

For Rail Yards Advisory Board Meeting – 12/14/09

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Housing Data for South Broadway and Barelás Neighborhoods

(Source: *Affordable Housing Needs Assessment*
U. S. Department of Housing and Urban Development CHAS Data
South Broadway Sector Plan/Barelás Sector Plan)

Geographic Area: The South Broadway neighborhood is bounded by Coal on the north, Woodward on the south, the railroad tracks on the west and Interstate 25 on the east. The Barelás neighborhood is bounded by Coal on the north, Bridge on the south, the railroad tracks on the east and Tingley and Alcalde on the west.

Both neighborhoods share the boundaries of the rail road track and abut against the either side of the Albuquerque Rail Yards.

According the City of Albuquerque's *Affordable Housing Needs Assessment* both neighborhoods have experienced disinvestment.

Age of Housing Information:

- As of 2000, 58% of the housing stock in Barelás was over 40 years old. 24% of the City housing stock for the same time period was over 40 years of age. (Source: Barelás Sector Plan)
- “The largest percentage of housing in South Broadway was built before 1939.” (Source: South Broadway Sector Plan)

Household Information:

- The South Broadway/Barelás (SB/B) neighborhoods have a significantly higher percentage of residents who are renters (56%) than Albuquerque as a whole (40%).
- The lower the income, the higher the percentage of households that are experiencing housing problems. “Housing problems” are defined as paying in excess of 30% of income towards housing costs, substandard and/or overcrowded conditions.
 - 25% of renters in SB/B whose income is at or below 30% of area median income (AMI) have housing problems compared to the city-wide average of 16%.
 - 13% of home owners in SB/B whose income is at or below 30% of AMI have housing problems compared to the city-wide average of 4%.
 - 18% of renters in SB/B whose income is between 31% and 50% of AMI have housing problems compared to the city-wide average of 14%.
 - 8% of home owners in SB/B whose income is between 31% and 50% of AMI have housing problems compared to the city-wide average of 4%.
- 75% of the households in the City over 80% AMI owned their homes. In the SB/B neighborhoods, 50% of this same income group owned their homes.

Conclusions:

- Given the older housing stock in SB/B and the higher rate of “housing problems”, especially for households below 50% AMI, efforts could be undertaken to ease their burdens, i.e., new affordable rental and home ownership programs, rehabilitation of what already exists.
- The balance between rental properties (56%) and single family home ownership units (44%) needs to be brought in line with Albuquerque as a whole (40%/60%).
- The area is prone to gentrification. When the Albuquerque Rail Yards are developed, this could hasten the gentrification process. Housing assisted through City funds should ensure permanent affordability in order to not economically displace residents.

**Housing Population and Households Experiencing Housing Problems
(2007 Projections Based on 2000 Census Data)**

	Albuquerque	South Broadway/Barelas
Population		
Renters	80,868 (40%)	1,616 (51%)
Owners	<u>123,613</u> (60%)	<u>1,542</u> (49%)
	204,481	3,158
Households 0 to 30% AMI		
Total # of Renters*	16,456 (20%)	615 (38%)
# with Housing Problems*	13,368 (16%)	502 (31%)
Total # of Owners	6,439 (5%)	323 (21%)
# with Housing Problems	4,910 (4%)	263 (17%)
Households 31% to 50% AMI		
Total # of Renters	14,350 (18%)	378 (23%)
# with Housing Problems	11,595 (14%)	286 (18%)
Total # of Owners	7,895 (6%)	288 (15%)
# with Housing Problems	5,077 (4%)	162 (19%)
Households 51% to 60% AMI		
Total # of Renters	7,809 (10%)	146 (9%)
# with Housing Problems	3,886 (5%)	50 (3%)
Total # of Owners	6,536 (5%)	128 (8%)
# with Housing Problems	3,395 (3%)	55 (4%)
Households 61% to 80% AMI		
Total # of Renters	10,394 (13%)	176 (11%)
# with Housing Problems	5,173 (6%)	56 (3%)
Total # of Owners	9,968 (8%)	192 (12%)
# with Housing Problems	5,177 (4%)	76 (5%)
Households > 80% AMI		
Renters	31,889 (39%)	301 (19%)
Owners	92,775 (75%)	611 (40%)

* The "Total #" of the income category is compared to the total category.

** The "# with Housing Problems" is compared to the "Total" # with the specific income category.