BOARD OF HOUSING COMMISSIONERS
RESOLUTION NO 2025-16

2026 LOW RENT PUBLIC HOUSING PROGRAM FLAT RENTS

WHEREAS, The Annual Contributions Contract (ACC) between the Albuquerque Housing Authority (AHA) and the U.S. Department of Housing and Urban Development (HUD) and federal program regulations require AHA, to at least annually review, revise, and adopt as needed, new Low Rent Public Housing Program Flat Rents; and

WHEREAS, the flat rent rate is based on the market rent charged for comparable units in the private unassisted rental market (and not a rate based on the tenant's income level), see 24 CFR 960.253(d). Flat rent is equal to the estimated rent for which AHA could promptly lease the public housing unit after preparation for occupancy; and

WHEREAS, HUD Regulations require Flat Rents to bet set at no less than 80% of the 2025 HUD Fair Market Rent (FMR); and

WHEREAS, the Low Rent Public Housing Program Flat Rents have been reviewed and found to be in compliance with current HUD Regulations. And as a result, minor changes have been proposed; and

WHEREAS, federal program regulations DO NOT require AHA to post or publish for public comment the revised Low Rent Public Housing Program Flat Rents; and

NOW, THEREFORE, BE IT RESOLVED BY THE AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA that: the Low Rent Public Housing Program Flat Rents attached herein as Exhibit A are hereby adopted for used by the Albuquerque Housing Authority pursuant to rules and regulations promulgated by the U.S Department of Housing and Urban Development and is put into use this day for all appropriate transactions effective on or after January 1, 2026.

PASSED and ADOPTED this 17th day of December 2025.

BY A VOTE OF 5 FOR, AND 0 AGAINST.

Members Absent: _____

Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: /s/ Rayellen Smith
Rayellen Smith, Chairperson of the Board

ATTEST:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board and Executive Director