

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. F/S R-23-106 ENACTMENT NO. **R-2023-017**

SPONSORED BY: Isaac Benton, Pat Davis, Trudy Jones

1 **RESOLUTION**

2 **DECLARING THE CITY'S INTENT TO COLLABORATE WITH BERNALILLO**
3 **COUNTY IN THE ACQUISITION, CONSTRUCTION, REHABILITATION, AND**
4 **PROVISION OF AFFORDABLE HOUSING FOR THE GREATER BENEFIT OF**
5 **ALL RESIDENTS OF THE CITY OF ALBUQUERQUE AND BERNALILLO**
6 **COUNTY; IDENTIFYING FUTURE ACTIONS TO INCLUDE EXPLORING THE**
7 **VIABILITY OF COMBINING THE CITY'S HOUSING AUTHORITY AND**
8 **PROGRAMS WITH THE BERNALILLO COUNTY HOUSING DEPARTMENT; AND**
9 **ADJUSTING FISCAL YEAR 2023 OPERATING APPROPRIATIONS.**

10 **WHEREAS, shelter is a basic necessity and human right; and**

11 **WHEREAS, adequate housing is necessary for the safety and prosperity of**
12 **Albuquerque families; and**

13 **WHEREAS, housing is integral to the City's equity, public safety,**
14 **workforce, and economic development strategies; and**

15 **WHEREAS, working families having safe, decent and affordably priced**
16 **housing in stable neighborhoods is advantageous for personal success in**
17 **school and work and is therefore a prerequisite for the economic success of**
18 **our community; and**

19 **WHEREAS, nearly half of Albuquerque renters are housing cost burdened,**
20 **meaning they spend more than 30% of their income on housing, placing**
21 **significant stress on middle-income households and creating real risk for**
22 **lower-income households; and**

23 **WHEREAS, on any given night in Albuquerque, at least 1,200 people are**
24 **sleeping outside or in shelters, including families with children, veterans and**
25 **people with disabilities, and their path to independent living depends upon**
26 **permanent, affordable housing; and**

1 WHEREAS, according to a study by the Urban Institute, as of 2020 the City
2 had a need for an additional 15,500 affordable units, and without additional
3 assistance this deficit will continue to outpace current housing production;
4 and

5 WHEREAS, the deficit in affordable units is not unique to Albuquerque and
6 Bernalillo County, but the communities that are the most successful at
7 addressing this need will be better positioned for economic success and
8 community development in the coming decades; and

9 WHEREAS, the City is committed to using any and all tools at its disposal
10 to mitigate the effects of the housing crisis; and

11 WHEREAS, the City Council has appropriated \$20 million as part of a Gross
12 Receipts Tax Bond to build more affordable housing; and

13 WHEREAS, the City Council has appropriated \$15 million in the last budget
14 cycle for housing vouchers for low-income persons in need of affordable
15 housing; and

16 WHEREAS, the City seeks to create an additional 5,000 dwelling units
17 above and beyond what the private housing market would otherwise create;
18 and

19 WHEREAS, the City intends to repurpose existing properties into more
20 long-term housing, in addition to the support of new development in order to
21 create an additional 1,000 units by the year 2025; and

22 WHEREAS, the City has enacted an ordinance prohibiting discrimination
23 based on source of income, including the use of vouchers; and

24 WHEREAS, in addition to any individual efforts, by declaring a mutual
25 intent to address this problem, the City and County aim to strategically close
26 the deficit in affordable housing by creating an entity whose initial mission it
27 will be to pursue the development and redevelopment housing; and

28 WHEREAS, the City and the County recognize and appreciate that
29 approximately 80% of the population of Bernalillo County resides within the
30 City limits of Albuquerque; and

31 WHEREAS, the City and the County intend to request \$50 million from the
32 State in order to fund new housing construction within the City and/or County
33 for low and middle-income residents; and

1 WHEREAS, the City and the County agree that the focus of this
2 collaborative effort will be long-range planning for, and implementation of the
3 development and re-development of property for the purpose of expanding
4 and preserving affordable housing; and

5 WHEREAS, the City and the County are determined to prioritize the
6 development and renovation of affordable housing assets in this collaborative
7 effort while leaving the respective housing authorities to continue leasing
8 dwelling units and conducting all Section 8 voucher-related administration;
9 and

10 WHEREAS, the County and the City will continue to maintain their current
11 housing voucher capacity while exploring the viability of combining housing
12 agencies subject to any required state and federal housing approvals.

