



HOMELESS COORDINATING COUNCIL

Housing Committee

November 18th, 2020

1:00-2:30 p.m.

Minutes

<p>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)</p> <p>Attendees: Councilor Isaac Benton (CABQ), Commissioner Debbie O’Malley (BernCo), Felipe Rael (Greater ABQ Housing Partnership), Izzy Hernandez (MFA), Jenny Metzler (AHCH), John Ames (HopeWorks), Leonette Archuleta (BernCo), Linda Bridge (AHA), Robert Baade (BHI Supportive Housing), Laura Norman (CABQ consultant), Quinn Donnay (DFCS)</p>	

Item:	Discussion of high impact strategy implementation
Welcome, Introductions	Lisa Huval reviewed the agenda for today’s meeting which is to develop a plan for moving the high impact strategies forward into reality. Minutes of the 11.4.20 meeting were approved.
Overview and re-cap	The three high impact strategies that have emerged as consensus top three are: Increasing the supply of permanent supportive housing (PSH); Increasing the number of affordable housing units through new construction, acquisition and rehab; and Preserving existing units. Lisa Huval shared a matrix on her screen with the committee which served as the working document during the meeting. The matrix has sub-strategies, action steps and lead entity. Two additions to the matrix were recommended – add addressing development and zoning requirements to better pave the way for options for housing; and add lobbying strategy for all levels of government and building community support for increased funding.
Develop specific plan for implementation	Focused first on Increasing Supply of PSH. There are different types of PSH; it is a spectrum that includes scattered site, group homes, single site. Discussed the planned survey of current PSH and needs by subpopulation. Mark Childs said that UNM could do and once it starts it should only take a couple of months. It is not new, primary research. Using existing data sets available from agencies. A shift to using the work “review” rather than “survey” will be made going forward. <i>March 31 was the target date for completion.</i> The task is to define subpopulations so that plans can more accurately match populations to vouchers and know what kinds of housing are needed. Urban Institute report provided rough estimates, but this is drilling down to specifics and refining an understanding of the need.
	Commissioner O’Malley requested clarification on the definition and timeline for PSH and how



long vouchers are available. The answer is that PSH funded by HUD and the City General Funds timelines are indefinite, but data show that the average length of stay in PSH is approximately 3 years. John Ames added that their program does emphasize transition to Section 8 after a period of time. BernCo lottery system has helped, so people don't wait for years in PSH; they can move on to Section 8 and open those PSH slots for more acute people.

Next, discussed **identification or creation of new funding** - other action steps not already identified at last meeting. Felipe Rael said that the City funding for workforce housing ebbs and flows. Perhaps a fee on new home builds would create a recurring funding stream for the Housing Trust Fund or similar fund. Another idea was a real estate transfer tax or fee, which was tried in the legislature a few years ago without success. Discussion on where and what level of government to make funding requests for Housing; ideally at state level. Internet sales tax is an opportunity too. How would this group talk to and bring issues to the legislature, recognizing that coordinated approach is most effective?

Jenny Metzler offered that there should be an overall strategy for each issue that has a policy proposal and how they fit together. Perhaps lobbyists for the 3 host HCC entities (City/County/UNM) should meet? Maybe make a list for lobbyists that they could review to see which ideas/elements have real prospects of moving forward? Which ideas require administrative advocacy vs legislative advocacy? A legislative slate ultimately could be developed.

The next topic was **fully utilizing Medicaid**. Regarding developing landlord incentives, John Ames suggested the City create line item for mitigation fund in its housing voucher program. He said it was there a few years ago for damages in Housing First, but it is not there now. Also, private funding opportunities could create funds for landlord incentives.

Discussion of tax credits followed, with Felipe Rael explaining that If someone makes a donation to an affordable housing project, they can get federal tax deduction and state tax credit. There are specific rules about which organizations can facilitate these credits. The 4% and State Tax Credit are two different things. Clarification on what the state tax credit can be used for – is it only bricks and mortar, or could it go toward landlord incentives.

Lisa Huval pointed out that HUD dollars don't cover the actual cost of administering PSH housing projects for the nonprofits that run them.

The Covid response has mobilized new social service providers to get involved in housing, so the community is better poised now than before, per Jenny Metzler.

Next segment, **aggressively preserve exiting subsidized and market-rate units**. Izzy Hernandez clarified the differences in the available tax credits: there is the 4% federal tax credit, and private



	<p>activity bond cap is used in conjunction. This is not all used, so that is a resources where there is some opportunity. Second, there is the state tax credit/affordable housing tax credit is when someone donates \$1 and gets 50 cents back on state tax liability. Depending on what organization the donor donates to, may also qualify for additional federal tax deduction. It is underutilized, with only \$1.7 million in donations made last year with approximately \$4 million in available credits. No recent marketing on this opportunity; could approach bigger companies strategically and educate financial advisors for their clients.</p> <p>Mark Childs suggested contacting PNM and others with programs related to weatherization, and see if there is a way to maximize their opportunities. Izzy Hernandez said the MFA operates a weatherization program funded through a variety of sources, including the utility companies. It is available to small landlords, but there are some strings such as a landlord must agree not to increase rents.</p> <p>Related to maximizing existing fund sources, Linda Bridge suggested the MFA and City pull a working group together to study policies that are a disadvantage to preservation.</p> <p>Discussion moved to the topic of developing more affordable housing through regulatory, infrastructure and funding support: a task force/group of local experts could really think through zoning, study best practices from other communities. What holds us back in terms of zoning, and what are creative strategies?</p> <p>Isaac Benton said you can do a zoning change in a smaller area of Albuquerque; it doesn't need to be citywide. The recent update to the IDO helped with this. Discussed accessory dwelling units as one example.</p> <p>The Committee confirmed that these meetings will be scheduled for 1.5 hours going forward.</p> <p><i>*Comment from chat box, Gigi Osoria, public attendee – Individuals that qualify for these programs don't get the message, especially in 87108/87105/87121. Also, more focus on grassroots and using community health workers to get the message out.</i></p>
	<p>Next meeting: December 2nd, 1:00-2:30 p.m.</p>