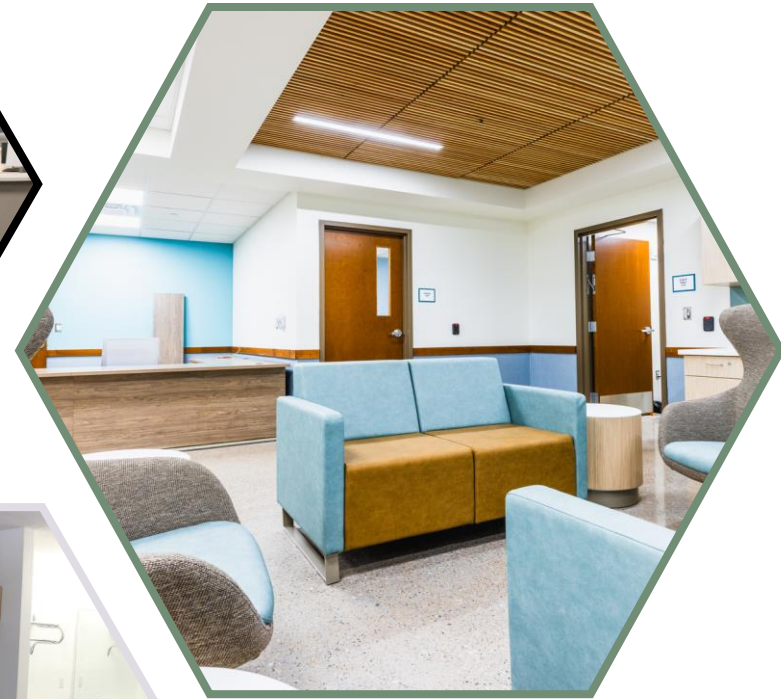


Gateway Center Expansion Update



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Lisa Glow, Executive Director, Gateway

Health, Housing, and Homelessness Department, CABQ

Legislative Finance Committee 5/20/26



Our Mission:

To reduce homelessness, expand affordable housing access, and build a system of care through local leadership, innovation, and partnership



State Funding

Program	Use	Funding
Young Adult	Operations	\$769,010
Women's expansion	Operations	\$1,350,000
Men's	Operations	\$1,350,000
Men's Expansion	Operations	\$1,350,000
FRRA	Operations	\$1,289,736
Medical Respite	Capital – new roof	\$2,387,557
Center CoGen	Capital – new roof	\$677,798
Shared costs	Operations	\$1,162,500
Gateway West	Capital – facility improvements	\$400,000
Gateway West	Operations	\$6,103,000
Total		\$16,839,601



FY26 Gateway Expansions

Gateway System - **1,213** TOTAL BEDS

Gateway Center:

- Women's Housing Navigation added 50 beds October 2025 bringing total to 100 navigation beds
- Men's Housing Navigation opened October 2025, 92 beds

First Responders Receiving Area-

- opened 2024, 25 emergency overnight beds

Gateway Young Adult:

- Opened March 30, 2026, 41 beds

Medical Respite

- Opened February 2025, 50 beds

Gateway Recovery Housing Campus:

- Opened May 2025, 50 beds in 46 pallet homes

Medical Sobering

- Opened October 2025, 50 beds

**state supported expansion in brown*



Resident Data:



Gateway Young Adult:

17 residents- street walk ins

8 residents- “couch surfing”

Top referring organizations include:

- Transgender Resource Center of New Mexico
- APS McKinney Vento
- ACS
- APD

Gateway Center:

