



Housing and Neighborhood Economic Development Fund Survey Report

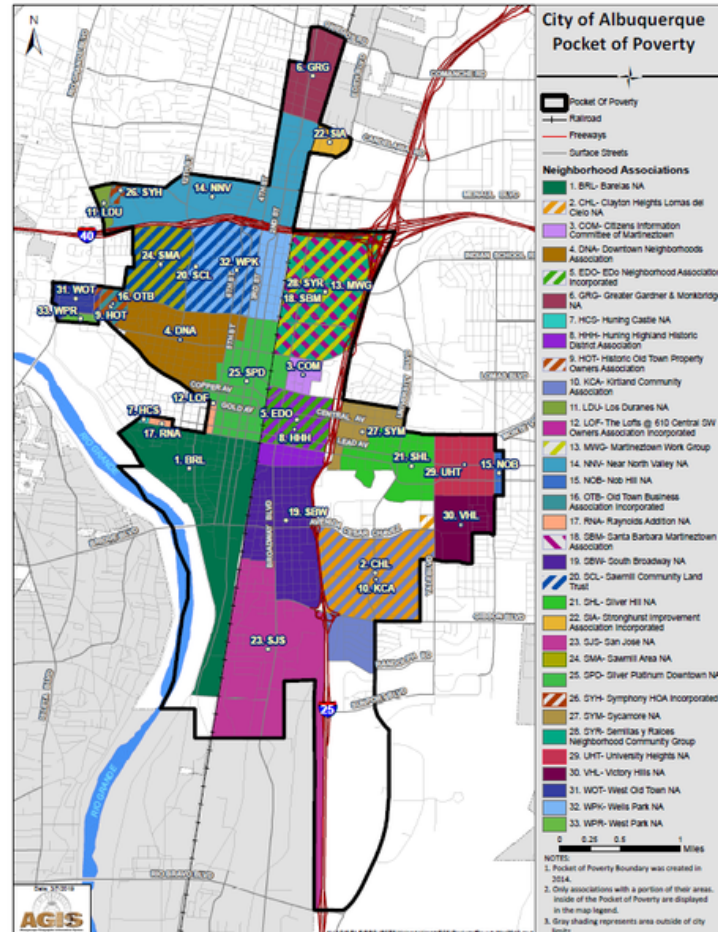
February, 2023

Background on the fund

The Housing and Neighborhood Economic Development Fund was created to utilize the proceeds from the repayment of a loan to the City. By ordinance, the Fund income shall be utilized to provide maintenance, rehabilitation and expansion of the housing stock and neighborhood economic development programs for the benefit of low and moderate income residents of the Albuquerque Pocket of Poverty, a federally designated 11 square mile area at the center of Albuquerque. The goal of these funds is to reduce blight and poverty, increase available housing, create jobs and promote small business development to enhance the well-being of low and moderate income residents.

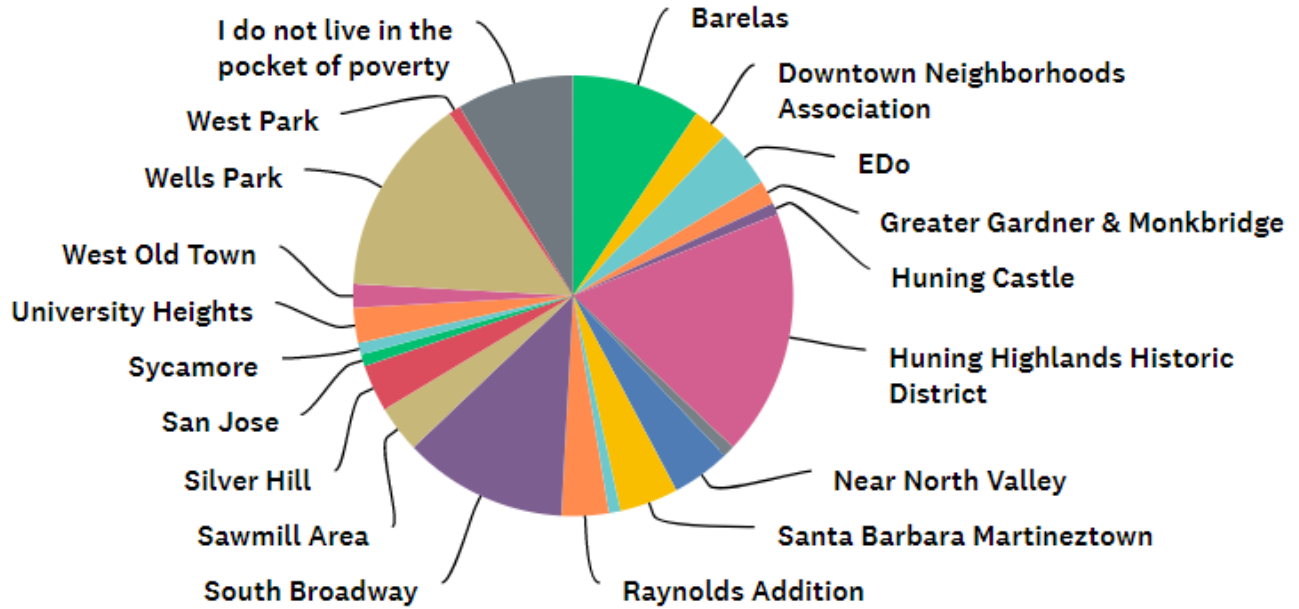
Fifty percent of the available fund income in any two year program shall be used for rehabilitation of existing private housing stock, maintenance and rehabilitation of public housing located within the Pocket of Poverty and for expansion of the housing stock to serve the needs of low and moderate income persons residing within the Pocket of Poverty.

