

Affordable Housing Act

MFA Legislative Oversight Committee

September 14, 2017

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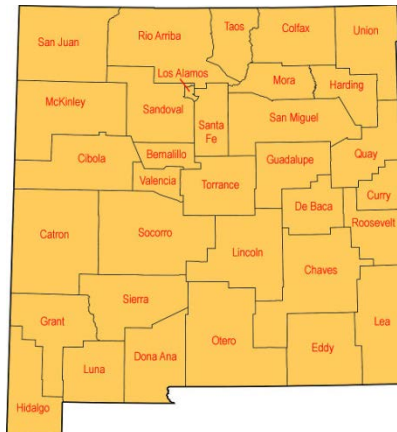
Affordable Housing Act

- The New Mexico State Legislature created the Affordable Housing Act (2004) to allow local governments to donate resources to create and maintain affordable housing in their communities.
- The Affordable Housing Act allows communities to donate or make contributions towards acquisition, development, financing, operating and managing affordable housing.
- The Affordable Housing Act is pivotal in addressing housing needs of cost-burdened households while also advancing structural rehabilitation and preservation initiatives.
- MFA collaborates with communities and local governments in fostering affordable housing, as well as economic development, in New Mexico communities statewide.

Affordable Housing Act Donations

Eligible Donors:

- The State of New Mexico
- Counties
- Municipalities
- School Districts



Eligible Donations:

- Donate or pay for land for affordable housing construction.
- Donate or pay for an existing building or conversion or renovation into affordable housing.
- Provide or pay the costs of infrastructure necessary to support affordable housing projects.
- Provide or pay for the cost of acquisition, development, construction, financing, operating or owning affordable housing.

Managing the Affordable Housing Act

- MFA provides comprehensive technical training and assistance on an ongoing basis to Affordable Housing projects as needed, including implementation.
- MFA reviews all affordable housing plans and provides comprehensive support in developing plans that meet community needs and are compliant with the Affordable Housing Act. MFA then ultimately approves Affordable Housing plans prior to adoption by the local government.
- MFA reviews all affordable housing ordinances; MFA's review team and Senior Legal Counsel provide input and guidance in developing an affordable housing ordinance that aligns with the plan and is compliant with the Affordable Housing Act. As with the plan MFA ultimately approves Affordable Housing ordinances prior to adoption by the local government.

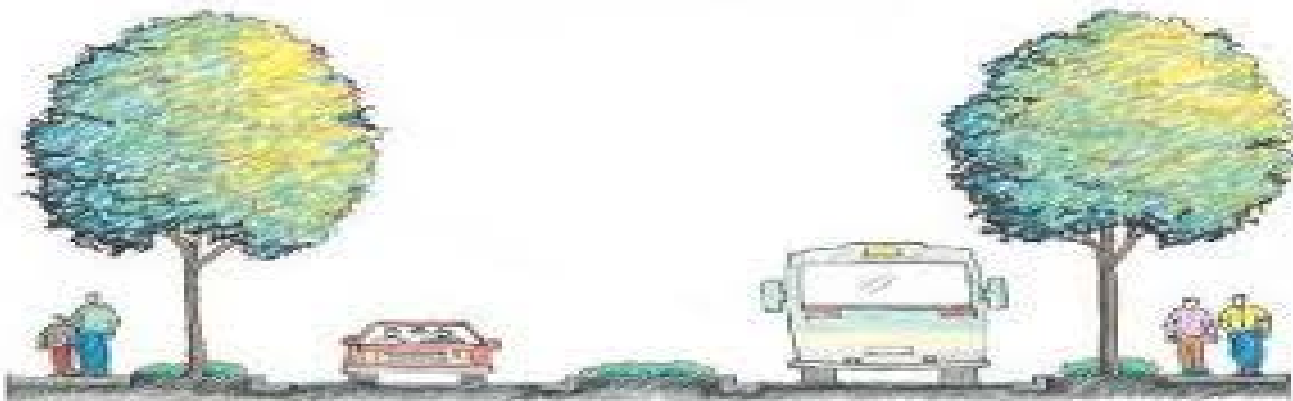


Elements of Affordable Housing Plan

- Community & Housing Profile
- Housing Needs Assessment
- Land Use & Policy Review
- Goals, Policies & Quantifiable Objectives

Community & Housing Profile

- Demographics
- Trends
- Cost of Housing
- Relationship between income & cost of housing



Housing Needs Assessment

- Quantify housing need by unit type and size.
- Common housing needs throughout the state.
- Rental housing for low to moderate income households.
- Rehabilitation for single family homeowners & multi-family rental.



