



Tim Keller, Mayor

06.07.2024

To: Albuquerque Development Commission

From: Ciaran Lithgow, Redevelopment Project Manager

Subject: Somos Redevelopment Tax Abatement – Case #2024-5

Executive Summary. Sol Housing (formerly the Greater Albuquerque Housing Partnership) (“Applicant”) has applied for a Redevelopment Tax Abatement (“RTA”) for the Somos affordable housing project. The project is governed by a Development Agreement with MRA to provide the MRA-owned land at Central & Alcazar, which was recommended for approval by ADC on 11/16/2023 and approved by City Council on 12/4/2023.

Somos will be a 70-unit affordable housing complex on the approximately 1-acre site. The project will also include 1,000 square feet of commercial space. Eighty-four percent of the housing units will be income-restricted units.

Value of RTA. The current property tax bills for the property is \$0, since it is currently owned by the City (as a non-taxed entity). Following completion of the Project, the new annual property tax amount is estimated to be \$81,647. The estimated value of the property tax abated on the Project would be \$73,482 annually, or \$514,376 over a period of 7 years (taxes abated minus annual MRA fees).

Detailed report of Application. The following section details how the project meets the RTA Threshold Criteria and Evaluation Criteria.

RTA Threshold Criteria

Criteria	Staff Evaluation
MR Area. Projects must be located in a Metropolitan Redevelopment Area with an Approved Metropolitan Redevelopment Plan.	The project is located in the Near Heights MR Area. City Council adopted the University Area Metropolitan Redevelopment Plan in 2000.
Site Control. Applicant must have site control.	The applicant has site control in the form of a Development Agreement with the Metropolitan Redevelopment Agency.
Minimum Project Size. The scope of the Project must meet <u>one</u> of the following criteria:	The Project meets one of the minimum project sizes:

<ul style="list-style-type: none"> • A minimum of eight additional (new or converted space from a different use) residential units are created; <p style="text-align: center;"><i>OR</i></p> <ul style="list-style-type: none"> • A minimum of 10,000 sq. ft. of commercial space is created or put into active use 	<ul style="list-style-type: none"> • The project adds 70 housing units.
<p>Community Benefit. A Project must achieve a minimum Community Benefit score of 100 based on the Community Benefit Matrix in Appendix B.</p>	<p>The project scores 200 points. See the Community Benefits Matrix below for details.</p>

Community Benefit Criteria	Points Earned
Sustainability	
<u>On-Site Solar.</u> Rooftop will be built to be solar-ready with necessary electrical infrastructure and structural support.	20
<u>EV Charging Stations.</u> Project includes at least 5% of on-site parking spots.	15
<u>Shift to Electric.</u> Project only includes electrical appliances (no gas hookups).	5
<u>Encourages alternative transportation.</u>	25
<ul style="list-style-type: none"> • Includes a dedicated ride share loading space • Provides a parking ratio less than 0.8 parking spaces per unit 	
<u>Efficient Unit Sizes.</u> All bedrooms are 570 square feet (less than the 600sf required).	20
Economic Development	
<u>Generates Gross Receipts Taxes.</u> Project adds at least 1,000 sf of retail space.	15
<u>Creates missing-middle development.</u> The project is a medium-size infill project that adds an exciting texture to the urban core.	15
<i>Project adds 70 units.</i>	
<u>Adds Density.</u> Projects in MRA are in areas of change. MR areas should maximize the allowable density to create vibrant urban districts.	25
50 – 99.99 dwelling units/acre – 25 points	
<i>The Project adds density at 72 dwelling units/acre.</i>	
Community Benefits	
<u>Project provides Affordable Housing.</u> 84% of the units added will be affordable at or below 80% of the Area Median Income.	40
<u>Culture & Art.</u> Project includes a mural that is at least 150 sq.ft. or other significant artistic features such as a large sculpture, artistic lighting, etc. Art must be located within prominent public view.	10
<i>The Project will install a mural, to be at least 150 sq.ft., on the exterior stairwell facing Yale.</i>	
Diverse/Local Team	
<u>Developer is a local business</u>	10
Total Points Earned	200

RTA Evaluation Criteria

☒ **Criteria A: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Area Plan.** The applicant must demonstrate that the Project meets the relevant Metropolitan Redevelopment Plan goals.

- **Project results in the removal of slum or blighted conditions.** The project will redevelop a lot, formerly home to the Blue Spruce Bar, which was acquired by the City of Albuquerque in 2004 due to crime and safety issues at the site. Despite past efforts to redevelop the site, the lot still remains a vacant blight on Central Avenue.
- **Project furthers the goals and objectives of the adopted Metropolitan Redevelopment Area Plan.** The Project is identified as an Opportunity Site in the Near Heights MR Area Plan. It furthers the objectives in the Plan by:
 - Developing a parcel along a corridor that was identified as a priority in the Near Heights Plan by adding 70 units of housing.
 - Advancing the goal of an International Marketplace by adding small-scale retail for local startup businesses and enhancing the connection between Talin Market and the subject property.
 - Eliminating blight by developing a currently vacant and chain-link fenced lot that gathers weeds and litter.
- **Demolition of viable buildings has been/will be avoided.** There are no existing structures on the building.
- **Relocation of existing residents and businesses has been/will be avoided.** There are no businesses or residents on-site.

