



## HOMELESS COORDINATING COUNCIL

### Housing Committee

April 7, 2021

1:00-2:30 p.m.

#### Minutes

**Co-Chairs:** Betty Valdez (BernCo Housing Dept, Executive Director), Renia Ehrenfeucht, (Professor/Chair Community and Regional Planning, UNM), Lisa Huval, (Deputy Director of Housing & Homelessness CABQ FCS Dept)

**Attendees:** Lisa Huval, (CABQ FCS Dept), Laura Norman (CABQ consultant), Felipe Rael (GAHP), John Ames (HopeWorks), Jolene Wolfley (CABQ Planning), Councilor Isaac Benton (CABQ), Renia Ehrenfeucht (UNM Planning), Jenny Metzler (AHCH), Betty Valdez (BernCo), Robert Baade (BHI Supportive Housing)

Item:	
Setting 5-year and annual affordable housing targets	<p>Welcome; introductions. Motion to approve minutes of 03.24.21 was made by Robert Baade, seconded by Renia Ehrenfeucht. Motion to approve passed.</p> <p>Reviewed committee status to date on completing the targets – Lisa Huval shared screen of matrix to review.</p> <p>Lisa Huval reread what the Urban Institute included about <i>Preservation of Existing Affordable Housing Units</i>, and more of that information was inserted in this chart. Strategy added today: a program that provides funding to assist landlords with market rate but affordable units, in doing renovation and upgrades.</p> <p><i>Permanent Supportive Housing:</i> 2,200 new PSH units needed. UNM is helping to generate data to show how many of each kind are needed (scattered site, group home, etc), as well as provide insight on models. Renia Ehrenfeucht said that she is on this task force, which has about 6 members. The task force is planning on addressing two issues, one of which is the permanent supportive housing issue above. Target completion is in July.</p> <p>Had set 5 year target of creating 325 PSH units (could be combination of vouchers, single site, etc), would need to find \$1 million each year for an ultimate recurring annual total of \$5 million. It is becoming increasingly difficult for people to find places to rent that will accept vouchers. Case management support for people in PSH is very important.</p> <p>Strategies: Landlord incentives/laws that prohibit source of income discrimination will help</p>



ensure that voucher holders can find units. Engage new/existing partners to amplify/provide services; does not need to be all new services. Coordinated model for providing rental assistance (housing vouchers) and supportive services with defined functions/roles/expertise. Local funding streams – internet sales tax/marijuana tax/state source of revenue; fees that are paid on recording/mortgages; lodgers tax (those properties tend to be small)

Rapid Rehousing: Model to provide up to 2 years of rental assistance to help people get stably housed. Usually targeted toward those with time-limited assistance but should be able to maintain housing on their home independently once stable. 800 units is the need in matrix. 5 year target is 200 RRH units/vouchers. Same strategies as above with PSH.

Annual target setting, from the 5 year targets:

- 1.)preserving 3,000 units of affordable housing (therefore, 600 units funded per year is annual target).
- 2.)funding 1,500 new units affordable to 80% AMI or below (therefore, 300 units funded per year is annual target)
- 3.)creating 250 new housing vouchers (therefore, 25 new vouchers created per year is annual target)
- 4.)creating 325 PSH vouchers (therefore, 65 new vouchers created per year is annual target)
- 5.) creating 200 RRH vouchers (therefore, 40 new vouchers created per year is annual target)

Next steps? Cost estimates would be helpful. Linda Bridge offered that it costs about \$2 million per 100 units in gap funding for renovation costs, per Linda Bridge. Lisa Huval will develop cost estimates and bring to the committee within one month. This completed document/matrix to move forward to HCC for discussion and approval.

**High impact strategy updates:** HB 111 did not pass in Legislature; this was the bill that included source of income discrimination and increased protections for renters facing eviction. Also, City has partnered with State NM DFA to launch a new emergency rental assistance program (\$24 million for ABQ). Rent and utility in arrears are eligible, as are future rent and utilities for 3 months at a time. It is for low and moderate income households, impacted by Covid – application at [Renthelpnm.org](http://Renthelpnm.org). CABQ is planning to contract with several local nonprofits to help people complete and submit applications. BernCo residents outside the City limits can apply for same program through [bernco.gov](http://bernco.gov).

**Next meeting: April 21, 1:00-2:30 p.m.**