

# Affordable Housing: Doing It Right



*Adapting projects to the needs of our respective communities*

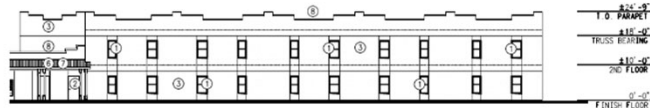


2022 New Mexico Housing Summit



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## RURAL Affordable/PSH Housing in New Mexico Mary Ann Chavez



SOUTH BUILDING ELEVATION - RIGHT WING (LEFT WING SIMILAR MIRRORED)

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## Vista de Socorro History

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Mary Ann Chavez-Lopez, Director of El Camino Real Housing Authority

Attended NMCEH Toolkit on Permanent Supportive Housing in 2017

Began project development by attracting consultants to help -Ethos development and Project Moxie

First ever small rural PSH project in New Mexico

Housing Authority providing vouchers

Housing Authority is a co-developer (51%)

In 2020 JL Gray joined the development team and became a co-developer

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## Vista de Socorro Overview

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32 units, 20% set-aside of PSH

Partner with the city and county

The City is providing the site and offsite infrastructure

County is providing services support

Target PSH population are those cycling in and out of the local jail

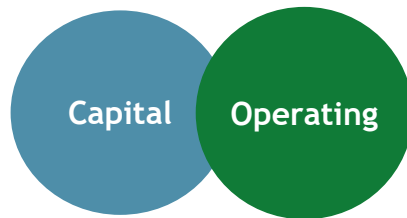
Total Project costs with first application was 6 million

Current project costs due to COVID and supply chain is closer to 11 million

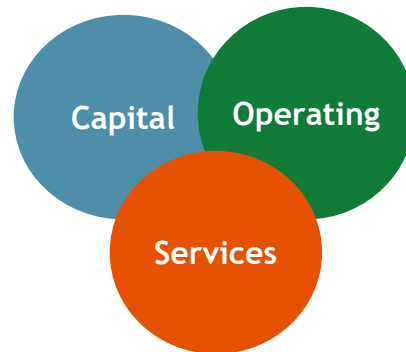
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# PSH Funding Model

Traditional Affordable  
Housing



Supportive Housing



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## Vista de Socorro LIHTC Process

Vista de Socorro first applied in 2019—we were declined because paperwork required by HUD for vouchers was not clear.

In 2020 we received preliminary award and then it was rescinded because another project challenged MFA's scoring and decision.

Finally awarded in 2021— and have been struggling with project costs ever since.

We have a shovel ready project, a solid team in place but have a \$2.5 million dollar gap today.

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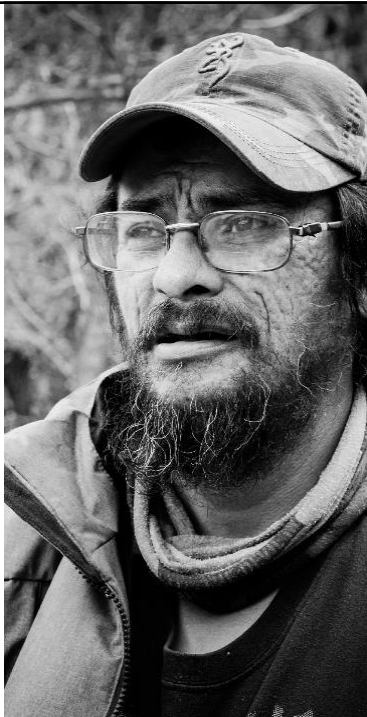
## Lessons learned

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We have consultants from other states—they are sharing best practices from other states:

- Provide higher gap amounts for rural projects by right because these communities are cash strapped and can't do projects otherwise.
- Create predevelopment programs to incentivize both rural and PSH projects to happen.
- Create ways to fund services or allow a services reserve for PSH.
- Projects want to do more PSH (50-100% of a project) but can't without guaranteed services funding for 15 years--states can identify services funds and pair service funds with LIHTC processes.
- Communities need resources and consultants to create capacity for these complex projects!

