


Building Affordable Housing



*Housing-Related Accomplishments Over the Past 5 years and
Looking to the Future*



Presentation Objectives



1. City expenditures on housing over the past five years
 - Housing Programs
 - Housing Development
2. Plan to address affordable housing shortage

Definition of Affordable Housing



Per CABQ 2019 Affordable Housing
Implementing Ordinance:

*Residential housing primarily for households
of low and moderate-income*

- Low and Moderate Income: Less than 80% of the Area Median Income, determined by HUD annually

2023 Adjusted Income Limits (HUD)
Area Median Income: \$79,000 - family of 4

Household Size	30% AMI	50% AMI	80% AMI
1	\$16,800	\$28,000	\$44,750
2	\$19,200	\$32,200	\$51,150
3	\$21,600	\$36,000	\$57,550
4	\$23,950	\$39,950	\$63,900

Rent limit:

1 person @ 30% of AMI: \$420 per month

4 people @ 80% of AMI: \$1,597 per month



Current Housing Plans / Studies



- 2023-2027 Consolidated Plan (2023)
- 2023-2027 Affordable Housing Plan (2023)
- Comprehensive Needs Assessment (OEI, 2022)
- Mine the Gap Harvard Study (2022)
- Albuquerque Affordable Housing and Homelessness Needs Assessment (Urban Institute, 2020)
- Housing Forward ABQ Report (2023)
- Strategies for Increasing & Protecting Affordable Housing in Albuquerque 2022-2025 (2022)

City Funding Sources Utilized (Over the Past 5 Years)



- HOME Investment Partnerships (HUD): \$18,129,832.44
- Workforce Housing Trust Fund: \$22,978,835
- Community Development Block Grant (HUD): \$8,407,937.18
- Gross Receipt Tax: \$20,000,000**
- City General Fund: \$28,905,500
- HNEDF: \$3,000,000
- ARPA: \$6,454,770.06
- City Land Resources
- Metropolitan Redevelopment Agency: \$24,341,000*

Funding supports programs and development



* Metropolitan Redevelopment funds have supported market rate housing developments in the past and we'd like to use them to support affordable developments in the future

** Gross Receipts Tax dollars have been programmed for housing developments but not fully spent down at this time

Types of Programs



- Homebuyer Assistance
- Tenant-Based Rental Assistance
- Operating costs for federally funded projects
- Eviction Prevention
- Legal Services
- Deposit assistance (new)
- Housing vouchers
- Homeowner rehabilitation

Homebuyer, Tenant Assistance

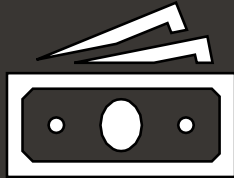
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- Mortgage Reduction program: financial assistance to **65 households**
- Mortgage Assistance Program: **36 low-income households** impacted by COVID received short-term mortgage payment support
- Tenant-Based Rental Assistance: **151 households** served via partner agencies
- Eviction Prevention: **2,720 residents** provided with emergency rental, utility assistance at City Health & Social Service Centers
- Legal assistance to **3,070 people**



2018 to Present - City programs

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\$ 36,780,766.68
city investment



11 programs



42,476
people served

Types of Development Projects



- New Affordable Housing Construction
- Affordable Housing Preservation (Acquisition/Rehab)
- Hotel/ Motel conversion
- ABQ Housing Authority rehab and infrastructure
- Single-site permanent supportive housing projects

New Construction

- 2018: The Sterling Downtown
 - 106 affordable units; some for households with special needs
- 2018: El Vado Place
 - 32 units, 24 affordable 8 market rate. Mixed-use
- 2020: Generations at West Mesa
 - 54 units, 45 affordable. For seniors and caring for family
- 2020: Nuevo Atrisco
 - 80 units, 68 affordable 12 market rate. For households w/ children
- 2022: Luminaria Senior Community
 - 92 units, 77 affordable
- 2023: PAH! Hiland Plaza
 - 92 units, 75 affordable
 - Mixed-use; designed for deaf/ HOH community
- 2025: Calle Cuarta
 - 61 units, all affordable, mixed-use
- 2025: Farolito Senior community
 - 82 units for seniors age 55 and older, all affordable



