



## HOMELESS COORDINATING COUNCIL

### Housing Committee

January 27<sup>th</sup>, 2021

1:00-2:30 p.m.

#### Minutes

**Co-Chairs:** Betty Valdez (BernCo Housing Dept, Executive Director), Mark Childs (Professor Emeritus UNM School of Architecture & Planning), Lisa Huval, (Deputy Director of Housing & Homelessness CABQ FCS Dept)

**Attendees:** Lisa Huval, (CABQ FCS Dept); Betty Valdez (BernCo Housing Dept); Leonette Archuleta (BernCo), Robert Baade (BHI Supportive Housing), Laura Norman (CABQ consultant), Bobby Griego (CABQ Planning), Felipe Rael (GAHP), Izzy Hernandez (MFA), John Ames (HopeWorks), Jolene Wolfley (CABQ Planning), Linda Bridge (ABQ Housing Auth)

Item:	Discussion of high impact strategy implementation
Continue developing specific plan for implementing high impact strategies for affordable housing	<p>Welcome and introductions were made.</p> <p>Motion to approve minutes of 01.13.21 was made by Robert Baade, seconded by John Ames. Motion to approve passed.</p> <p>Lisa Huval said that today's committee meeting would continue the discussion of last meeting to flesh out high-impact strategies. Today will further discuss Promoting Affordable Housing, through an analysis within the planning department to understand how existing code might promote or hinder affordable housing development. Where are opportunities to make changes? Jolene Wolfley presented last meeting, and she is here again today to continue dialogue.</p> <p>Jolene Wolfley shared her screen, and asked for feedback on what she presented last time, starting with IDO changes affecting High Density Housing. Shared a chart with developers and several 2020 multi-family projects (both subsidized and not) to show how the market responded. Land owners have reaped the benefits of reduced cost of land per unit, but not passed along to the tenant. Zoning code changes were not tied into 'affordable' housing in any way.</p> <p>In the IDO, term workforce housing equals affordable housing. Incentives/IDO changes aren't tied to doing affordable housing now (except 12 foot height bonus).</p> <p>Jolene Wolfley pointed out that land values have increased during past couple of years; understanding raw land prices is important for this committee, particularly in discussions of land-</p>



banking.

Felipe Rael explained that when a project gets over 4 stories, building construction type changes. It is more expensive. Under 4 stories, can do wood frame, 1 elevator. Could be reason why the 12-foot height bonus for workforce housing has limited use so far.

Jolene Wolfley moved on to IDO changes affecting Low Density Housing: such as, smaller lot has been created; changes and allowances for more duplexes. Can have 2 kitchens in a dwelling. Scattered pattern within the city on where accessory dwelling units are allowed. Allowance for cottage developments means smaller homes around a common area for kitchen/recreation.

Market reactions are slow, specific to low density residential changes; lot splits are similar in volume to lot consolidations.

Jolene Wolfley prepared **possible next steps** for the committee's consideration:

*1-Pursue ways to increase new affordable multi-family; increase dialogue and explore opportunities to increase available land exclusively for affordable housing such as rezoning and land-banking.*

*2-Explore leniency areas in design process manual*

Felipe Rael pointed out that NE ABQ does not have a lot of parcels zoned multi-family for them to develop.

Jolene Wolfley added that there was discussion about zoning code changes, but not changing zoning. Rezoning within an area of change is easier than within an area of consistency. The potential for affordable developers to pursue rezoning is a good idea/action step to pursue.

Robert Baade asked about the unincorporated area of the South Valley. There is a need there and available property, but is there a zoning issue? Felipe Rael said he has looked at projects there, but if not in City limits can't use City funding opportunities/financing.

Betty Valdez said that County doesn't have the same entitlements as City; they can't go directly to HUD for funds. The County competes with other counties; no direct funding. The County does partner with the City when can though.

Lisa Huval said this points to the need to develop additional sources of funding, as per this committee's high impact strategies. Lisa Huval will look at the City's Workforce Housing Trust Fund ordinance language to ensure limited to the city limits.

Jolene Wolfley continued...

Regarding #2 explore leniency areas in design process manual (balance needed to upgrade



	<p>infrastructure w/ cost of upgrade). This is an un-vetted idea she still needs to run past Planning Office.</p> <p><i>3-Explore ways to increase market activity in low density opportunities (duplexes, cottages, adu's), taking advantage of what is already in IDO.</i></p> <p><i>4-Look for innovative reuse opportunities (Ramada turned into studios at Winrock; Mesa View Methodist Church has converted excess land to transitional housing through partnership with Saranam because some of the church restriction requirements went away – not just a church can be built on church land any more)</i></p> <p>Felipe Rael addressed the leniency/#2 idea, saying that connecting to sewer and water can be a large cost and is usually a surprise. Could the city donate fees/infrastructure under affordable housing act?</p> <p>Perhaps a conversation could be facilitated between developers and those who write the design process manual –<u>Jolene Wolfley will have an internal discussion with colleagues to see if there is interest first, if so will pursue.</u></p> <p>Jolene Wolfley mentioned that some states are trying allowances at a state level, but there is push back due to local control.</p> <p>Her recommendation was not to make more changes to the IDO. Big changes happened in 2018. What is lagging is acceptability of high-density from neighborhoods, and the market response to changes needs to be better understood. <u>Jolene Wolfley to talk to staff colleagues to see if there is capacity to do a deeper review of the market response to IDO changes. She will talk to the planning director to gather input.</u> Also, she thinks it would be a good learning opportunity for staff to have developers sit down with them and share the impact of IDO; <u>Jolene Wolfley to discuss with staff colleagues if there is interest.</u> Linda Bridge, Felipe Rael volunteered; and Lisa Huval said she can reach out to other housing developers.</p> <p><u>Lisa Huval to send Jolene Wolfley an outlook invitation for her to attend future committee meetings; individual zoom link to be sent also.</u></p>
	<p><b>Next meeting: February 10th, 1:00-2:30 p.m.</b></p>