3066 individuals served

Women’s Housing Navigation- **399**

Men’s Housing Navigation- **293**

First Responder Receiving Area- **2260**

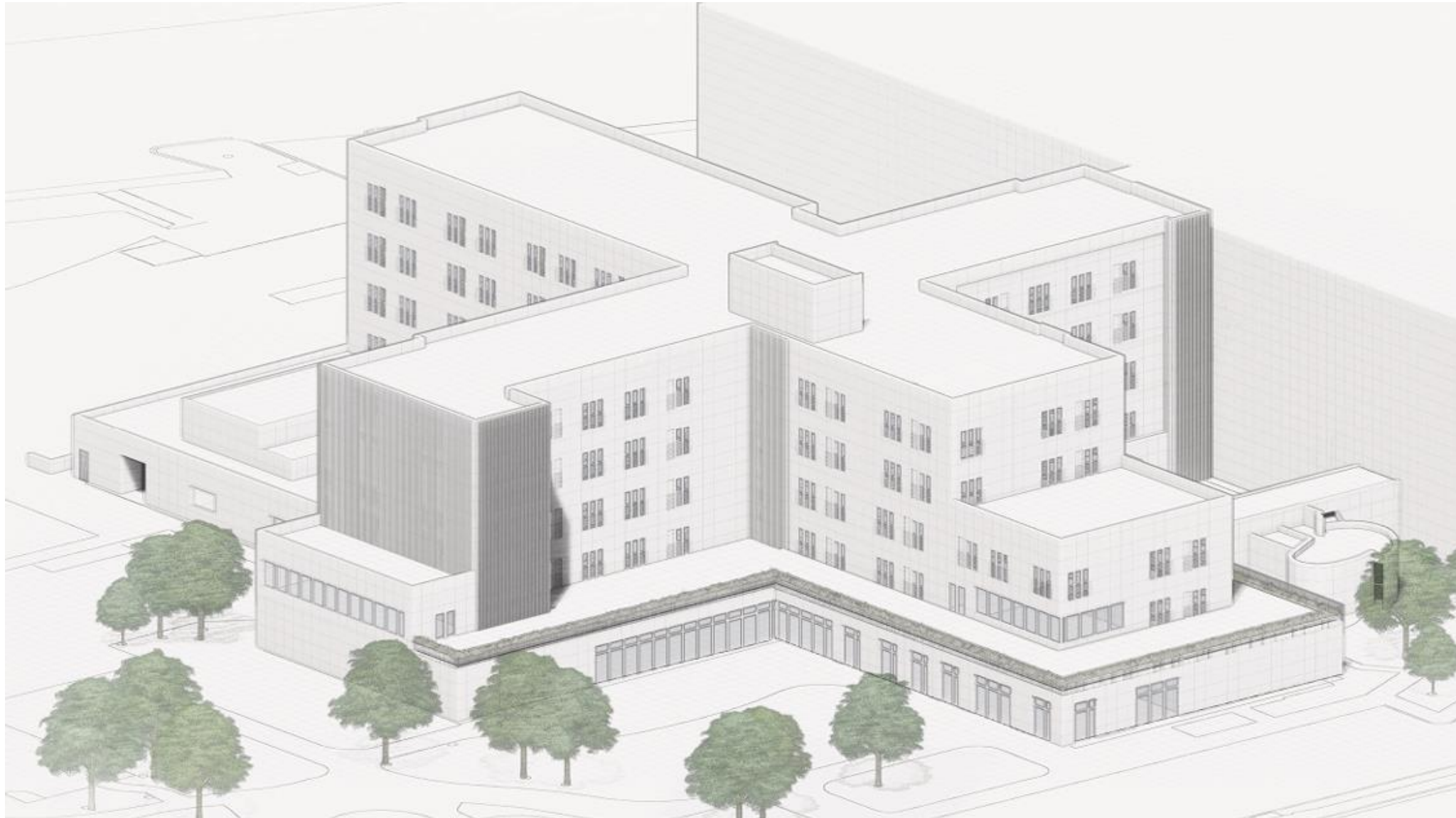
Medical Respite- **114**



Looking Ahead: Transitional Living at Gateway Center

Filling the gap in supportive housing services...