13 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
14 ALBUQUERQUE:

15 SECTION 1. INTENT TO COLLABORATE WITH BERNALILLO COUNTY TO
16 PROVIDE AFFORDABLE HOUSING.

17 As more specifically described by this resolution, the City will
18 collaborate with Bernalillo County to advance mutual interests in the provision
19 of safe, sustainable, and affordable housing within the incorporated and
20 unincorporated areas of Bernalillo County, including but not limited to through
21 the funding, development, acquisition, construction, rehabilitation and
22 delivery of affordable housing to qualified individuals and families, and will
23 diligently pursue all necessary actions in furtherance of these objectives.

24 SECTION 2. STRUCTURE, GOVERNANCE, AND ASSETS OF
25 COLLABORATION TO BE DETERMINED.

26 A. The City and the County shall pursue a Joint Powers Agreement,
27 pursuant to 1978 NMSA §11-1-3; or a subsequent, binding joint resolution,
28 pursuant to NMSA 1978 §3-45-4(B) to establish and further detail operations of
29 and system of governance for the joint initiative called for by this intent
30 resolution;

31 B. Name of Collaborative Effort. The collaborative effort called for in
32 this resolution will be known as the, "Middle Rio Grande Housing
33 Collaborative" and will be established as a legal entity to be supported by but

1 governed separately from either the City or the County, with all rights, powers,
2 and authorities reasonably necessary to further its purpose;

3 C. Governance. The Middle Rio Grande Housing Collaborative will be
4 governed by a board of five (5) Housing Collaborative Commissioners
5 hereafter referred to as “commissioners”.

6 1. The Mayor shall, with the advice and consent of City Council,
7 appoint two (2) commissioners;

8 2. The Board of Bernalillo County Commissioners shall appoint
9 two (2) commissioners; and

10 3. The fifth commissioner will be appointed by a majority vote of
11 the four commissioners appointed pursuant to subparagraphs 1 and 2, above.

12 SECTION 3. PURPOSE AND POWERS OF COLLABORATIVE HOUSING
13 INITIATIVE.

14 A. The intent of the housing collaborative is to form an entity that will
15 have all of the necessary powers and obligations to advance its purpose, as
16 will be more specifically described in the anticipated joint powers or operating
17 agreement. However, it is anticipated that these may include but will not be
18 limited to:

19 1. Planning and surveying where affordable housing currently
20 exists and where gaps in service exist;

21 2. Land banking to acquire vacant land for future development;

22 3. The development of new affordable housing units, and the
23 renovation or repurposing of existing properties to preserve and expand
24 affordable housing;

25 4. Using economic development tools and public infrastructure
26 investments to spur private development of affordable housing;

27 5. An “All quadrants approach” to affordable housing, so that
28 affordable housing is available throughout the City and County; no one area is
29 the focus of development;

30 6. Balancing the need for an “All quadrants approach” with the
31 prioritization of new housing in and near existing main street and public
32 transit corridors, as well as developing new dwelling units with a mind toward
33 walkability and proximity to bicycle lanes;

1 six (6) months of the later of the City or County's final enactment of this intent
2 resolution.

3 2. Upon completion of step 1, above, the City and the County
4 shall continue to evaluate the long-term benefits and viability of merging some
5 or all of the assets, liabilities, and services of the Albuquerque Housing
6 Authority and the Bernalillo County Housing Department into the Middle Rio
7 Grande Housing Collaborative, or whether the entities should continue to
8 operate independently or through some other form of reorganization subject to
9 any required state and federal housing approvals.

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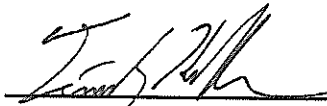
PASSED AND ADOPTED THIS 22nd DAY OF February, 2023
BY A VOTE OF: 9 FOR 0 AGAINST.



Pat Davis, President
City Council

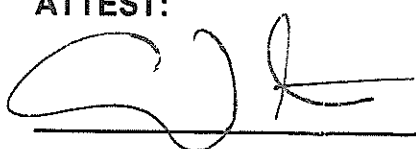
APPROVED THIS 9 DAY OF March, 2023

Bill No. F/S R-23-106



Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion