



**HOMELESS COORDINATING COUNCIL**  
**Housing Committee**  
**March 24, 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); Leonette Archuleta (BernCo), Laura Norman (CABQ consultant), Felipe Rael (GAHP), John Ames (HopeWorks), Jolene Wolfley (CABQ Planning), Linda Bridge (ABQ Housing Auth), Councilor Isaac Benton (CABQ), Renia Ehrenfeucht (UNM Planning), Jenny Metzler (AHCH), Betty Valdez (BernCo), Comm. Debbie O’Malley (BernCo), Robert Baade (BHI Supportive Housing) and Carol Pierce (CABQ DFCS Director)

Item:	
Setting 5-year and annual affordable housing targets	<p>Welcome; introductions. Motion to approve minutes of 03.10.21 was made by Jenny Metzler, seconded by Renia Ehrenfeucht. Motion to approve passed.</p> <p>Lisa Huval shared her screen and work-in-progress matrix. Needs are as identified in the Urban Institute Report:</p> <ul style="list-style-type: none"> <li>• Preservation of existing affordable units</li> <li>• New construction and acquisition/rehab of affordable rental units</li> <li>• Housing vouchers to make market-rate rental units affordable</li> <li>• Permanent Supportive Housing</li> <li>• Rapid Re-Housing</li> </ul> <p>Setting 5-year (and related annual) targets, with identification of resources needed, strategies and rough cost estimates.</p> <p><b>Preservation:</b> 5-year goal to preserve 3,000 total units. More than 4,700 assisted units could be losing their subsidies by 2030. Goal of 250 units newly created via Workforce Housing Trust Fund (WHTF). Strategies: advocate regularly with City for full WHTF allocation every two years; preservation of existing market rate units that are affordable; outreach/communication/advocacy to properties with subsidies about to expire; could City acquire these sites with project-based subsidies?; acquire properties even if long-term before they become affordable housing. (naturally occurring affordable housing is being lost, in CABQ’s ‘hot housing market’)</p> <p>Jolene Wolfley suggested inviting private affordable housing providers to present to committee,</p>



to learn more about current marketplace.

Comm O'Malley pointed to the need to be poised to move quickly in order to compete.

Renia Ehrenfeucht shared that some cities in US are allowing in a sense doubles by right. Meaning, not that you build new doubles, but you create a unit in a home without changing form. Also, ADUs/Casitas being allowed. There are ways to retain single family neighborhood character and create more naturally occurring affordable housing.

Carol Pierce asked about creative new construction housing solutions such as shipping containers, quick construction, etc. Would those meet HOME (and other sources) federal quality standards; and the group thought probably not.

**New Construction:** Strategies are land acquisition/banking, need to be able to move quickly (revolving loan fund?). New HOME dollars. Alternative construction projects (ie, shipping containers). Tiny homes. Zoning. Gap funding resources.

Felipe Rael said that an article in LA Times highlighted pre-approved accessory dwelling units (ADUs) plans, where a limited number of plans can be selected from and easily constructed. Saves design/engineering and approval costs.

Jenny Metzler said that defining what we mean when we talk about 'affordable housing' is important? Basic principles for decision making, cost, type, quality, speed. This lends itself to multiple bottom lines.

John Ames supports tiny homes and prefers scattered site housing. Comm O'Malley pointed to the regulations which present a zoning challenge. There is a market for tiny homes, not only in lower income brackets.

Jolene Wolfley reminded committee of pertinent points of her presentation from weeks ago; research regarding low density housing:

- IDO changes that affected low density housing (created a small lot; maximum lot size reduced to ¼ acre; allowance for more duplexes)
- Have allowance for 2 kitchens in dwelling, but can't create 2 distinct dwellings this way
- Accessory dwellings given path to be legal; varied path of where
- Allowance for cottage developments. There have been no applications to the City for cottage dwellings even though that has been available for a couple of years.

Overall, zoning allows for more opportunities than builders/developers are using.

Linda Bridge said both new and acquisition/rehab projects need gap funding; but 4% projects in



new construction have a particular need.

***Housing vouchers to make market-rate rental units affordable:*** Goal is to create 250 new housing vouchers. On average the cost per unit on vouchers is \$550/month, per Linda Bridge. Some of the potential gap funding sources could be: internet sales tax, marijuana revenue, state level support, fees on recording/mortgages, lodgers' tax, public/private partnerships.

Jolene Wolfley asked how far charitable contributions went when HopeWorks partnered with churches to help sponsor people in new housing. John Ames said that it was difficult to maintain the support; received a large foundation grant (and TANF funds) instead to support this program. Lisa Huvall added that OneABQ Housing Fund brought in about \$80,000, dispersed to several housing nonprofits.

Next step: invite people engaged in local affordable housing development to share information on market conditions (Lisa Huval to coordinate with Jolene Wolfley).

Jolene Wolfley presented findings from workgroup looking at whether gains could be made making affordable projects less costly through infrastructure/development issues – Felipe Rael, Dan Foster from ABQ Housing Authority, and Jolene met 3 times. Talked to City engineer and other staff, water authority, and metro redevelopment. Highlights from this report included initial cost items that could be potentially reduced, or provide a benefit for, affordable housing development: impact fees; utility expansion charges, parks and rec, playground equipment, trees, sidewalks, wall heights. Ongoing maintenance items: street maintenance. Process improvements: start water availability statement early, and have planning staff point person to facilitate affordable housing apps. Planning: how to create a 'concerted community revitalization plan'; Jolene will follow up with long-range planning such as improving public perception, and potential for developing an affordable housing plan.

Betty Valdez mentioned a unique public/private partnership, a school which had affordable housing component.

(Several Zoom CHAT box items to include)

Minneapolis banned single family zoning (allowing doubles and triples) and Sacramento has or is planning to do something similar. While in those cases, they're allowing new doubles, there's no reason not to have form based standards to retain the character. New Orleans has a huge number of doubles that are the size of single family houses and



	<p>has made ownership affordable to more people. Renia</p> <p><a href="https://www.latimes.com/entertainment-arts/story/2021-03-05/backyard-homes-project-adu-los-angeles">https://www.latimes.com/entertainment-arts/story/2021-03-05/backyard-homes-project-adu-los-angeles</a></p> <p><a href="https://www.latimes.com/lifestyle/story/2021-03-18/east-los-angeles-affordable-adu">https://www.latimes.com/lifestyle/story/2021-03-18/east-los-angeles-affordable-adu</a></p> <p>Felipe</p> <p>\$1,650,000/year for vouchers</p> <p>John</p>
	<p>Next meeting: April 7, 1:00-2:30 p.m.</p>