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## Project's Next Steps

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We have one final opportunity to move the project forward: special funds from the Governor's office and an extension or swap of our tax credits to provide more time to close the deal.

The need is so great in Socorro---no new tax credit projects in over a decade

Housing stock is in poor condition, hundreds waiting for housing.

The team has invested years and over \$250,000 in the project which will be lost if the project does not move forward.



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# Greater Albuquerque Housing Partnership

## Building a Better Albuquerque




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**Luminaria**  
SENIOR COMMUNITY  
Albuquerque's newest affordable housing community for seniors 55+

- 10600 Central Ave SE (Route 66)
- Architect: Dekker/Perich/Sabatini
- Contractor: Jaynes Construction
- LEED / HERS: The Green Insight
- Partners:
  - NM State Land Office
  - NM Mortgage Finance Authority
  - City of Albuquerque
  - Raymond James
  - Bank of Oklahoma



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## Success for a Challenging Site

- 1.88 Acres, zoned MX-H
- East Gateway MRA
- Lack of senior affordable
- Census Data: Aging population
- NM State Land Trust
  - Vacant & blighted
  - Negotiated lease template
  - 60-year lease

### Action:

- ❖ More use of lease structures for deals on public or private land, including public private partnerships to achieve greater vision of equity
- ❖ 1 year increase in costs of 30%, sources need to keep pace



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## Luminaria SENIOR COMMUNITY

Albuquerque's newest affordable housing community for seniors 55+

- CABQ: \$3,248,123 HUD HOME
- MFA: 2020 9% LIHTC \$1,232,333
- AHA: 23 Project-Based Vouchers
- \$12.8 M Construction Contract
  
- 92 one- and two-bedroom
- 91 affordable at 80% AMI and below utilizing Income Averaging
- 28 units at or below 30% AMI
- Opened March 2022



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## Luminaria

SENIOR COMMUNITY

Albuquerque's newest affordable housing community for seniors 55+

- Accessible Units
  - 23 with roll-in showers
  - Universal Design + Age-in-place
- LEED Platinum (Pending)
  - Solar Hot Water & PV
- High Demand
  - Luminaria over 90% leased before we opened the doors
  - 500 people on the waitlist at first round of applicants
  - 1300 people on the waitlist at the last round of applicants



Complejencia en la Vivienda  
Greater Albuquerque  
Housing Partnership

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## Support through Neighborhood Partnership

- Development on east Central is challenging
- Vouchers, affordable housing and lease requirements are misunderstood
- Aging area not receptive to change
- MRA – East Gateway
- Route 66 Action Plan
- Placemaking: “The heyday of Route 66”
- Murals – huge success for everyone!

**Action:**


- ❖ Need greater municipal support including renewable permanent fund tied to economic development
- ❖ Housing is a right, stop allowing NIMBY's to put property values over the right to decent housing near jobs, transportation and good schools







Complejencia en la Vivienda  
Greater Albuquerque  
Housing Partnership

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# Pueblo of Acoma Housing Authority

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## SWOT Analysis



<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>Clean audits</li> <li>Existing policies</li> <li>Solid funds</li> <li>Accountability to tribal leadership</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>Capital to meet needs of the community</li> <li>Communication with the community</li> <li>Limited funding</li> <li>Jobs/Employment</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>Accessibility of loan programs pending residential leasehold approval.</li> <li>Relationship with financial institutions</li> <li>Defining new zoning areas for residential land use</li> <li>Provide financial literacy training</li> <li>Access to other infrastructure</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>Land assignments</li> <li>Declining federal funding</li> <li>Location – Rural Setting</li> <li>Lack of community infrastructure (all utilities: water, electricity, broadband, etc.)</li> <li>Lack of overall tribal strategic plan</li> </ul>

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## Cedar Hills II Apartments - LIHTC