☒ **Criteria B: Design.** RTA Projects shall meet the following enhanced design criteria to ensure high quality Projects that are recognized as exemplary:

☒ Buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide variation in color, texture, and scale; *and*

☐ Each building elevation that faces a street or a customer parking lot shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 50 feet of wall length that varies the depth of the building wall by a minimum of 4 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height.

OR

☒ If Projects cannot meet the enhanced design criteria above, applicants can propose other compensating design elements that ensure a high-quality Project

The project, while providing textural and depth variation, does not exactly meet the required offset depth (1ft instead of 4). Compensating design elements include Juliette balconies, multicolor awnings over the retail space; parapets; a large mural; and vertical trellises for plantings.

☒ **Criteria C: Applicant Experience.** Applicant must demonstrate a record of financing, constructing, and managing Projects of this type and size, and has provided convincing evidence that the Project will be completed.

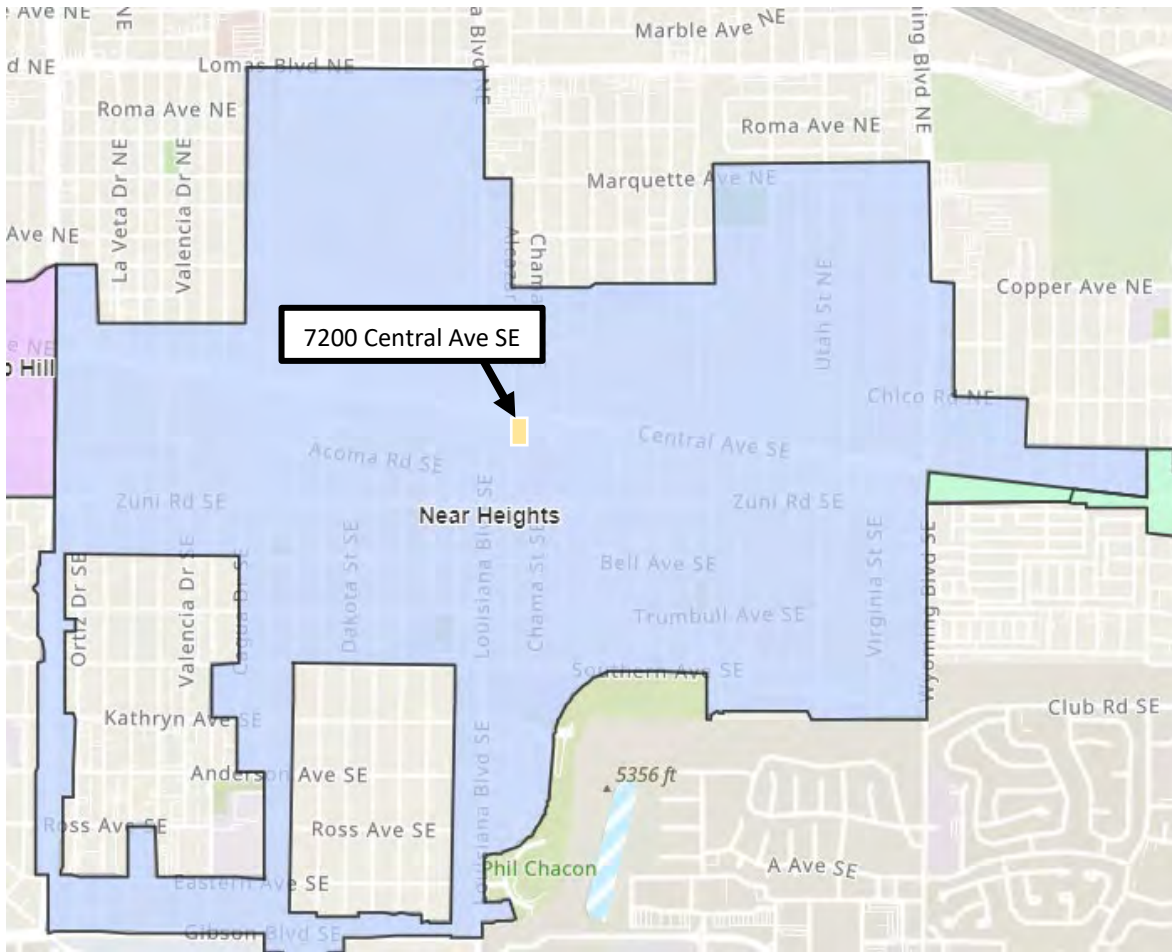
The Developer, Sol Housing, has an extensive and proven track record of successfully developing affordable housing projects of similar sizes and mixes in Albuquerque.