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Rehab and Preservation

- 2018: Solar Villa Preservation
 - Serves seniors over 62 and disabled individuals
 - Preserving affordability for 99/100 units
 - Uses project-based Section 8 subsidies
- 2020: INCA NE Apartment Acquisition/ Rehabilitation
 - Three 4-plex apartment buildings
 - Substantial rehab of buildings, landscaping, access, parking lots, grounds
 - Now in City portfolio; serves households with children
- 2022: Sawmill Homeowner preservation
 - WHTF loan to Sawmill Community Land Trust to purchase inventory
 - Funds repaid to WHTF upon sale of each home to income-eligible household
 - 88 total units, serving Section 8 and households with children
- 2023 Broadway & McKnight
 - AHA project; 54 units, some serving veterans
 - Renovation added new units and preserved affordability
- 2024: Casitas del Camino
 - Rehabilitating existing 24-unit duplexes and homes; adding additional units and a community building to create 88 total units



Supportive Housing



- 2022: Hope Village
 - 42 units of permanent supportive housing
- 2024: NMVIC Transitional Living Campus
 - Under construction now
 - 42 units transitional housing for veterans
- 2025: Route 66 Flats
 - 47 units, permanent supportive housing



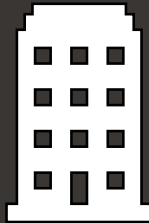
2018 to Present – City projects



31



**New construction/rehab
projects supported**



**2224 units created
1021 affordable**



**\$71,682,608 city
investment**



**\$492,558,472 total
project value**

Includes MRA projects

Housing Trends

- Half of renters are rent burdened
- Rents have increased 20% since 2021
- Median home price has increased 20% since 2021
 - Median home price in August 2023 was **\$359,990**
- Urban Institute Study: City needs over 30,000 new housing units in general
 - 15,500 additional affordable units for extremely low income households
- Housing Forward Report proposes City supports the creation of 5,000 new affordable units over 5 years
- Current rate of *overall* housing production in Albuquerque is between 1500 – 2000 units/ year
- City's current rate of affordable housing production is approx. 200 - 250 units/ year



Affordable Housing Plan

City goal of assisting 5,000 new affordable units

1. Leverage Funds

- Improve interagency coordination: \$1 city = \$4 other funding
- Expedite planning approvals for affordable housing developments
- Identify City and State land resources
- Work with Water Authority to decrease fees for affordable housing developments

