable Housing Act. Recently, the City donated land for two Low Income Housing Tax Credit (LIHTC) projects, which helped build 152 affordable rental homes. In early 2024, the City invited affordable housing developers to apply for the chance to build homes on City-owned land in an upscale neighborhood. The chosen project will provide about 60 below-market homes, with half reserved for income-qualified buyers. Habitat for Humanity is also ready to start building five homes on a lot the City donated in the downtown historic district.

The City also owns the Midtown Campus, formerly home to both the College of Santa Fe and the Santa Fe University of Art and Design. Recently, City staff managing the Midtown redevelopment project had the Midtown Master Plan, as well as the Midtown Community Development Plan, approved by City Council. Although the plan is fluid and allows for the development of the campus to change according to need over the coming years, the plan calls for a baseline of 1,100 homes of which 30% will be affordable and income-restricted. Currently the community is discussing using some of these residential parcels to implement

innovative housing models, such as a community land trust. Constituents have expressed desire to make this property a mixed-use walkable urban environment that includes affordable housing for seniors.

Much of the property on which public housing facilities are situated is owned by the City and used by the Santa Fe Civic Housing Authority under long-term leases. The units are rented to income-qualified renters, many of them very low-income seniors.

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	60	8
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**60**	**8**

Table 5 – 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	20	8
Number of households supported through Rehab of Existing Units	40	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**60**	**8**

Table 6 – Number of Households Supported

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

For the first table, affordable housing goals accomplished by household type, the City had a goal to assist 60 non-homeless LMI households. There were 8 LMI households assisted with homeownership activities through the Homewise Mortgage Assistance Program (#401) and Housing Trust Mortgage Assistance Program (#402).

For the second table, housing goals by assistance type, the City had a goal to assist 20 LMI households with the production of new homeowner housing opportunities and 40 LMI households with rehab of existing units. Thr City is still working on completing its affordable housing goals for the program year, however there were still eight (8) households assisted with homeownership opportunities through mortgage assistance programs. The City may have to revise its goal; however affordable housing programs remain successful and a priority need for residents

The Habitat Home Repair Program works to preserve and improve existing homes and to support more accessible housing options. The program covers repairs like fixing roofs, replacing AC units, repairing furnaces, updating bathrooms and showers, and handling other small maintenance needs. The Mortgage Assistance Program is funded through mortgage principal reduction loans, using entitlement funds and income from previous CDBG awards.

Discuss how these outcomes will impact future annual action plans.

The City did not reach its affordable housing assistance goals for Program Year 2025, but this year's results will still affect future Community Development Block Grant funding. Santa Fe still needs to find more low- to moderate-income homeowners. Affordable housing, supportive services, and preventing foreclosure and homelessness remain top priorities for the city.

There is still a need to provide shelter for people experiencing homelessness and to offer permanent supportive housing so they can have stable homes. The City also needs to keep repairing older homes, especially for seniors, people with disabilities, and communities of color. The City will continue to promote its programs and look for eligible low- to moderate-income households.

Mortgage reduction help remains important in Santa Fe. Low- to moderate-income buyers need extra support to buy homes because of higher prices and interest rates. Many people look for more mortgage help in addition to CDBG funds to improve their chances of buying a home. Santa Fe, like many places, is facing its toughest housing affordability crisis yet. The City will focus more on building new homes for ownership, creating affordable rentals, and offering home repair help to keep existing affordable housing in good shape.

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
Extremely Low-income	0
Low-income	6
Moderate-income	2
Total	**8**

Table 7 – Number of Households Served

Narrative Information

A total of 8 LMI households were served, including 6 low-income (30-50% AMI) and 2 moderate-income households (50-80% AMI) in the mortgage assistance program. This achievement is reflective of the vital role served by CDBG funds in Santa Fe to meet the needs of individuals and families who have very few options for support.

Worst Case Housing Needs

All programs incorporated outreach and services targeting households and individuals experiencing the most severe housing needs. These groups include households allocating more than half of their income to rent, those residing in severely substandard housing, individuals experiencing homelessness, and persons who have been involuntarily displaced.