The other fifty percent shall be used for neighborhood economic development in the Pocket of Poverty



The City of Albuquerque is currently finalizing a two-year program-- a plan to spend the HNEDF funds on Housing and Economic Development Activities in the Pocket of Poverty over the next two fiscal years

Survey Respondents



117 Survey Responses, 107 From PoP Residents

Barelas: 11 people, 9.5%

Huning Highlands: 21 people, 18.1%

South Broadway: 14, people, 12%

Wells Park: 17 people, 14.6%

There were no responses to the Spanish version of the survey

Promotional efforts

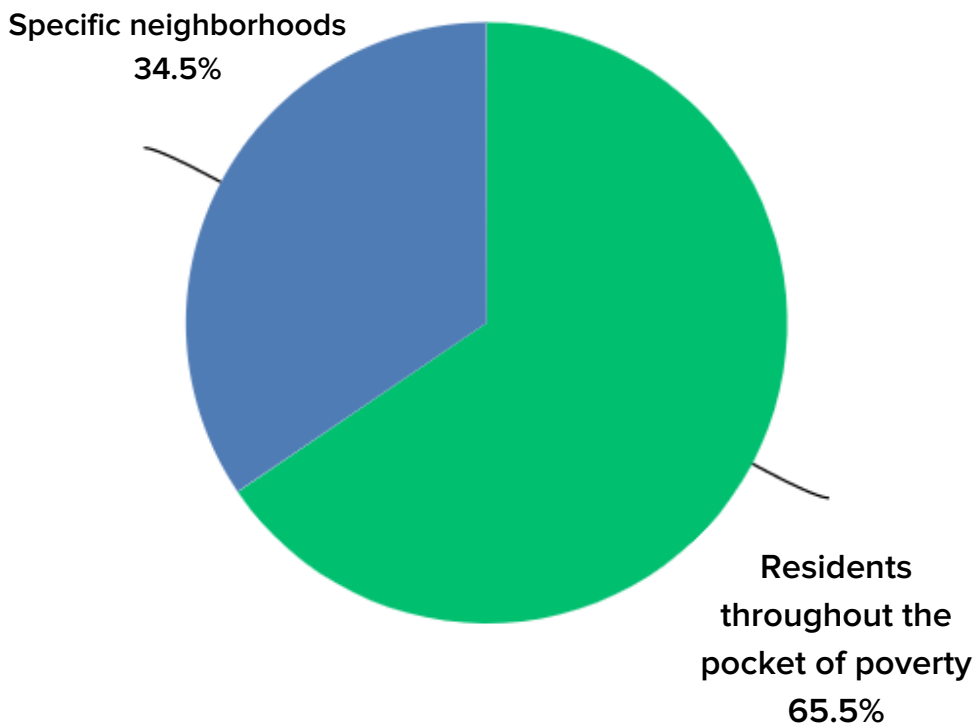
The Family & Community Services department promoted the survey on the website, through social media, earned media, and neighborhood association listervs.

HNEDF Committee members shared the survey with their community networks.

Fund Beneficiaries

The survey asked whether funds should benefit all residents equally or prioritize specific neighborhoods, and if specific neighborhoods, how they should be prioritized

A majority of respondents wanted funds to benefit residents throughout the pocket of poverty.



Status of the Fund

The Housing and Neighborhood Economic Development Fund currently has around \$6 Million in available assets.

