

<b>Topic:</b>	Affordable Housing
<b>Resource Type:</b>	Regulations
<b>State:</b>	New Mexico
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Albuquerque
<b>Year (adopted, written, etc.):</b>	1992-2000
<b>Community Type – applicable to:</b>	Urban; Suburban
<b>Title:</b>	City of Albuquerque § 3-4-3 Affordable Housing Policy
<b>Document Last Updated in Database:</b>	January 27, 2016

### ***Abstract***

This statute describes the affordable housing policy of the city of Albuquerque, NM. The policy sets the affordable housing rate at thirty percent of the family's income for rental and home ownership housing, and that the purchase price of the home does not exceed eighty percent of the median price of an existing home for affordable home ownership housing. The statute also describes which households are low- and median-income households, and describes changes in the functions and appointments of the Affordable Housing Committee.

### ***Resource***

#### **§ 3-4-3 AFFORDABLE HOUSING POLICY.**

(A) *Resolution repeal.* This Resolution 71-1998 shall repeal R-463, Enactment No. 181-1989.

(B) *Policy objectives.* The objectives of the City of Albuquerque's affordable housing policy are to:

(1) Implement the policy (D-5-a) established by the Albuquerque/Bernalillo County Comprehensive Plan, that the opportunity to obtain standard housing for a reasonable proportion of income be assured for Albuquerque residents;

(2) Increase the supply of rental and home ownership housing that is affordable to low income and moderate income households; and

(3) Ensure equal treatment of all residents, especially low income and moderate income households, in pursuing affordable housing opportunities.

(C) *Definition of affordable rental and for-purchase housing.*

(1) Rental housing shall be considered affordable if:

(a) The rent does not exceed the fair market rents established for the Section 8 program of the city; and

(b) Households are required to spend no more than 30% of household income on rent and utilities.

(2) Home ownership housing shall be considered affordable if:

(a) The home purchase price does not exceed 80% of the median price of an existing home; and

(b) Households are required to spend no more than 30% of household income on monthly housing costs.

(D) *Investment of city **resources** in affordable housing.*

(1) Investment of city **resources** in affordable rental housing is appropriate, if the housing is affordable throughout its useful life to low and moderate income households.

(2) Investment of city **resources** in affordable, for-purchase housing shall increase home ownership opportunities for low income households and for moderate income households, who are first-time home buyers or households that have not owned a home for three years.

(E) *Revised income definitions.*

(1) "Low income" households have incomes that do not exceed 80% of the median family income for Bernalillo County adjusted for family size.

(2) "Moderate income" households have incomes between 51% and 80% of the median family income for Bernalillo County adjusted for family size.

(F) *Consolidated Plan 1998-2002 to continue the Comprehensive Housing Affordability Strategy (CHAS).* The City of Albuquerque has prepared the Consolidated Plan 1998-2002 which will continue to carry out the housing and homeless services goals as set forth in the CHAS. The Consolidated Plan 1998-2002 shall be used as a guide for development of affordable housing.

(G) *Restructure of Committee responsible for coordinating and overseeing implementation of Comprehensive Housing Affordability Strategy.* The primary responsibility of the Affordable Housing Committee (AHC or Committee) shall be to advise the City on policies and activities related to affordable housing. The AHC shall perform the following additional functions and responsibilities:

(1) *Functions and responsibilities.* The Affordable Housing Committee shall:

(a) Recommend City policy and strategy initiatives aimed at increasing access to safe, decent and affordable housing for all residents, especially low and moderate income households;

(b) Create ways to increase production of affordable housing by all sectors of the economy;

(c) Assist in efforts to streamline the City's regulatory system; and

(d) Select a Chairperson who shall be a Committee member from the private for-profit or not-for-profit sector and recommend persons for appointment and reappointment to the Committee at the expiration of member terms or upon their resignation.

(2) *Membership and term of appointments.* The Mayor shall appoint the members of the Committee with the advice and consent of the Council. The members shall include three low or moderate income residents or advocates, one representative of the Planning Department, one representative of the Department of Family and Community Services, one representative of the Public Works Department, two representatives of the housing lending industry, one representative of the not-for-profit housing development sector, one individual who represents special housing needs, one representative from a neighborhood association, one advocate for senior citizens, one licensed architect and four representatives from the housing building industry, one of whom shall be a member of a labor union representing the building trades and one of whom shall be a representative of the manufactured housing industry. The members shall be appointed for staggered three-year terms. In the first two years, appointments may be made for terms of less than three years in order to accomplish the staggering. The Committee may appoint subcommittees with additional members as needed to address specific functional areas. Each subcommittee should include at least one member of the AHC, who would serve as the subcommittee chairperson..

(3) *Staff support.* The Departments of Family and Community Services and Planning shall provide staff assistance to the Affordable Housing Committee and its subcommittees.

(Res. 134-1992, approved 9-30-92; Am. Res. 71-1998, approved 8-17-98; Am. Res. 74-2000, approved 8-21-00)