Future initiatives to promote and sustain affordable housing will include the use of city-owned land for affordable housing developments and ongoing preservation efforts through rehabilitation programs. Priority for assistance will be given to households and individuals with the most critical housing needs.

While the City has not specifically reported on individuals with disabilities in affordable housing programs, if a household with a disability is identified for assistance, the City is committed to making all reasonable accommodations to meet the needs of that household.

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

As more people in Santa Fe experience homelessness, the city has strengthened its efforts to end functional homelessness. Local nonprofit partners work hard to reach out to veterans, families, and unaccompanied youth.

The City of Santa Fe collaborates closely with the New Mexico Coalition to End Homelessness (NMCEH) to coordinate services for homeless individuals and families. NMCEH implements a statewide coordinated entry system, which involves assessing every homeless individual and family using the nationally recognized Vulnerability Index/Service Prioritization Assessment Tool (VI/SPDAT). The assessment results are utilized to connect homeless individuals with suitable housing options, including permanent supportive housing.

The City recently joined the Built for Zero initiative, a national movement aimed at ending chronic homelessness in participating communities. The coordinated entry system is instrumental in creating a regularly updated, by-name list of individuals experiencing homelessness. The City is actively collaborating with its nonprofit partners to develop more permanent supportive housing to address the needs of those who are currently chronically homeless in Santa Fe.

In PY 2025, the City utilized CDBG funds to support the SFPS Adelante Expanded School Liaison Program. This program offers referrals to services, school supplies, food, clothing, and other support to students enrolled in Santa Fe Public Schools and their families. The City also funded the Interfaith Community Shelter offers three programs to support individuals experiencing homelessness: 1. The Seasonal Overnight Shelter (SOS) program which provides emergency beds and meals during the colder months; 2. The Summer Safe Haven for All which is an initiative that offers emergency beds and meals for chronically homeless individuals throughout the summer months; and 3. The Day Services Program which provides essential services, including clothing, showers, lunches, case management (which includes assistance with obtaining state IDs and referrals for other services), and various additional services through Partner Providers located in the building, such as medical care, job counseling, housing assistance, and meditation.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City collaborates with a range of non-profit organizations to deliver essential services designed to address challenges experienced by at-risk populations, including unaccompanied youth, survivors of domestic violence, individuals with disabilities, veterans, and seniors. A primary objective is to support homeless populations in securing safe, affordable, and sustainable housing, as well as access to critical services such as healthcare, transportation, and counseling. These initiatives include a variety of housing program options, such as emergency shelter services, transitional housing, permanent supportive

housing, and the development of mixed-income and mixed-use affordable rental properties. At present, the City, in partnership with community organizations, provides emergency and transitional housing programs targeted toward homeless individuals, families with children, veterans, and unaccompanied youth.

The City of Santa Fe partners with the New Mexico Coalition to End Homelessness (NMCEH) to coordinate services for homeless individuals and families. NMCEH uses a statewide assessment system based on the Vulnerability Index/Service Prioritization Decision Assistance Tool (VI/SPDAT) to evaluate each person's needs. Assessment results help match individuals with appropriate housing and prioritize chronically homeless individuals for permanent supportive housing.

St. Elizabeth is a key provider of services for the homeless community in Santa Fe. In collaboration with the Interfaith Community Shelter, Consuelo's Place, and the New Mexico Coalition to End Homelessness, St. Elizabeth helps clients find employment, access Social Security disability benefits, obtain medical and mental health care, and secure stable housing. St. Elizabeth also manages Santa Fe Suites, a 123-unit former extended-stay motel converted into supportive permanent housing for individuals and couples transitioning out of homelessness or living on low incomes.

The Interfaith Community Shelter (ICS) partners with more than 40 faith and community organizations and nearly 2,000 volunteers to provide shelter and services for individuals and families experiencing homelessness in Santa Fe. ICS serves as an entry point to essential services that support the transition to stable housing. As a minimal barrier shelter, ICS offers programs such as the Seasonal Night Shelter, Day Services Program, and Summer Safe Haven for All. Resource Days, held three times a week year-round, feature support from 12 partner agencies.