Suggested prioritization criteria

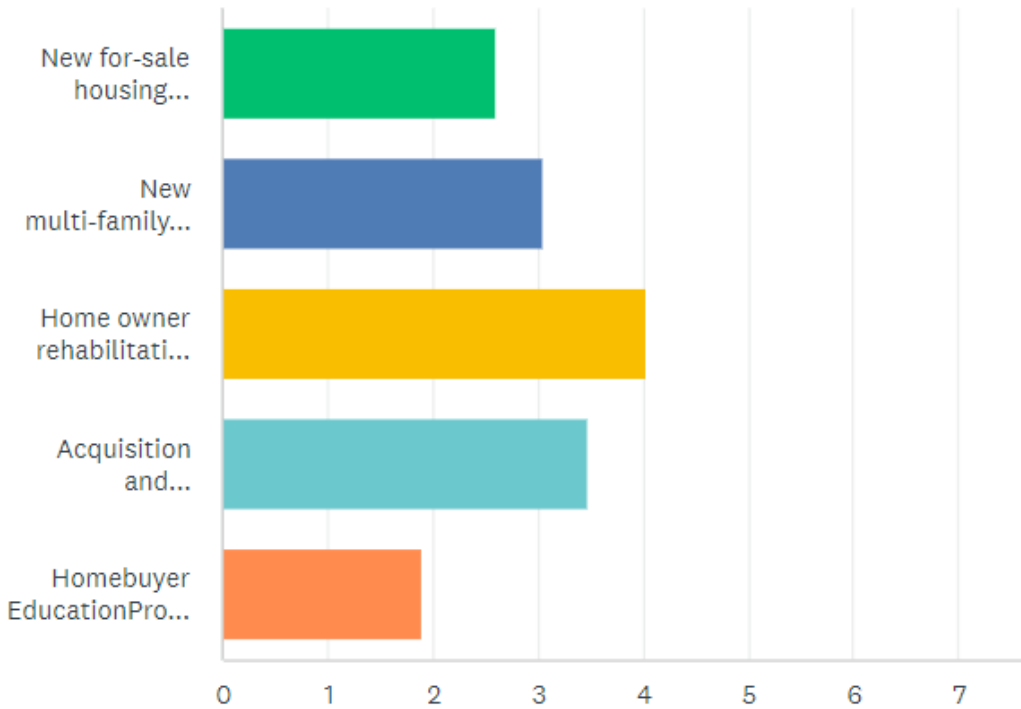
For those who felt funds should benefit specific neighborhoods, these were among the suggested prioritization criteria

- Appearance of blight
- Greatest need
- Lack of infrastructure
- Historic significance
- Most impoverished
- Neighborhoods at risk of gentrification
- Empty dwellings/ vacant lots
- Proximity to downtown
- Neighborhoods who have helped manage the fund

Of note

Some respondents, primarily those who live outside the pocket of poverty, suggested the pocket of poverty should expand to include their impoverished neighborhood.

Housing Activities



The survey asked respondents to rank the potential housing-related uses of the fund on a scale of 1 (highest priority) to 5 (lowest priority)

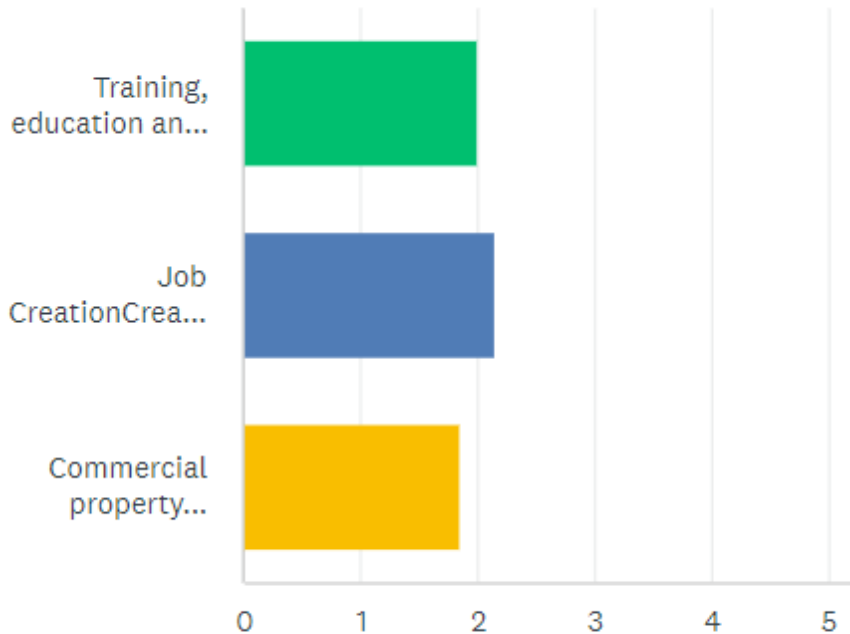
The most number of respondents ranked homeowner rehabilitation as their highest priority, followed by acquisition and rehabilitation of existing housing.

