



**HOMELESS COORDINATING COUNCIL**  
**Housing Committee**  
**May 5, 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), Renia Ehrenfeucht (UNM Planning), Jenny Metzler (AHCH), Betty Valdez (BernCo), Robert Baade (BHI Supportive Housing), John Ames (HopeWorks), Leonette Archuleta (BernCo), Rick Giron (CABQ), Guests Jim Wible and Keith Meyer

Item:	
Lisa Huval	Welcome. Motion to approve minutes of 04.21.21 was made by Commissioner O’Malley and seconded by Jolene Wolfley. Motion to approve passed.
Setting 5-year and annual affordable housing targets, identifying costs	<p>Continue working through matrix developing 5 year an annual targets, with focus on cost element today. Lisa Huval shared screen with matrix completed to date.</p> <p>Brief review of Felipe Rael chart/presentation from last meeting; shared screen. It is a typical bond deal with County as issuer, MFA providing tax credits, that would be 95% of those units would be at 60% AMI and 5% would be at 30% AMI. Compared 80 unit vs 120 unit projects. Bigger units can support bigger bank loan. Remember that Committee’s core document report identified a 15,500 unit deficit for people at very low income (50% or less of AMI). City could leverage their funds more by prioritizing 4% transactions. The gap is larger than any contribution the City has made to date – the City would need to provide more than it has historically. \$40,000 is estimate of additional subsidy unit needed in a 120 unit project, \$80k subsidy for 80 unit project. Lisa Huval pointed out that the gap funding provided by City could be provided in combination with other gap funding opportunities as those are identified, not just City. And she pointed out that the City currently incentivizes in areas that may not be the same areas that HUD does. Looked at qualified census tract map; Felipe Rael explained that building in a qualified census tracts (QCT) or difficult to develop area (DDA) provides a 30% basis boost. And looked at map from City’s consolidated plan to show City prioritized areas of workforce housing and HOME dollars in investment and reinvestment areas. Investment areas are new construction, reinvestment areas are acquisition/rehab. There is not 100% overlap between HUD and City. Felipe Rael added that City priorities also restrict placing a project within a half mile of an existing</p>



<p>Land Market Trends</p>	<p>City funded project. Acquisition/rehab projects still need to be studied and calculated in similar way as above.</p> <p>Guests Keith Meyer and Jim Wible were welcomed, committee provided introductions, then they introduced themselves. Keith Meyer commercial real estate broker with NAI Sun Vista, doing in ABQ since about 2003, specializes in land. Jim Wible been in commercial real estate industry since 1998, but as a broker since 2005. <i>What is currently going on in land market in ABQ?</i> Year over year Q1 2021 vs Q1 2020 per a title company they work with, they are up 129% in terms of closings. Available lots are limited. <i>Are there differences in the City of ABQ market and surrounding markets?</i> Entitlement process is where it makes a difference; related to affordable housing regulation has a cost impact. One of biggest challenges for housing development is the cost of regulation, passed on to housing user. City of ABQ is the most expensive to develop in because it has the most regulations. Availability of land is most limited in the City of ABQ. Market right now is about \$50,000 an acre for single family residential, if you get five dwelling units per acre; some people are not prepared to sell at that price now. <i>What trends are there for vacant land that is zoned for multi-family?</i> Unless it is a very exclusive piece of property, \$6 a foot is about what a market developer can afford and be profitable. Have not seen a lot of multi-family developers look at the southwest mesa, but there is real demand there. Rental rates are lower there. <i>What are the trends for rezoning land for multifamily - what potential exists for rezoning industrial for multi-family, promising zoning conversions?</i> Are doing some of that, but the challenge is that industrial demand is so great right now. Some property would work well, but not in QCT so not incentivized by current processes that would lend itself to multifamily. Commercial property utilization may change due to Covid; malls are being repurposed across the county and they was happening before Covid. Covid is just a catalyst. <i>If government and nonprofits seeking to improve the supply of affordable housing, what is important to know?</i> Being outbid is likely to continue. Some opportunity in ABQ because have large supply of small multi-family properties, which can be improved. <i>Could there be a process to incentivize owners to improve those and upgrade those and keep them affordable?</i> The large players are not interested in these; they are looking for scale. Could buy and land bank land that doesn't yet have utilities; some land would be great for development but can't deliver anything yet because no water or sewer being provide by Water Authority. <i>Are outside investors buying up affordable housing apartments in ABQ?</i> There are people looking for return/cash flow, out of state looking for opportunities everywhere. Overall desire to convert them to market rates, rather than affordable, because they are chasing returns. No benefit to keep them affordable, unless there is an incentive. Perhaps expand the MFA types of programs to broader population of properties, so that they don't have to necessarily by in a QCT or DDA. Jim Wible did not think that conversion of hotels will generate a Class A affordable housing unit; will still have the characteristics of a hotel. Size and layout of units are a challenge</p> <p><u>Discussed next steps:</u> Have a third guest speaker that Jolene Wolfley has identified, but two meetings from now. Felipe Rael added that right now the City can have a big impact; waiting</p>
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	<p>means land and acquisition/rehab opportunities will disappear. Lisa Huval said that this Committee's foundational work has been important; can talk about the collective role moving forward next meeting.</p>
	<p>Next meeting: May 5, 1:00-2:30 p.m.</p>