Youth Shelters and Family Services assists hundreds of homeless, runaway, and at-risk youth, along with their dependent children, each year. The organization offers thousands of bed nights to unaccompanied youth facing homelessness through its emergency shelter, cold weather shelter, transitional living programs, and rapid rehousing initiatives.

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

The City collaborates with a network of community partners to coordinate services for individuals and families at risk of homelessness. In Program Year (PY) 2025, the City continued its participation in the Built for Zero (BFZ) initiative, a nationally recognized, evidence-based program that provides strategies and solutions to eliminate chronic homelessness. Communities participating in BFZ aim to achieve "functional zero" for a specific population as an initial step toward addressing homelessness across all groups. This

model relies on high-quality data to guide communities in reaching functional zero, a condition in which homelessness is rare and brief.

High-quality data is collected through coordinated outreach efforts, which involve gathering real-time, by-name information to develop a comprehensive list of all individuals experiencing homelessness in the community. Functional zero is assessed by analyzing the inflow and outflow of individuals on this list. A community attains functional zero when the number of people housed surpasses the number of individuals newly added to the by-name list. The City of Santa Fe has committed to achieving functional zero by 2026.

The implementation of Rapid Rehousing is targeted and contingent upon the specific needs of each household. The City collaborates with organizations including Life Link, the New Mexico Coalition to End Homelessness, Youthworks, and Adelante to provide rapid rehousing assistance and conduct intake assessments. For households with fewer barriers, rapid rehousing offers support until income or benefits increase sufficiently to allow independent management of housing costs. Life Link and other providers prioritize ongoing case management and referrals to additional services such as employment, education, job training, budgeting, healthcare and insurance, food, and transportation. This coordinated approach ensures that when assistance from one program ends, households are prepared to transition to another program if independence has not yet been achieved.

Multiple agencies collaborate to ensure that individuals discharged from institutions, recovery programs, detention centers, or hospitals are transitioned to safe accommodations. The Anchorum St Vincent Foundation focuses on individuals discharged from hospitals, providing funding for beds and staffing at local shelters, particularly for those requiring extended care such as bed rest or wound treatment. The County of Santa Fe funds a navigator to assist individuals leaving jail in accessing services and shelter upon discharge. Despite these efforts, several gaps remain in this informal system, and many service providers acknowledge the need to formalize a discharge policy. Although Emergency Solutions Grant (ESG) funds are not currently used directly by the City or its immediate partners, there is consensus among Continuum of Care members regarding the need to explore the potential application of ESG funds in Santa Fe.

The City works with Youth Shelters and Family Services to help address the needs of youth who are at risk of becoming homeless after leaving foster care, other youth facilities, as well as dysfunctional homes. Specifically, the Youth Shelters' Street Outreach Program proactively provides outreach services for youth living on the streets. Their Street Outreach Drop-In Center provides these youth with hot meals, showers, computer and phone access, and a safe space to connect with support systems.

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

The service delivery system for chronically homeless households relies on a coordinated network of housing providers and services, managed through the Continuum of Care and supported by City funding from the Children and Youth Commission, Human Services Committee, Community Development Commission, and other regional initiatives. During intake, each homeless or at-risk household is assessed to determine eligibility for rapid rehousing or more intensive support. Households with minimal barriers may receive rental assistance until they can sustain housing independently through increased income or benefits. Individuals referred through the CONNECT navigation network are evaluated and directed to the appropriate agency for supportive housing. A navigator assists each individual or household in identifying and securing stable housing, providing ongoing support until their housing needs are met. Outreach efforts specifically target veterans, their families, and unaccompanied youth.

The City also funds the SFPS Adelante Program, which works directly with students in Santa Fe Public Schools. Adelante staff help students and their families qualify for services under the McKinney-Vento Homeless Assistance Act and provide support for housing and food instability, as well as academic success. CDBG funds are used to enhance security for homeless youth through programs such as Youth Shelters and Family Services' Transitional Living and Street Outreach. In addition to HUD funding, the City supports the Santa Fe Recovery Center in providing housing for individuals who have completed addiction recovery programs.

