

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. M-22-7 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton, Pat Davis, Tammy Fiebelkorn

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MEMORIAL

THE CITY OF ALBUQUERQUE CITY COUNCIL URGES THE FIRST SESSION OF THE 56th LEGISLATURE TO ADOPT LEGISLATION PROVIDING FOR THE CREATION OF REGIONAL HOUSING AUTHORITY THAT ARE INDEPENDENT GOVERNMENT UNITS.

WHEREAS, New Mexico, as is the United States as a whole, is facing a housing crisis. In 2021 half of Americans Surveyed said housing was a major problem as the national median price for a home has surged over 25% in the past few years, the national vacancy rate for apartments has fallen below six percent and rents have risen over 18% nationwide; and

WHEREAS, a variety of factors have set the stage for the financial challenges American homeowners and renters have been facing in the housing market, including incomes that have not kept pace with housing cost increases, supply chain and construction labor shortages that have increased the cost of materials and labor, the recent increases in interest rates, and the entrance into the market of several million Americans reaching the age when people form households; and

WHEREAS, in 2020, a third of American households were headed by renters and 46% of renters spent 30% or more of their income on housing, including 23% who spend at least 50% of their income. The high rate of overall income expended on housing by renters is of particular concern as the demographic of renters tends to skew towards lower-income households which are facing affordability issues with other major life-sustaining needs including food, clothing, and medical care; and

WHEREAS, a 2022 report by the New Mexico Housing Authority found that the State was short 32,000 housing units that are affordable to the poorest

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1 New Mexicans who make less than 30% of area median household income;
2 and

3 WHEREAS, Statewide apartment vacancy rates are at 5.5%. Over 218,000
4 households are considered cost burdened and over 100,000 households are
5 severely cost-burdened and spend more than half their household income on
6 housing; and

7 WHEREAS, on any given day 3,300 New Mexicans are homeless according
8 to the US Interagency Council on Homelessness and over 11,000 public
9 school students were homeless over the course of a year; and

10 WHEREAS, local and state governments have initiated numerous programs
11 to alleviate housing including issuing rental vouchers, providing grants to
12 repair low-income households, providing tax credits and the workforce
13 housing trust fund, helping fund mixed market rate and below market rate
14 housing projects, and constructing and improving public housing; and

15 WHEREAS, these initiatives are expensive and complex to manage,
16 requiring significant resources from the agencies that operate these
17 programs; and

18 WHEREAS, for non-profit and affordable housing providers, it can be
19 complex, time-consuming, and expensive to access the myriad of programs
20 that assist providers of affordable housing. Landlords that accept housing
21 vouchers must follow differing billing and compliance rules, depending on
22 which agency is overseeing the voucher. Housing developers must proceed
23 through a complex, expensive, and time-consuming application and approval
24 process from each agency that provides a development subsidy which
25 increases the cost of their projects; and

26 WHEREAS, New Mexico is but one of a few states that has yet to create
27 regional housing authorities that can consolidate housing services for renters,
28 homeowners, and developers, and issue debt to provide the levels of funding
29 required to address housing needs; and

30 WHEREAS, the creation of strong independent housing authorities
31 overseen by the elected officials of participating jurisdictions would benefit
32 the people of New Mexico and further the ability of the commonwealth to
33 properly house all New Mexicans; and

1 BE IT MEMORIALIZED BY THE COUNCIL, THE GOVERNING BODY OF THE
2 CITY OF ALBUQUERQUE:

3 SECTION 1. The State Legislature is urged to update New Mexico’s laws
4 relating to affordable housing to expand the powers of existing regional
5 housing authorities or create new housing authorities to consolidate the
6 provision of affordable housing services to renters, homeowners, non-profits,
7 and developers of affordable housing; and to raise revenue and incur debt in
8 order to expand the funding streams required to provide adequate housing for
9 the low and moderate-income households within its jurisdiction.

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