ONE
ALBUQUE
RQUE



FY26 Affordable Housing Projects:



**ONE
ALBUQUE
RQUE**

Calle Cuarta

- 61 units

Farolito

- 82 units for seniors

Route 66 Flats

- 47 units permanent supportive housing

190 units added in FY 26

Currently under construction:

4 affordable housing units (**396** units with **316** being affordable)



Housing Needs Assessment:

Housing stability and homelessness in Albuquerque

Root Policy Research, July 2024



Key Takeaways

- Most residential land capacity is on the West Side
- More West Side growth will worsen traffic and service access challenges
- More infill housing is needed near jobs and services east of the Rio Grande
- Aging residents are increasing demand for smaller and multifamily housing
- Housing costs are rising faster than wages
- Over half of renters are housing cost-burdened
- Affordable housing shortages continue to grow
- Much of the rental housing stock is aging and needs repair
- Transitional housing is a key gap in supportive housing system

Local Area Median Income (AMI) & Rental Limits:



CITY OF ALBUQUERQUE
Income and Rent Limit Reference for Albuquerque, NM MSA
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

2026 HOME INCOME LIMITS (effective June 1, 2026)

% AREA MEDIAN INCOME	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7 Person Household	8 Person Household
30% AMI	21,100	24,100	27,100	30,100	32,550	34,950	37,350	39,750
50% AMI	35,150	40,200	45,200	50,200	54,250	58,250	62,250	66,300
60% AMI	42,180	48,240	54,240	60,240	65,100	69,900	74,700	79,560
80% AMI	56,250	64,250	72,300	80,300	86,750	93,150	99,600	106,000
AREA MEDIAN INCOME	70,300	80,400	90,400	100,400	108,500	116,500	124,500	132,600

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_NM_2026.pdf

2026 HOME RENT LIMITS (effective June 1, 2026)

PROGRAM	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Low HOME Rent Limit	878	941	1,130	1,305	1,456	1,606	1,757
High HOME Rent Limit	1,009	1,185	1,447	1,663	1,835	2,007	2,178
Fair Market Rent Limit	1,009	1,185	1,464	2,036	2,399	2,759	3,119
50% AMI Rent Limit	878	941	1,130	1,305	1,456	1,606	1,757
65% AMI Rent Limit	1,123	1,204	1,447	1,663	1,835	2,007	2,178

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_NM_2026.pdf

CABQ Innovations and Progress:

- Accelerated permitting & reformed zoning to accelerate development
- Public-private partnerships with nonprofits and developers
- City-owned shelter/navigation/treatment/housing campus (Gateway)
- Integrated behavioral health and housing services



Data Driven Analysis

The 2025 Point-in-Time Count data show that 58.5% of unsheltered individuals surveyed in Albuquerque reported being from New Mexico. Separately, 47.9% reported they were not from Albuquerque, indicating that a significant portion of the unsheltered population came from outside the city, including other parts of New Mexico and potentially out of state.

Figure 15 - ABQ Unsheltered – Are you from Albuquerque?

Are you from Albuquerque? (ABQ CoC Only)