Chaco River II, Shiprock

Land Use & Policy Review

- Assess zoning and subdivision regulations
- Special Use Permits
- What is the availability of land, water & infrastructure? Can existing systems accommodate growth?
- Assess non-governmental constraints such as environmental, public perceptions, capacity & financing.



Sawmill Village, Albuquerque

Goals, Policies & Quantifiable Objectives

Plans identify and assess existing and projected housing needs, as well as program needs such as financing and construction. Plans also outline project goals and the measurable objectives.



AHA Community Plans & Ordinances

As of September 2017

A total of 42 local governments -in 22 counties- have received direct support with the Affordable Housing Act; support with the AH Act & Rules, completing plans and ordinances, training, technical assistance and implementation.

Municipality	County	Ordinance	Plan				
				Lea County	Lea	YES	YES
				Lordsburg, City of	Hidalgo	YES	YES
Alamogordo, City of	Otero	YES	YES	Los Alamos County	Los Alamos	YES	YES
Albuquerque, City of	Bernalillo	YES	YES	Los Lunas, Village of	Valencia	YES	YES
Artesia, City of	Eddy	YES	YES	Lovington, City of	Lea	YES	YES
Belen, City of	Valencia	No	YES	Mesilla, Town of	Dona Ana	YES	YES
Bernalillo, County of	Bernalillo	YES	YES	Portales, City of	Roosevelt	YES	YES
Bernalillo, Town of	Sandoval	YES	YES	Rio Arriba, County of	Rio Arriba	YES	YES
Carlsbad, City of	Eddy	YES	YES	Roswell, City of	Chaves	YES	YES
Clovis, City of	Curry	Repealed	YES	Ruidoso, Village of	Lincoln	YES	YES
Deming, City of	Luna	YES	No	San Miguel County	San Miguel	YES	No
Doña Ana County	Doña Ana	YES	YES	Santa Fe, City of	Santa Fe	YES	YES
Eddy County	Eddy	No	YES	Santa Fe, County of	Santa Fe	YES	YES
Espanola, City of	Rio Arriba	YES	YES				
Eunice, City of	Lea	YES	YES	Santa Rosa, City of	Guadalupe	No	YES
Farmington, City of and NE San Juan County	San Juan	YES	YES	Socorro, City and County	Socorro	YES	YES
Gallup, City of	McKinley	No	Yes	Taos, Town of	Taos	YES	YES
Harding, County of	Harding	No	YES	Tatum, City of	Lea	YES	YES
Hobbs, City of	Lea	YES	YES	Truth or Consequences, City of	Sierra	No	YES
Jal, City of	Lea	YES	YES	Valencia, County of	Valencia	YES	YES
Las Cruces, City of	Dona Ana	YES	YES	TOTAL		32	37

AHA Contributions

Municipality	County	Donations	Donation Value Reported
Alamogordo, City of	Otero	Land, housing asst. grants	\$ 10,886
Albuquerque, City of	Bernalillo	Trust Fund, impact fee waivers, bond financing, land donation, deferred workforce hsg funds	\$ 36,238,120
Artesia, City of	Eddy	Funding	\$ 1,300,000
Carlsbad, City of	Eddy	Land and infrastructure reimbursement	\$ 50,000
Deming, City of	Luna	Land	\$ 27,000
Hobbs, City of	Lea	Land and Funding	\$ 2,840,000
Las Cruces, City of	Dona Ana	Impact fee waivers, City donations towards Land Bank and Trust fund	\$ 51,414
Lea County	Lea	Donation of Land and Funding	\$ 1,000,000
Santa Fe, City of	Santa Fe	Inclusionary zoning, donations with Housing Trust Fund	\$ 4,944,734
Santa Fe, County of	Santa Fe	Inclusionary zoning, DPA, loans, roof repair loan forgiveness, foreclosure prevention	\$ 587,234
Silver City, Town of	Grant	Land, waiver of fees	\$ 3,846,165
TOTAL		11 communities	\$ 50,895,553