City of Santa Fe
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Memorandum

DATE: **October 16, 2026**

TO: **Community Development Commission, October 21, 2026**
Quality of Life Committee, October 21, 2026
Governing Body Public Hearing, October 28, 2026

VIA: **Heather L. Lamboy, AICP, Planning & Land Use Director**

FROM: **Christina Browning, Project Manager, Office of Affordable Housing**

ACTION REQUESTED:
Review and approve the 2025-26 Consolidated Annual Performance Evaluation Report (CAPER) for submittal to the United States Department of Housing and Urban Development (HUD).

BACKGROUND AND SUMMARY:
The Community Development Block Grant (CDBG) requires that the Consolidated Annual Performance Evaluation Report (CAPER) is submitted to HUD 90 days after the end of the program year. The report details accomplishments of CDBG-funded subrecipient activities as well as the financial status of the CDBG for the prior funded year.

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.

ITEM AND ISSUE:
The City of Santa Fe's focus throughout the program year was to improve and sustain affordable housing, rental, homeownership, and economic opportunities for low- to moderate-income households in Santa Fe. Equally important is addressing the needs of those experiencing homelessness or at risk of becoming homeless, while aligning housing opportunities with emerging needs. The City accomplished this by administering program funds to service providers, supporting collaboration, and strategically applying resources to community needs. To meet these housing goals, the City used the 2023-2027 Consolidated Plan which assesses housing needs in Santa Fe and provides recommendations for addressing the needs.

Accomplishments for the 2025-2026 Program Year are summarized below.

- Provided direct financial assistance to 8 homebuyers, 7 Hispanic and 1 Non-Hispanic.

The 2025 Program Year was curtailed due to the ongoing lawsuit with the federal government regarding contract requirement related to Diversity, Equity, and Inclusion and other items. An agreement was reached and the earliest that CDBG funds could be deployed was February 2026.

Following are the Goals to Accomplishment for the 2025 Program Year:

1A Increase Availability of Supportive Services: The City planned to help 800 people in PY 2025 but work on this goal has not started yet because staff focused on housing activities. Staff changes also caused delays, so the City could not meet the original timeline.

1B Expand Options for Overnight Shelter Beds: The City aimed to help 400 people with overnight shelter, but work on this goal has not started because staff focused on housing activities. These efforts support the five-year goal to help at-risk groups and meet the urgent need for emergency shelter and support for people experiencing homelessness.

2B Expand Choice for Affordable Home Buying Opportunities: The City set a goal to help 40 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.

The draft CAPER is available online at the City's Affordable Housing webpage: https://santafenm.gov/affordable-housing. A paper copy is also available for review at the Office of Affordable Housing during regular office hours or may be requested by calling 505-955-6574. Written comments may 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 the public are welcome. The public hearing will be held at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

Members of the public may participate virtually via Zoom at: https://santafenm-gov.zoom.us/webinar/tZAoce-vqzMpHt3ucltDjNlyB0XYhD-G3KAZ/ics?icsToken=DEvCfRCW2gF1QhdxGQAALAAAAAdGsCBbOA4S5ecSGB17OJYIla39kOg9ZjNyEXALtHjgTgxc5Ev9c_vNdo8NmQNjXK0ejUwDijVsVk-e7TAwMDAwMQ

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