



HOMELESS COORDINATING COUNCIL
Housing Committee
May 19, 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), Comm O’Malley (BernCo), Linda Bridge (AHA), Jolene Wolfley (CABQ Planning), Councilor Isaac Benton (CABQ), Jenny Metzler (AHCH), Betty Valdez (BernCo), Robert Baade (BHI Supportive Housing), Leonette Archuleta (BernCo), Rick Giron (CABQ), Izzy Hernandez (MFA)

Item:	
Lisa Huval	Motion to approve minutes of 05.05.21 was made by Robert Baade and seconded by Felipe Rael. Motion to approve passed.
Debrief presentations on multi-family and land-market trends	<p>Committee shared reflections on recent guest presentations. Very sobering market condition information was presented over the past two meetings. Suburban development has made it difficult to maintain affordability; the housing crisis requires density. Zoning issues for affordable housing developments were an issue not focused on in their presentations; the \$50,000 an acre costs they referenced were more related to raw land not the zoned land used in affordable development. Doing zoning changes for affordable housing is difficult.</p> <p>Jolene Wolfley suggested considering true land banking, such as buying in areas that don’t have enough utilities making the ability to buy the land now affordable. Also, she suggested looking in less-hot areas of the market, for land-banking. She thought rezoning is still viable. She stressed the importance of not losing what have in terms of affordable housing; need to focus on retaining the affordable housing do have locally.</p> <p>Felipe Rael shared that acquisition and rehab has unknowns (what is behind the walls) which can be costly, whereas you know what you are doing and getting with new construction. They have been focused mainly on new construction. If purchase an occupied building, there also is a requirement to temporarily place people while renovation underway which can be costly. Rick Giron echoed that there can be expensive unanticipated costs in acquisition and rehab.</p> <p>Felipe Rael added an idea that would make it easier for the affordable housing development</p>



<p>Finalize target matrix chart</p> <p>Identify next steps</p>	<p>community - if land banking land that will require rezoning, have the rezoning happen when City is in control rather than having developer do it. Jolene Wolfley added that south of I40 might be the place to look, based on one of the guest presenters saying that out of town developers prefer north of I40. Look at emerging areas for opportunities, even if in other jurisdictions, to find lower land values.</p> <p>Have been working on this matrix for almost 2 months; the most current version of the chart was emailed to committee prior to the meeting. Lisa Huval shared screen of this current version which has need, scale of need, 5-year target, strategies needed, costs and annual targets over 5 years. How do these strategies move forward? Think about best structure to keep momentum going. This document will be presented to the HCC at upcoming meeting, and it was suggested that should emphasize that this is a daunting task – new revenue sources needs to be the next discussion point. And what should be done with existing money available to start addressing this plan?</p> <p>Encouraged the committee to watch the HCC meeting on June 8. Will request that this matrix be on that agenda. Lisa Huval will send out latest version to the committee for final review prior to that. Jolene Wolfey reminded the committee that a group walked through several development process issues (IDO, infrastructure, etc), and ways to streamline the development process; those may be good to include on the matrix.</p>
	<p>Next meeting: June 2, 1:00-2:30 p.m.</p>