



AFFORDABLE HOUSING ACT & DOÑA ANA COUNTY AFFORDABLE HOUSING ORDINANCE

Presenter:

Nicole Sanchez, MCRP, Program Manager

Doña Ana County BOCC, November 10, 2015

Affordable Housing Act

2

- Constitutional Amendment 4 – Passed in General Election of 2004, created the Affordable Housing Act (Section 6-27-3 NMSA 1978).
- **Exempts affordable housing from the anti-donation clause of the New Mexico State Constitution.**
- Affordable Housing Act Amended in 2015 to include provisions for foreclosed properties and penalties.

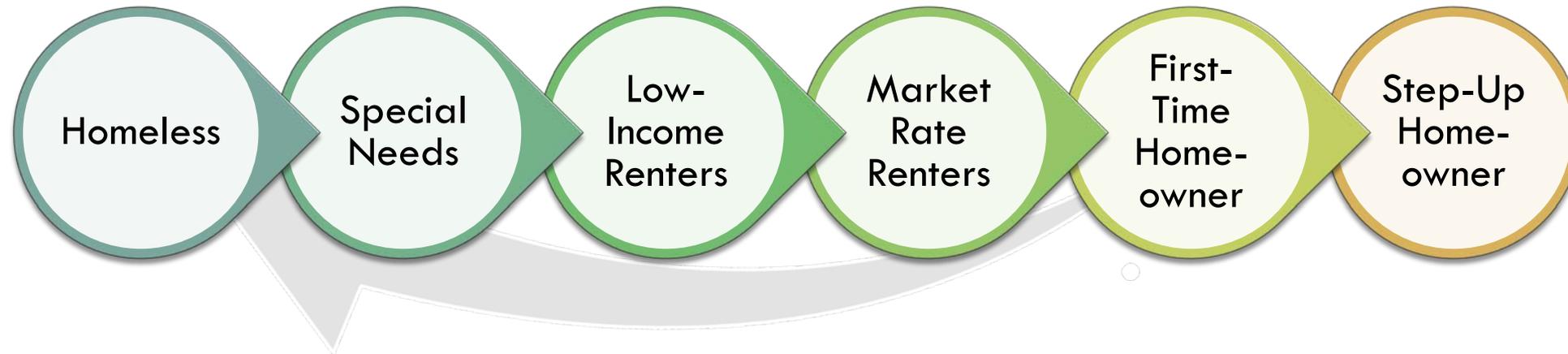
Eligible Donations under AHA

3

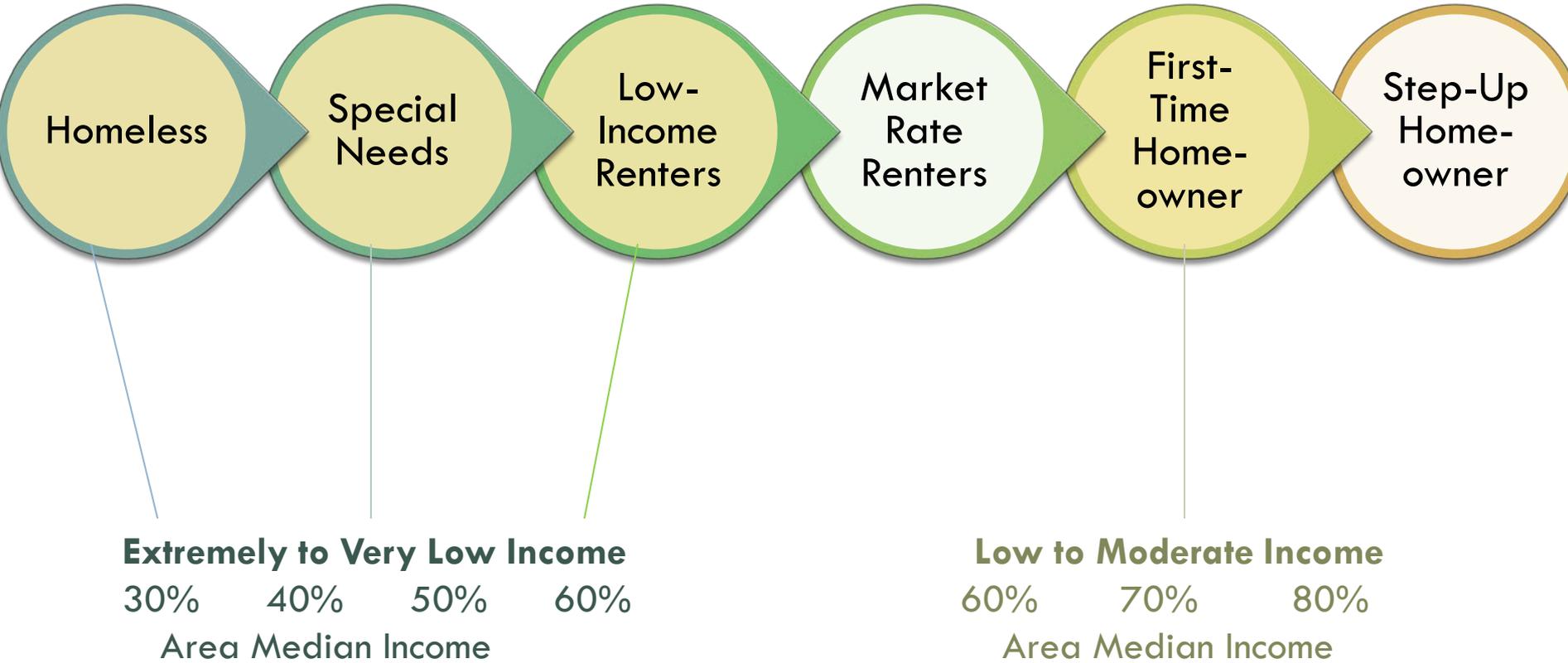
- ❖ Donate or pay for **land** for affordable housing construction,
- ❖ Donate or pay for an **existing building** or conversion or renovation into affordable housing,
- ❖ Provide or pay the costs of **infrastructure** necessary to support affordable housing projects,
- ❖ Provide or pay for the cost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

The range of housing needs

4



Doña Ana County may assist



Compliance with AHA

6

MFA reviews and approves:

- ❖ Affordable Housing Plan
- ❖ Affordable Housing Ordinance



Santa Fe
Habitat for
Humanity

Incentive & Program Options

7

- **Financial Incentives**
- **Land Use/Zoning/Subdivision Regulations**
- **Affordable Housing Programs**