The City's Youth and Family Services Division funds several transitional homeless programs, including Youth Shelters, which offer outreach, transitional living, rapid rehousing, and emergency shelter for youth and their dependent children with special needs or at risk of homelessness. The Division also supports Interfaith Community Shelter for individuals with special needs or at risk of homelessness. These programs collaborate with the Veterans Advisory Board, which funds a veteran support worker through the Veterans Integration Center and provides rental space at Interfaith for a Homeless Veterans Coordinator through the Veterans Administration.

In addition to CDBG funds, other City departments actively support programming for youth exiting foster care and youth facilities. Youthworks receives City funding for its apprenticeship and job skills training programs as well as funding for social services provided to its youth participants and is in the process of creating a commercial kitchen and culinary training program for at-risk youth.

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

Actions taken to address the needs of public housing

The Santa Fe Civic Housing Authority (SFCHA) serves as Santa Fe's primary public housing agency. It oversees 28 public housing units and manages 503 HUD Project-Based Rental Assistance (PBRA) units, including 459 that also qualify as Low-Income Housing Tax Credit (LIHTC) units. SFCHA also administers 190 LIHTC units and 723 housing choice vouchers in Santa Fe.

Of the PBRA units, 359 are designated for seniors and 132 for families. More than 300 individuals are on the waiting list for housing authority apartments, and about 300 are on the Section 8 waiting list. SFCHA receives approximately 35 housing applications each month, with wait times ranging from 18 to 24 months. Waiting lists typically open only through a lottery system at specific times during the year.

SFCHA also owns and operates affordable housing in Española and Bernalillo. Of the families with vouchers, 328 include a member with a disability and 300 participants are elderly. Santa Fe County manages 200 public housing units and administers 241 housing choice vouchers, including 44 VASH vouchers. Some vouchers are valid within city limits.

To address ongoing maintenance needs, SFCHA is converting its units through the Rental Assistance Demonstration (RAD) project. In late 2022, SFCHA completed a 45-unit family project using Low-Income Housing Tax Credits (LIHTC). For 2024, SFCHA received a preliminary award of Low-Income Housing Credits for the 60-unit Ocate Apartments project, with 13 units allocated rental assistance vouchers.

As an active developer of LIHTC projects, the Santa Fe Civic Housing Authority has become a key partner with the City of Santa Fe in providing affordable rental housing, extending beyond the typical functions of a housing authority. When the land is titled to the City, it has subordinated and amended its lease agreements with the housing authority; this has occurred for six projects, while all subsequent projects have had land titled under the Housing Authority.

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

Both Public Housing Authorities (PHAs) administer a Family Self-Sufficiency Program designed to support families in achieving economic independence and, ultimately, homeownership. Participating families enter into a five-year Contract of Participation with the Housing Authority, during which they establish specific goals to be accomplished within the contract period. Under this agreement, the Housing Authority creates an escrow account for each family. When a participating family's earned income increases during the contract term, corresponding funds are deposited into their escrow account. Upon successful completion of the program, families receive the accumulated balance in their escrow account, which may be used for homeownership or educational expenses.

Actions taken to provide assistance to troubled PHAs

N/A. The PHA is not designated as troubled.

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)

While public policies are designed to address the overall needs of Santa Fe residents, they may sometimes negatively impact specific community aspects, such as affordable housing and residential investment. Affordable housing, along with public and private residential investments, are essential for advancing fair housing within any community. The subsequent actions by the City and its departments illustrate a commitment to eliminating barriers to affordable housing in Santa Fe.

The City has continued its review of the Land Development Code (LDC) to address barriers to housing development, with particular emphasis on affordable housing. The City Planning and Land Use Office also reviews local policies and implements relevant code revisions as needed.

