



HOMELESS COORDINATING COUNCIL

Housing Committee

June 16, 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), Robert Baade (BHI Supportive Housing), Rick Giron (CABQ), Izzy Hernandez (MFA), John Ames (Hopeworks), Renia Ehrenfeucht (UNM), Todd Clarke (Guest)

Item:	
Welcome and Minutes, Lisa Huval	Motion to approve minutes of 05.19.21 was made by Felipe Rael and seconded by Robert Baade. Motion to approve passed.
Housing Target Matrix , Lisa Huval	The Housing Target Matrix/Spreadsheet was finished last meeting, but needed some formatting and clean up; after that was done, Lisa Huval sent out for final review. There is no July HCC meeting. In advance of the August HCC meeting, can the lead agencies on some of these strategies be identified? Shared screen to review a final time as committee. Rick Giron had question about the 953 AHA Public Housing Units and whether that accounted for all or just those being rehabbed – Linda Bridge will be asked for future meeting to share the number of units that remain to be updated after the current rehab is complete. Lisa Huval will contact some of the members who are also on HCC to discuss next steps with matrix.
Permanent Supportive Housing Research Project, Renia Ehrenfeucht	UNM has established a research-oriented task force in support of the HCC. One issue being researched from this committee is to determine what kinds of permanent supportive housing best serves people who need it (group homes, scattered site housing, etc). Beyond a number, this is a study of what types of PSH and how much is needed. Three current focus areas are conducting literature review, accessing the HMIS database via NM Coalition to End Homelessness, and conducting qualitative interviews. The other issue being researched for HCC is the impact of shelters on neighborhoods. Target for draft report is November, and complete report by January. Jenny Metzler suggested expanding interviews to include out-of-area experts/informants for broader perspective, such as National Low Income Housing Coalition,



Housing Market Trends, Todd Clarke	<p>Urban Institute, Claudia Powell. If other committee members have suggestions for interviews, they may be sent to Rehnia Ehrenfeucht. John Ames said that the landlords'/property owners' voice should be included in this study also, to share their experience in who works best in what type of setting.</p> <p>Guest speaker: Todd Clarke is in commercial real estate, an apartment Investment broker and a development consultant. Maintains a database on all apartments 2 units and up across NM. He shared a presentation "Forecast 2021: Impact of Amazon, Netflix, Facebook on Housing." Seeing an influx of capital into the marketplace; a three-fold increase during the pandemic year. Jobs vs Housing: Before the pandemic, there was already a huge demand for housing (15,000 units for millennials estimated needed). Intel has announced between 700 and 1,000 jobs, Facebook Data Center expanding, Amazon doing facility on Westside, and more. If map out just the big jobs already announced, it totals 6,155 new jobs. With multiplier effect, this is an even larger number of jobs and therefore larger population and housing needs. 26,828 is his estimate for number of total new households. ABQ lacks capacity to meet this housing demand. Rents will grow. He believes this will lead to the 5th great wave of housing shortages in ABQ's history: 1935, Post World War II when city grew from 40,000 to 400,000; 1960's; and 1970's when inflation stopped new housing. The advantages this time: IDO zoning, MRCOG planning, Transportation infrastructure; Abundance of capital; and future master planned communities. Have opportunity to repurpose functionally obsolete properties (adaptive reuse): motels can be renovated and converted; office buildings including towers also. Discussion continued, and one of the points he shared is that financing for constructing 4 units and under is very easy to get; federally insured, much like a house. But financing for 5 units and over much more difficult to secure.</p>
	<p>Next meeting: June 30, 1:00-2:30 p.m.</p>