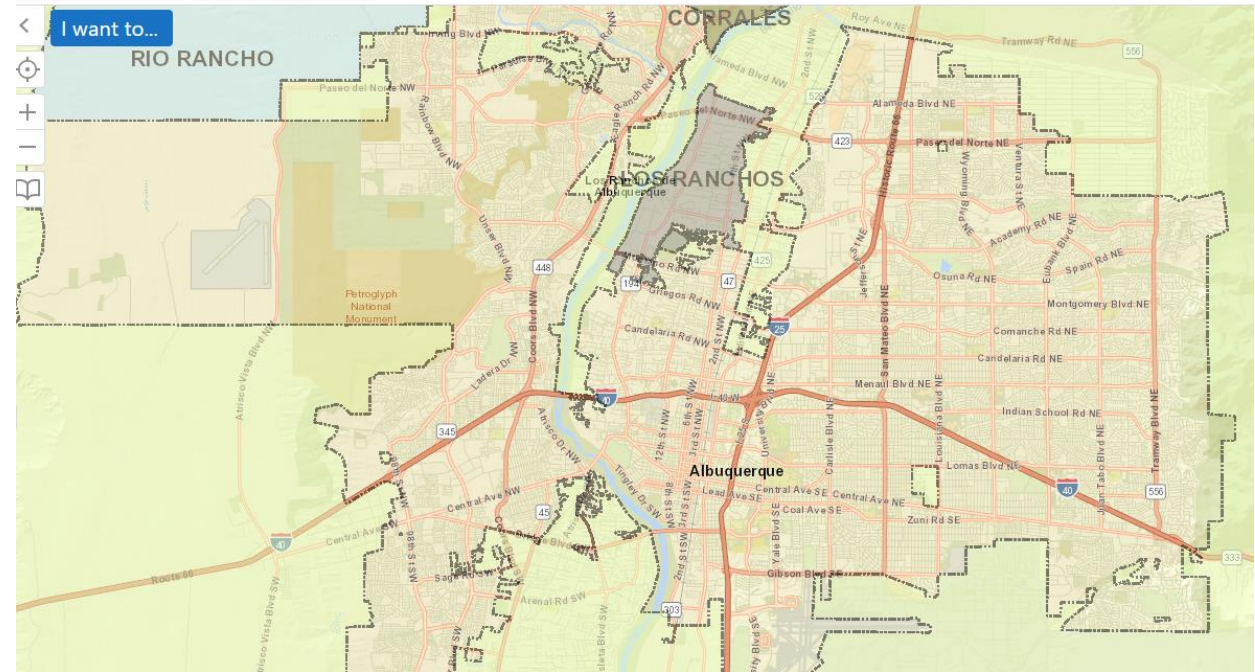


Affordable Housing Plan



2. Administrative changes

- Align RFPs programmatically with MFA
- Open RFPs to for-profit developers
- Map available land
- Create funding packages for developers
- Create comprehensive list of previous tax credit projects losing their affordability





Affordable Housing Plan



3. New programs

- Pre-development fund open to non-profits
- ADU loan fund
- Capacity building support for non-profits
- Apartment to condo initiative
- Motel conversion assistance program

Affordable Housing Plan

4. Internal Staff Capacity

- Hire additional staff to support new programs
- Allocate general funds for staff to guard against audit findings related to the use of federal funds

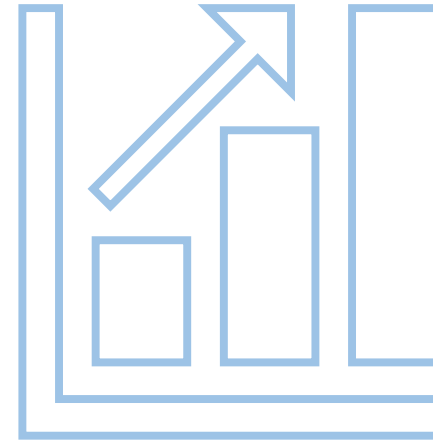


Affordable Housing Plan



5. Enhanced Housing Trust Fund

- Research source of permanent funds at approx. \$20 Million/ year
- Ensure Trust Fund has flexibility needed to support many programs



5,000 Affordable Units in 5 Years

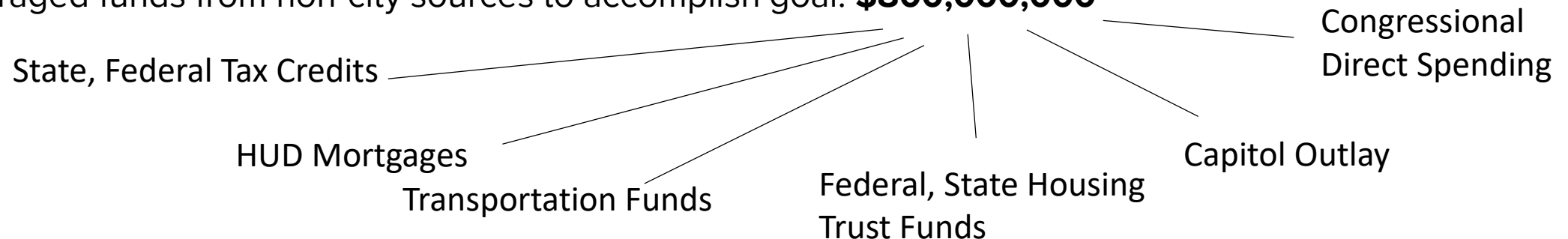


Unit Breakdown:

- New multi-family construction: **1,500 units**
 - Motel Conversion: **1,250 units**
 - Single family development: **250 units**
 - Multi-family preservation: **1,000 units**
 - ADU financing: **250 units**
 - Apartments Condo Conversion: **500 units**
- Total = **5,000 units**

Total City investment needed: **\$20 million/ year** plus leveraged internal funds

Total leveraged funds from non-city sources to accomplish goal: **\$800,000,000**





Thank You!