The City is actively pursuing redevelopment opportunities for several underutilized corridors and properties that possess existing infrastructure and can support rental housing. The objective for these areas is to provide affordable housing options for a broad spectrum of income levels, including both rental and homeownership opportunities. The City also seeks to enhance access to essential resources such as employment, education, and recreation. These sites are advantageous due to the absence of existing residential neighbors who might oppose higher-density developments and their proximity to transportation. The City has issued a Request for Qualifications to encourage affordable and workforce housing development on a 19-acre parcel in Las Estrellas, as well as an Invitation to Bid (ITB) for a larger group of city-owned tracts in the same vicinity.

The Fee-in-Lieu options for developers continue to facilitate the reduction of barriers for multi-family rental development. The inclusionary zoning ordinance allows developers of multi-family rental housing to pay a fee-in-lieu by right, instead of having to incorporate subsidized units on-site. The fees are based on an "affordability gap," which estimates the difference between the rent that is affordable for those earning 30% to 65% of the Area Median Income (AMI) and the Fair Market Rent established by HUD. Additionally, amendments to the ordinance have increased the incentives available to developers to encourage the set-aside of rent-restricted units. In the upcoming program year, two projects are expected to finalize their land use entitlements and propose including affordable units on-site.

Revenues generated from the fee-in-lieu program are utilized to fund a citywide rental assistance program for tenants, which has minimal eligibility requirements. This assistance can be used for various needs, including rent, utilities, rental or utility arrears, and rental deposits. Another objective of the program is to eliminate financing barriers for multi-family housing. By encouraging the development of multi-family units, we aim to ease some of the demand for existing rentals. This, in turn, is expected to help reduce rising rental rates and provide more options for voucher holders to utilize their subsidies. As with any revenue generated or designated for affordable housing, the use of these funds is governed by city code and must comply with the New Mexico Affordable Housing Act.

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

In PY 2025, the City used CDBG and Affordable Housing Trust Fund (AHTF) resources to increase affordable housing for low- and moderate-income households. The City also supported Low-Income Housing Tax Credit (LIHTC) multi-family developments by providing local funding and donating City-owned land.

The Santa Fe Civic Housing Authority received LIHTC funding, state HOME funds, and Housing Trust Fund (HTF) resources from Housing New Mexico for two developments. These projects will increase affordable housing units in the city and provide more options for families with children.

The City issued a Request for Qualifications last program year to promote affordable and workforce housing on a 19-acre site in Las Estrellas. An invitation to bid was also released for additional City-owned parcels in the area. Submissions for both proposals were received in January, but no awards have been made.

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

According to the New Mexico Department of Health, Santa Fe has low risk factors for lead exposure in children, with few to no reports of elevated blood lead levels. The state Department of Health identified Santa Fe County as having “low levels” of lead exposure, as noted in the New Mexico Epidemiology Report from April 2017. Regardless of this, the Office of Affordable Housing conducts environmental reviews on all activities funded by CDBG. For individual homes built before 1978 that may contain lead-based paint, the subrecipient must adhere to all applicable laws. This includes notifying homeowners about potential lead hazards, assessing the condition and presence of lead-based paint, and implementing remediation measures if necessary.

The City has also taken steps to address health hazards in various projects. For example, the City assisted with asbestos studies and remediation for the Youthworks Social Justice Kitchen. Additionally, CDBG funds were allocated for asbestos remediation and lead-based paint remediation during the conversion of the Bella Luz Apartments/Lamplighter Inn Motel.

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

Specific programs that CDBG funds supported in PY 2025 to reduce the number of poverty level of families include the following:

- Provide Emergency home repair/improvement funding to support 20 LMI homeowners with home renovations, emergency repairs and energy conservation measures including roof replacement, furnace/HVAC repairs, accessibility improvements, new appliances, and solar water heaters
- Provide wealth building opportunities and preservation of wealth through mortgage reduction loans (20 households received assistance)
- Fund various public services to help address and prevent homelessness.

As part of an anti-poverty strategy, the City is also implementing the following:

- Establish priorities for allocating federal tax credits to mixed income rental developments where at least 30% of the rental units will be affordable to households earning less than 50% of the AMI;
- Continue funding a local housing voucher program to provide assistance to low-income homeowners or near to homeless and homeless families to prevent displacement; (Local funds will support: Adelante, YouthWorks, and Santa Fe Habitat for Humanity.)
- Work with for-profit and nonprofit organizations to develop new multi-family, mixed income rental property;
- Identify all existing affordable rentals and develop a preservation plan as needed.