**LOCATION:** ACOMA PUEBLO, NEW MEXICO  
**SPONSOR:** PUEBLO OF ACOMA HOUSING AUTHORITY  
**TYPE:** NEW CONSTRUCTION  
**TOTAL UNITS:** 30 UNITS IN THREE BUILDINGS, COMMUNITY BUILDING AND OUTDOOR RECREATION AREA  
**PROJECT STAGE:** CREDITS AWARDED  
**FUNDING SOURCES:** LIHTC  
**ESTIMATED CONSTRUCTION COST (pre-covid):** \$9.1 MILLION  
**ACTUAL CONSTRUCTION COST:** \$ 12.1 MILLION  
**TWO DESIGN VARIATIONS:**  
2 bedrooms, 2 bathrooms – 1,114 sq ft  
3 bedrooms, 2 bathrooms – 1,561 sq ft

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## Cedar Hills II Apartments - LIHTC



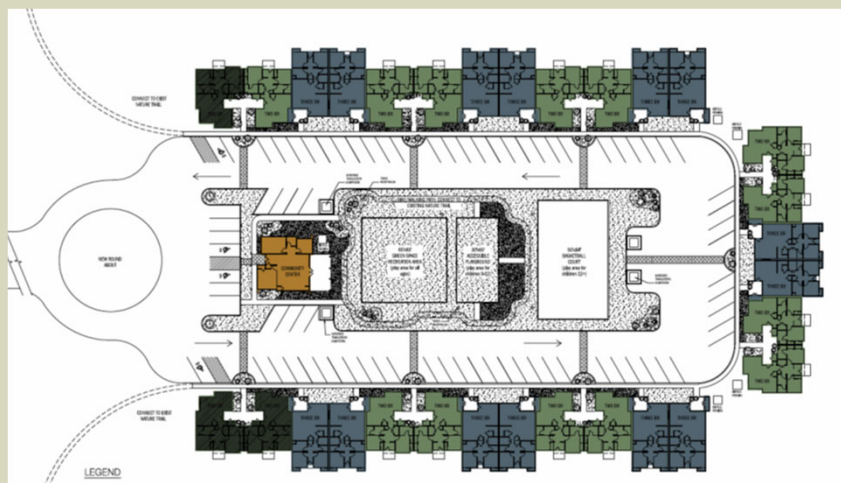
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## Cedar Hills II Apartments - LIHTC



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## Cedar Hills II Apartments - LIHTC



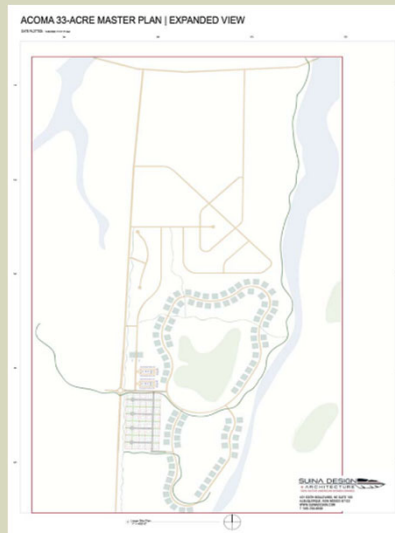
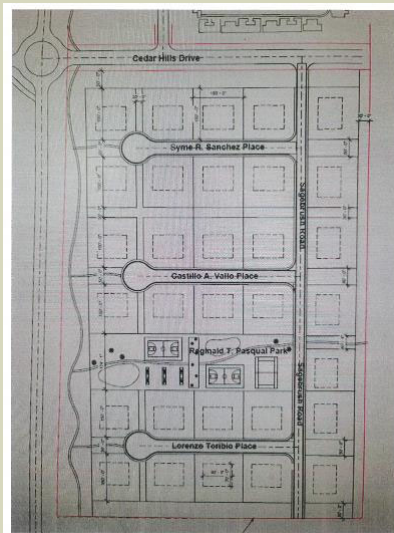
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## Cedar Hills II Apartments - LIHTC




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## 33 Acre Master Plan - IHBG



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# Pueblo of Acoma Housing Authority



## Thank You

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