BOARD OF HOUSING COMMISSIONERS
RESOLUTION 2021-19

CELEBRATE HOUSING AMERICA MONTH IN OCTOBER 2021

WHEREAS, for more than 80 years it has been the policy of this nation to promote the general welfare of the nation by employing its funds and credit to assist the tribal nations, states and local government agencies, including the Albuquerque Housing Authority (AHA), to remedy unsafe and/or unsanitary housing conditions in our homes, and to reduce the acute shortage of decent, safe and sanitary dwellings in our local area for low and extremely low income families under the U.S. Housing Act of 1937;

WHEREAS, we all need an affordable place to call home during the current public health emergency, so that we can all maintain physical separation (social distancing) to help stop the spread of COVID-19;

WHEREAS, rent prices have increased 18 percent on average in Albuquerque since January 2021, which is almost double the nationwide average increase of 9.6 percent. And the local rent price for two (2) bedroom apartments has dramatically risen 28 percent since January 2021.[i]

WHEREAS, local unemployment rates have increased dramatically since the start of 2020 and thousands of local households have suddenly found themselves unable to pay rent for their home;

WHEREAS, according to the State of the Nation's Housing report, nearly 41 million households now pay more than half of their income for housing, with more than four out of five with incomes below $15,000 paying more than 30 percent for housing;

WHEREAS, according to current estimates, on any given night, there are nearly 650,000 homeless people nationwide and up to 3.5 million persons who experience homelessness at some point throughout the year, and homelessness is rising locally in Albuquerque;

WHEREAS, according to the National Low-Income Housing Coalition's 2021 *Out of Reach: The High Cost of Housing* report, in no state, metropolitan area, or county anywhere in the U.S.A. can a worker earning the federal minimum wage or prevailing state minimum wage afford a decent two-bedroom rental home at fair market rent by working a standard 40-hour week. In only 7% of counties nationwide can a full-time minimum-wage worker afford a one-bedroom apartment at fair market rent.[ii]

WHEREAS, according to the National Housing Conference, health care workers and many other essential workers and working professionals are priced out of homeownership in the majority of U.S. metropolitan areas nationwide;

WHEREAS, public housing is home to more than 2.3 million people, 37 percent of whom are children, and the public housing program faces a massive, growing backlog of more than $26 billion in capital repairs to preserve and sustain those homes;

WHEREAS, a recent report from the Urban Institute "Albuquerque Affordable Housing and Homelessness Needs Assessment" highlighted that in Albuquerque there is a gap of about 15,500 units of affordable housing for renter households with extremely low incomes and a gap of nearly 800 units of rapid rehousing for people experiencing homelessness;

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) raises public awareness of the importance of affordable housing and community development programs and resources in the lives millions of Americans;

WHEREAS, NAHRO has declared October each year as Housing America Month, as part of a year-long, national campaign to inform the public and decision makers of the critical need to address the nation's housing and community development concerns;

WHEREAS, AHA has been an active member of the local State of New Mexico chapter of NAHRO for many years and AHA seeks to support the ideals of the Housing America campaign;

WHEREAS, the Mission of AHA is empowering people in our community through affordable housing and self-sufficiency opportunities; and

NOW, THEREFORE, BE IT RESOLVED BY THE AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA that:

1. AHA has endeavored for decades to address our growing local affordable housing and community development needs.
2. AHA has been successful in partially addressing local needs by using a combination of local, state and federal resources.
3. More resources are needed locally to meet the growing demand for affordable places to live.
4. AHA hereby endorses the Housing America Campaign, its goals, objectives and purposes.
5. AHA hereby recommits itself to meeting the affordable housing and community development needs of our local community.
6. A signed copy of this Resolution shall be shared with stakeholders to bring awareness of the need for more resources to address housing need.

PASSED and ADOPTED this 17th day of November 2021.
BY A VOTE OF 5 FOR, AND 0 AGAINST.

Members Absent: _____
Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: /s Rebecca Robinson
Rebecca Robinson, Chairperson of the Board

ATTEST: /s Thea Guerin
Thea Guerin, Acting Secretary to the Board and Deputy Director

[i] *Rent in ABQ Increases Almost Twice the National Average, by Justin Schatz, October 11, 2021, The Paper.* https://abq.news/2021/10/abqs-rental-market-has-increased-by-almost-twice-the-national-average/

[ii] *Out of Reach: The High Cost of Housing 2021*, by: National Low Income Housing Coalition, July 14, 2021, https://nlihc.org/resource/nlihc-releases-out-reach-2021