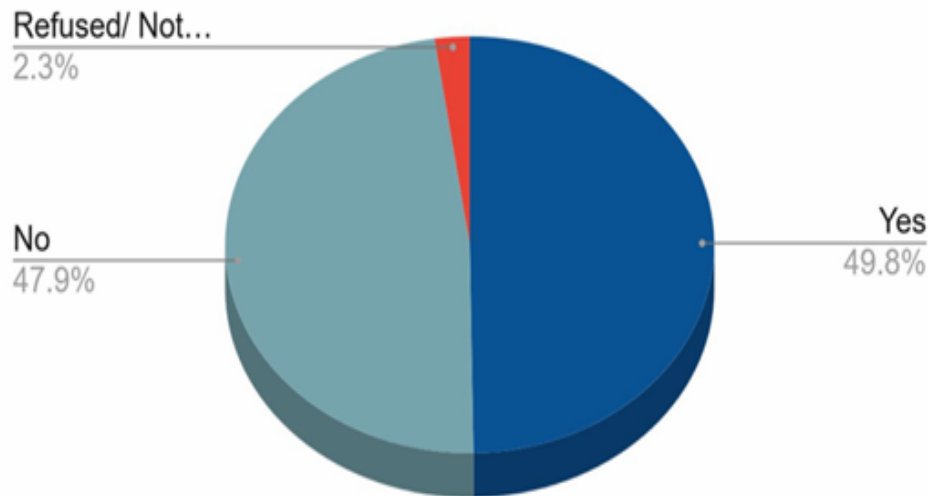
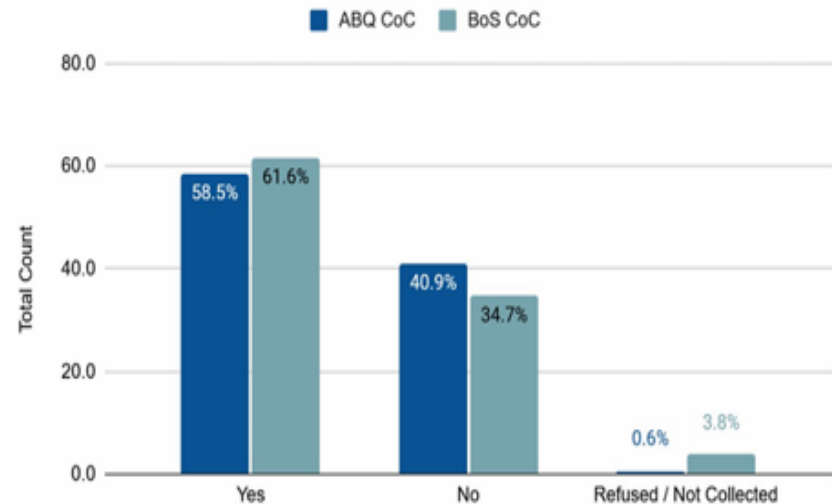


Figure 16 – ABQ & BoS Unsheltered – Are you from New Mexico?

Are you from New Mexico (including those from Albuquerque)?



Homelessness Prevention and Diversion Strategies:

- Home Rehabilitation Support
- Eviction prevention/ rental assistance
- Utility assistance
- Legal Aid
- Landlord/tenant mediation
- Flexible emergency aid to prevent shelter entry
- Warm handoffs to Housing Navigation Teams, including through the Gateway System



State Funding and Medicaid Support:



Long-term success depends on strong City-State partnership & investment

Funding:

- Predictable capital opportunities for affordable housing/conversion projects, and transitional living projects
- Investment in housing vouchers, matching or complementing local investments (Current city Investment \$8M annually)
- Create State Permanent Homeless Services Fund

Medicaid/ Behavioral Health Policy Support:

Closing Medicaid reimbursable service gaps, including:

- Shelter services, outreach, case management, and expanding reimbursable services
- MCO's partnership with municipalities on coordinated support for unhoused
- Long-term goal: reintroducing statewide MAC (Medicaid Administrative Claiming)

Additional State Investments and System Support:



- Expand the Housing Trust Fund and flexible housing assistance grants
- Increase funding for right-to-counsel and eviction prevention services
- Provide matching funds for local housing prevention and diversion programs
- Develop a real-time shelter bed and service availability system

State Housing Policy Considerations:

Housing Policy Proposals

- Create pathways for vacant or underutilized state-owned buildings to support affordable housing development
- Explore legislation to transfer eligible state-owned Department of Transportation land to municipalities for affordable, transit-oriented development
- Explore legislation requiring at least one year advance notice to local governments before LIHTC properties exit their affordability period.

Closing...

Albuquerque is building the systems and infrastructure needed to respond to the housing crisis, but durable solutions will require ongoing State investment and partnership.

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