Given the City's high rate of cost burden, even for homeowners, it is apparent that continued focus on rehabilitation, home repair, and other support services is essential to alleviating poverty in Santa Fe. Specific programs that reduce the number of poverty level families are:

- Dedicating capital impact programming and resources to Santa Fe's existing lower-income residential neighborhoods.
- Supporting youth recreation programs, meal delivery and afterschool resources to serve the needs of poverty level individuals and families.
- Continuing to support rehabilitation programs targeted toward low to moderate income homeowners (50%-80% AMI), which includes home renovations, emergency repairs and energy conservation measures including the purchase of new appliances, retrofits, and solar water heaters.
- Supporting the SFCHA's acquisition/rehabilitation of rental properties nearing the end of their initial affordability compliance periods as well as building new units when feasible.

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

The City of Santa Fe is addressing the priority needs identified in the 2023-2027 Consolidated Plan through collaboration with nonprofit partners to expand affordable housing, public services, and both emergency and permanent housing solutions for individuals experiencing homelessness. The principal challenge during the Consolidated Plan period is meeting the growing demand for housing amid constrained financial resources.

The City's service delivery model allocates most federal funds to sub-grantees and establishes administrative contracts with service providers responsible for delivering essential services. To improve the effectiveness of this model, the City prioritizes building the capacity of community-based nonprofit service providers. City staff serve as advocates, coordinators, and partners in these efforts.

A primary strength of this service delivery model is its capacity to offer a comprehensive range of services with minimal duplication, due to coordinated efforts between City departments and nonprofit partners. This collaboration ensures that services reach those with the greatest need, including homeless families

and individuals, veterans, senior citizens, victims of domestic violence, very low-income renters, at-risk youth, and individuals with special needs or disabilities.

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

The City's Office of Affordable Housing is a member of the Santa Fe Housing Action Coalition, which brings together public and private housing agencies and social service providers. The Coalition coordinates efforts to align goals, identify housing barriers, and develop actionable solutions to address Santa Fe's housing affordability crisis.

Representatives from the Office of Affordable Housing, Community Health and Safety Department, and Youth and Family Services Division participate in the S3 Santa Fe Housing Initiative. S3 is a partnership among local governments and philanthropic organizations, including Anchorum St. Vincent, the Santa Fe Community Foundation, the Thornburg Foundation, the City of Santa Fe, Santa Fe County, and the New Mexico Coalition to End Homelessness. S3 leverages local expertise, builds on existing efforts, and uses the Built for Zero methodology to address homelessness.

Addressing homelessness remains a critical priority for the City of Santa Fe and its residents. The Youth and Family Services Division funds several transitional homeless programs, including Youth Shelters (providing outreach, transitional living, and emergency shelter), the Interfaith Community Shelter (serving women and families), and the St. Elizabeth Shelter (serving men and families). The Veterans Advisory Board also funds a veteran navigator through the Santa Fe Veterans Alliance and offers flexible funding to help veterans at risk of homelessness remain housed.

The City also supports Adelante, a school-based program, and Communities in Schools, which work to identify and assist homeless families in Santa Fe Public Schools. The City will continue to support these organizations and provide resources for case consulting meetings. These partners are part of CONNECT, a resource navigation program that utilizes a City-purchased database. Although this is a new data system, we have already observed positive results, including improved identification of precariously housed individuals and families, and increased referrals to housing assistance to prevent homelessness. Furthermore, Community Development Block Grant (CDBG) funds have been used to renovate the permanent supportive housing program (Casa Cerrillos) run by the St. Elizabeth Shelter, as well as to support an outreach coordinator for the Drop-In Center operated by Youth Shelters.

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

The City's 2017 Assessment of Fair Housing identified that Hispanic populations experience some of the lowest levels of access to opportunities, particularly in relation to poverty rates, school proficiency, and labor market conditions. In Santa Fe, persistent challenges include poverty and school proficiency, both of which indicate restricted access to opportunity. Barriers to opportunity are exacerbated by infrequent public transportation services to neighborhoods with greater opportunities and to destinations outside

core service areas, such as the county social services office. Furthermore, certain transportation routes operate with limited hours and days, and there is no service on holidays.

