

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. F/S R-23-106 ENACTMENT NO. _____

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 ALL**
5 **RESIDENTS OF THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY;**
6 **IDENTIFYING FUTURE ACTIONS TO INCLUDE EXPLORING THE VIABILITY OF**
7 **COMBINING THE CITY’S HOUSING AUTHORITY AND PROGRAMS WITH THE**
8 **BERNALLILO COUNTY HOUSING DEPARTMENT; AND ADJUSTING FISCAL**
9 **YEAR 2023 OPERATING APPROPRIATIONS.**

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

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

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

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 our**
18 **community;**

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 lower-**
22 **income households;**

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;**

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; and

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

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

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

12 WHEREAS, the City Council has appropriated \$15 million in the last budget
13 cycle for housing vouchers for low-income persons in need of affordable
14 housing; WHEREAS, the City seeks to create an additional 5,000 dwelling units
15 above and beyond what the private housing market would otherwise create;

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

19 WHEREAS, the City has enacted an ordinance prohibiting discrimination
20 based on source of income, including the use of vouchers;

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

25 WHEREAS, the City and the County recognize and appreciate that
26 approximately 80% of the population of Bernalillo County resides within the City
27 limits of Albuquerque;

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

31 WHEREAS, the City and the County agree that the focus of this collaborative
32 effort will be long-range planning for, and implementation of the development

1 and re-development of property for the purpose of expanding and preserving
2 affordable housing; and

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

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

10 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY
11 OF ALBUQUERQUE:

12 SECTION 1. INTENT TO COLLABORATE WITH BERNALILLO COUNTY TO
13 PROVIDE AFFORDABLE HOUSING.

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

21 SECTION 2. STRUCTURE, GOVERNANCE, AND ASSETS OF
22 COLLABORATION TO BE DETERMINED.

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

28 B. Name of Collaborative Effort. The collaborative effort called for in this
29 resolution will be known as the, "Middle Rio Grande Housing Collaborative" and
30 will be established as a legal entity to be supported by but governed separately
31 from either the City or the County, with all rights, powers, and authorities
32 reasonably necessary to further its purpose;

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

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

6 **2. The Board of Bernalillo County Commissioners shall appoint**
7 **two (2) commissioners; and**

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

10 **SECTION 3. PURPOSE AND POWERS OF COLLABORATIVE HOUSING**
11 **INITIATIVE**

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

17 **1. Planning and surveying where affordable housing**
18 **currently exists and where gaps in service exist;**

19 **2. Land banking to acquire vacant land for future**
20 **development;**

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

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

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

29 **6. Balancing the need for an “All quadrants approach” with**
30 **the prioritization of new housing in and near existing main street and public**

transit corridors, as well as developing new dwelling units with a mind toward walkability and proximity to bicycle lanes;

7. Development of sustainable communities that couple market-rate housing with affordable housing;

8. Creative financing, including but not limited to the leveraging of local and state money for federal grants and philanthropic sponsorship;

9. Prioritization of equity-building investments, including but not limited to apartment co-operatives, down-payment assistance, and mortgage assistance;

10. Building relationships with large-scale developers and micro developers to make housing affordability a whole-of-community approach;

11. Outreach to and education of landlords, developers, and residents about existing programs and how to participate; and

12. Exploring the long-term benefits and viability of merging some or all of the assets, liabilities, and services of the Albuquerque Housing Authority and the Bernalillo County Housing Department into a single entity;

13. Exploring and developing innovative models and approaches to the development and construction of quality affordable housing; and

14. Coordination with the City and County on their respective zoning ordinances, building permit review and inspection systems, and consulting on methods that may be employed to help streamline the housing permitting process.

SECTION 4. That the following amounts are hereby adjusted to the following programs and funds for operating the City government in Fiscal Year 2023:

GENERAL FUND – 110

Family and Community Services

Community Recreation

1 \$500,000 of the amount previously appropriated in this program for
2 Personnel Expenditures is hereby designated for operations of the Middle Rio
3 Grande Housing Collaborative in accordance with Sections 2 and 3 of this
4 Resolution.

5 **SECTION 5. FURTHER ACTIONS.**

6 1. The City and the County shall establish a joint working
7 committee with the assistance of any outside professional service providers for
8 the purpose of developing a joint, binding resolution or Joint Powers
9 Agreement to establish the Middle Rio Grande Housing Collaborative within six
10 (6) months of the later of the City or County's final enactment of this intent
11 resolution.

12 2. Upon completion of step 1, above, the City and the County shall
13 continue to evaluate the long-term benefits and viability of merging some or all
14 of the assets, liabilities, and services of the Albuquerque Housing Authority and
15 the Bernalillo County Housing Department into the Middle Rio Grande Housing
16 Collaborative, or whether the entities should continue to operate independently
17 or through some other form of reorganization subject to any required state and
18 federal housing approvals.