Doña Ana County Affordable Housing Ordinance includes various options however, it is the County's decision on which donations to implement.



County Implementation

8

- County will determine priority projects or incentives.
- All donations will be required to comply with the Affordable Housing Act and the County Affordable Housing Ordinance.
- Any development is required to comply with County land use and zoning regulations.



MFA Implementation Assistance

9

- ❑ Homeownership Programs
- ❑ Housing Development Funding
 - ❑ Low Income Housing Tax Credits (LIHTC)
 - ❑ New Mexico Housing Trust Fund
 - ❑ Risk Sharing Loans
 - ❑ And many others
- ❑ Community Development Programs
- ❑ Training and Technical Assistance



Affordable Housing Donations

10

- Since 2008, **10 communities have donated \$42 million in land and funding** towards affordable housing in NM by donating:
 - Land
 - Funding
 - Waiving impact fees
 - Creating workforce housing bond
 - Infrastructure reimbursement

Donations by Governmental Entities

11

- ❖ City of Albuquerque, \$31.1 million
- ❖ City of Santa Fe, \$2.7 million
- ❖ Town of Silver City, \$2.7 million
- ❖ City of Hobbs, \$2.4 million
- ❖ City of Artesia, \$1.3 million
- ❖ Lea County, \$1 million
- ❖ Santa Fe County, \$565K
- ❖ City of Carlsbad, \$50K



Questions?

12



Nicole Sanchez, MCRP, Program Manager
nsanchez@housingnm.org

Marjorie Martin, MFA General Counsel
mmartin@housingnm.org