The City's 2016 Analysis of Impediments also listed several barriers and actions needed to improve access to fair housing information, enhancing resident knowledge of fair housing rights and empowering residents to take action when they perceive a fair housing violation. Prior efforts have included:

- Preparation of outreach materials regarding housing laws including the Federal Fair Housing Act, the New Mexico Uniform Owner Resident Relations Act (UORRA) and the state Mobile Home Act. The outreach materials consist of Fair Housing Frequently Asked Questions brochures in English and Spanish and a tenant rights "Novella," both in Spanish and English called "Tino the Tenant"/"Tino el Inquilino", a story about a tenant who shares his own discrimination experiences with a group of acquaintances. Distribution is ongoing throughout the year predominantly in Spanish-speaking and lower income neighborhoods as well as through school liaisons with the Santa Fe Public Schools and community facilities throughout the City.
- Participation by the Office of Affordable in the Santa Fe Housing Action Coalition, in the promotion and distribution of an informational video on housing rights, and an outreach campaign to educate the public about affordable housing and fair housing issues.

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 Office of Affordable Housing monitors program service providers funded by CDBG to ensure compliance with requirements through site inspections and documentation of organizational structures, with applicability to HUD national objectives and scope of work. Additionally, the Office of Affordable Housing attends technical assistance trainings in monitoring, subrecipient oversight and fair housing throughout the year. The City of Santa Fe utilizes HUD's following guides to ensure compliance:

- Guidebook for Grantee's on Sub-recipient Oversight
- CPD Monitoring Handbook
- Managing CDBG
- Ensuring CDBG Subrecipient Timeliness guidelines
- 24 CFR 570 governing CDBG and 24 CFR 58 governing Environmental Reviews
- Davis Bacon fair wage resources via the Department of Labor

All CDBG funded activities are monitored for performance measurement and financial, as well as record keeping oversight. Site visits were held in-person or virtually, depending on the comfort level of the subrecipient. Prior to the visit, the subrecipient completes a self-monitoring checklist, describing accomplishments and procedures for complying with CDBG regulation. Staff members meet with the leadership team of the particular non-profit sub-recipient and review selected files for accuracy based on the guiding regulations and documents. Staff note both deficiencies and accomplishments at the time of monitoring and issue follow up letters which outline corrective actions to be taken to achieve effective, efficient program delivery.

Reporting and Fiscal Management: Staff ensure that all subrecipients keep detailed records to evaluate the effectiveness of the project in meeting the needs of targeted populations and for accomplishments reporting in IDIS. Relevant data include the number of clients served, income and employment (locally and with the City depending on the program), assets breakdown (when appropriate) and Performance Measurement data by project type (Housing, Economic Development, Public Service or Facilities & Improvement), ethnicity and age breakdown.

This information is submitted quarterly by subrecipients. Input into IDIS with reporting data is finalized prior to program closeout and annual reporting in the CAPER. The reports track completion of the contracted scope of services and track program demand and utilization by demographic category for services provided by the program. The subrecipient's program manager also must submit audits and/or audited financial statements which include a breakdown of the expenditures and revenue (including Program Income if relevant) and a specific description of the charges as defined in the contract.

Comprehensive Planning Requirements

Comprehensive planning requirements include the 5-Year Consolidated Plan (ConPlan), Annual Action Plans (AAPs), and Consolidated Annual Performance and Evaluation Reports (CAPERs), as outlined in 24 CFR 91 Subparts A, C, and F. Citizen participation is essential throughout this process. The City will adhere to its HUD-approved Citizen Participation Plan (CPP) to ensure meaningful community input, which is critical for identifying priority housing and community development needs. The ConPlan is updated every five years to establish priority needs and goals. Each year, the City prepares an AAP to specify projects and activities that advance these goals. The AAP must be submitted to and approved by HUD annually to secure CPD funding. At the end of each program year, the City will report accomplishments and performance through the CAPER. Citizen participation is required at each stage, as specified in 24 CFR 91.105.