Homebuyer education was the least popular option.

The options were:

- New for-sale housing construction: Provide funds for homeownership housing (i.e. single-family homes, townhomes) in the pocket of poverty for low-and-moderate income households
- New multi-family development construction: Provide funds for new multi-family housing development in the pocket of poverty for low-and-moderate-income households.
- Home owner rehabilitation: Provide funds for home owner rehabilitation to low-and-moderate income homeowners who live in the pocket of poverty.
- Acquisition and rehabilitation of existing housing: Provide funds to acquire and rehab existing housing stock, to be sold or rented to low-and-moderate income households
- Homebuyer Education: Provide funds for homebuyer education for residents that live within the pocket of poverty.

Economic Development Activities



The survey asked respondents to rank the potential economic development-related uses of the fund on a scale of 1 (highest priority) to 3 (lowest priority)

Respondents were almost evenly divided between job creation and training, education, and supportive programming.

The options were:

- Training, education and supportive programming: Provide funds for training, education, and supportive programming that directly benefit residents of the Pocket and create pathways and supports for business growth, wealth creation, and/or quality employment.
- Job creation: Create quality jobs specific for pocket of poverty residents.
- Commercial property acquisition and rehabilitation: Provide funds for acquisition, demolition, environmental remediation and/or rehabilitation of commercial properties to include commercial façades.

Open-ended comments

Finally, the survey asked respondents if there were other categories of housing or economic development activities that should be prioritized. The responses covered a wide range of topics, displayed in this word cloud.



*STR refers to Short Term Rentals
**Infrastructure includes concerns about lighting, sidewalks, and public transit

Expanding on the results of the Housing Activities question, a large number of commenters wanted to see the wide-scale rehabilitation of properties, both by homeowners and of vacant, abandoned, and dilapidated properties. There were also many responses related to neighborhood infrastructure. Numerous survey respondents wanted to see additional lighting and repaired sidewalks throughout the pocket of poverty, for reasons of increased public safety, wheelchair accessibility, and to improve the overall look of the neighborhoods. There were specific calls for a grocery store, as well as programs to help seniors stay in their homes. Other public-safety related comments asked for additional police patrols, neighborhood watches, fewer guns, and more surveillance. Many people were also concerned broadly about homelessness and called for increased access to housing for people currently experiencing homelessness. A number of responses also mentioned rent control, eviction prevention, regulation of short-term-rentals, and code enforcement against nuisance properties and sub-standard landlords. Respondents called for pathways to homeownership and new housing stock on vacant lots for renters.

While not all of these concerns are within the purview of the HNEFD Fund, they reflect a community that cares deeply about where they live and about making it better.



Appendix

Many of the topics and concerns brought up in the open ended responses are can not be fully addressed by the Housing and Neighborhood Economic Development Fund. Below is a list of City of Albuquerque efforts that may work in tandem with the decided uses of the fund to improve other aspects of the neighborhoods both in the pocket of poverty and citywide.

Housing Forward ABQ: Launched last fall, Mayor Keller's strategic housing initiative looks to address the urgent housing supply crisis in Albuquerque through a number of strategies to increase housing access, equity, and availability. This includes zoning changes to allow for more diverse types of housing across the city, converting underutilized properties into, expanding the housing construction workforce, and improving tenant protections and nuisance abatement. Learn more at cabq.gov/housingforward.

Regulation of Short-Term Rentals: A effort under the Housing Forward initiative, City Council is currently considering a bill, O-23-69 to limit the short-term rentals citywide, and well as the number of short-term-rental units a single person can own. This bill will be debated in the Finance and Government Operations Committee. Read the bill and find the schedule of hearing at cabq.gov/council.

New Housing Downtown: The city's Metropolitan Development Agency is offering up to \$3 Million in gap financing for development proposals that add at least 50 new housing units to the greater downtown housing market. Proposals are accepted until March 3, 2023. Read more at cabq.gov/mra/request-for-proposals

Public Safety Downtown: The City recently opened the Downtown Public Safety Center at the corner of 4th Street and Central to be the home base for APD's Downtown unit as well as the downtown Public Safety ECHO, a monthly community conversation about public safety. APD's new Targeted Enforcement and Active Monitoring (TEAM), an overtime program created in partnership with local business owners, is now operational and has increased the number of officers on patrol during peak hours.

Lighting and code enforcement: Residents are encouraged to call 311 to report suspected code violations and contact their city councilor to recommend new street lighting projects.