Citizen Participation for the 2025 AAP

The community participation process focuses upon meaningful engagement of residents and stakeholders representing local organizations and coalitions. A public hearing was held on September 10, 2025 and a public comment period was held from September 2, 2025 to October 2, 2025 to gather input for the AAP. There were no comments made from the public.

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.

The City's Citizen Participation Plan (CPP) as per 24 CFR 91.105 requires that Santa Fe residents be given adequate time, a minimum of 15 days, to review the City's use of CDBG funds as well given a public hearing at a regular City Council meeting for public comment. The Office of Affordable Housing published a Legal Notice in Spanish and English in the Santa Fe New Mexican, notifying the public of the public comment period and public hearing. The following details were given.

Public Comment Period: Citizens were invited to review and make comments on the draft 2025 CAPER. The draft CAPER was available for (15) fifteen days beginning **September 15, 2026** through **September 30, 2026**.

The draft CAPER was made available online at the City's Affordable Housing webpage: https://santafenm.gov/affordable-housing. A paper copy was also available for review at the Office of Affordable Housing during regular office hours or could be requested by calling 505-955-6574. Written comments could be submitted by email to: contactoah@santafenm.gov or by mail to the Office of Affordable Housing, City of Santa Fe, 200 Lincoln Avenue, Santa Fe, NM 87501.

Public Hearing: A public hearing will be held on **October 28, 2026,** during the regularly scheduled Governing Body meeting. A presentation of the CAPER will be made and comments from citizens are welcome. The public hearing will be held at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

Disability & Translation Assistance: The City of Santa Fe will make efforts to provide reasonable accommodations to disabled members and provide translation assistance for anyone accessing City programs. For assistance with Spanish translation of written materials or Spanish interpretation of public meetings, please contact the Office of Affordable Housing via telephone: 505-955-6574 or email contactoah@santafenm.gov at least 5 working days prior to the date assistance is needed.

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.

PY 2025 represents the third year of the 2023-2027 Consolidated Plan. Data from the Housing Needs Assessment section of the updated plan indicate that cost burden, defined as paying 30% or more of income toward housing costs, remains the most prevalent housing issue among residents of the City of Santa Fe. These findings reinforce the City's ongoing efforts to expand both affordable rental and homeownership opportunities, as well as to provide essential housing and supportive services to homeless and underserved populations. The City will continue to prioritize activities that increase the affordable housing stock and facilitate transitions out of homelessness. Currently, no changes are anticipated to the goals and objectives of the Consolidated Plan that would alter its programs or objectives. All priorities and goals remain unchanged.

CDBG-CV

The City has successfully completed all activities under the CDBG-CV program. The final CDBG-CV expenditures are detailed in the PR-26 CDBG-CV financial summary report, which confirms the expenditures of the CDBG-CV program. Total expenditures remains at $942,530, which is almost 100% of the total allocation, leaving a remaining balance of $30. The City will work towards closing out the CDBG-CV program in the upcoming year.

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

No

CR-58 - Section 3

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

Total Labor Hours	CDBG
Total Number of Activities	0
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0
Direct, on-the job training (including apprenticeships).	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
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.	0
Assisted residents with finding child care.	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0
Assisted residents to apply for, or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0
Other.	0

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 under 24 CFR 75 establishes economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance, such those from HUD CPD development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular Section 3 attempts to provide these economic opportunities to those who are the recipients of Federal assistance.

To qualify as “safe harbor” or satisfactory performance under Section 3, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project. For more information on the definitions of Section 3 workers and Targeted Section 3 workers, see the link to the Federal Register: https://www.govinfo.gov/content/pkg/FR-2020-09-29/pdf/2020-19183.pdf

Section 3 activities cover housing rehabilitation/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of $300,000 per activity effective March 16, 2026, as noticed by FR-6085-N-05. A $150,000 activity threshold also applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. In PY 2025, the City had no new activities that met the Section 3 reporting threshold.