Findings:

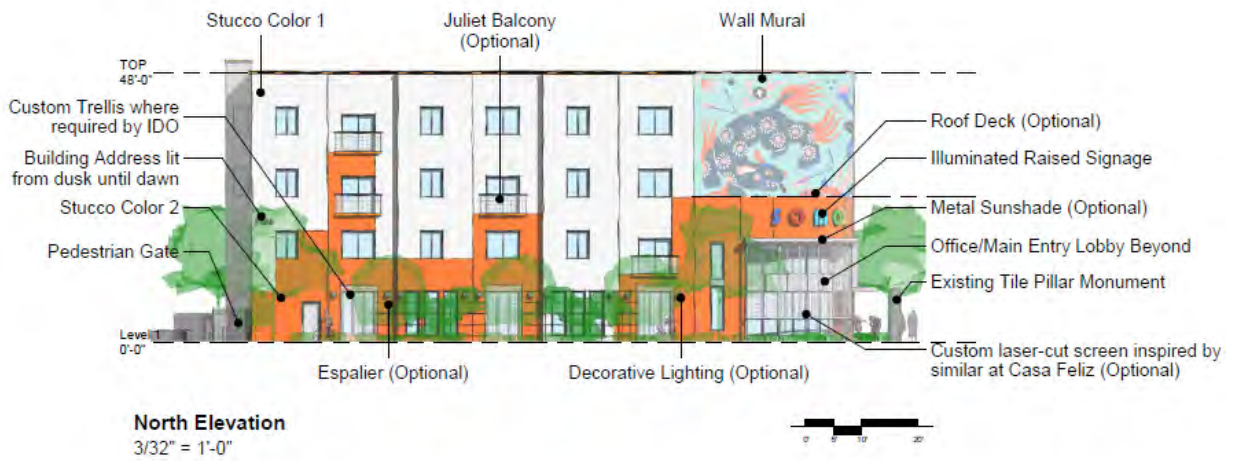
- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement PILOT Program:
 - The Project advances the goals of the Near Heights Redevelopment Plan by developing a vacant lot along a corridor that was identified as a priority in the Near Heights Plan. The Project will help eliminate blight by developing a currently vacant and chain-link fenced lot that gathers weeds and litter.
 - The Project meets the design criteria by creating an aesthetically pleasing project that provides variation in color, texture, and scale, and modulates the building elevation and façade;
 - The Applicant has demonstrated sufficient experience to reasonably complete the Project.

Recommended Motion: Based on the findings in the staff report, the ADC recommends to City Council approval, in form, of the Redevelopment Tax Abatement with Sol Housing for the development of Somos.

Site Location



Project Renderings





SOMOS

SOMOS APARTMENTS

City of Albuquerque
Metropolitan Redevelopment Agency
Redevelopment Tax Abatement
Application
Central & Alcazar
7200 Central Ave SE

Rendering courtesy of
Hartman + Majewski Design Group



SOLHOUSING

METROPOLITAN REDEVELOPMENT TAX ABATEMENT APPLICATION FORM

Name of Project Somos Apartments

Location of Project 7200 Central Avenue SE, Albuquerque, NM 87108

Legal Description of All Parcels

A certain tract of land designated as Tract A-1, lying within Block 11 La Mesa No. 2 Subdivision, as shown on the replat of Lots 1-8 and Lot A, Block 11, La Mesa No. 2, recorded in the office of the Bernalillo County Clerk on November 18, 2013, Document No. 2013124811, located at the southeast corner of the intersection of Central Avenue & Alcazar Street within Section 19, T. 10N. R. 4E., City of Albuquerque, Bernalillo County, State of New Mexico.

Bernalillo County UPC Code of all Parcels

101905704209330224

Applicant Name Sol Housing

Contact Person Felipe Rael

Telephone 505.244.1614

Email info@solhousing.org

Address 320 Gold Avenue SW, Suite 918, Albuquerque, NM 87102

Amount of Fee Submitted \$3,500

Total Project Square Footage 64,380 sf

Building Construction Type VA

Estimated Building Permit Valuation (Include Formula, see Appendix E) \$5,732,481.24

Form of Documented Site Control included in Application

- Warranty deed **Development Agreement**
- Option to purchase (expires no sooner than 4month from application date)
- Long term lease (at least 50 years)

Project Size

Number of additional residential units created by project 70

Total square feet of commercial space 1791 sf

Total Parcel(s) Acreage .949 acres

Number of Stories 4

Building Valuation Formula (from Appendix E) $R2=62,480\text{sf} \times 98.47(\text{VA}) = 6,152,405.6$
 $B = 1900\text{sf} \times 114.22(\text{VA}) = 217,018$ subtotal = 6,369,423.6 $\times 0.90$ regional cost modifier = Total value
\$5,732,481.24

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Sustainability		Maximum Points Available per Subcategory	Points Earned by Applicant (fill in green boxes)	What to submit with application and at building permit if qualifying for these points
Reuse of Existing Structures.	<i>can only get points in one line item</i>	30		W/ Application: conceptual site plan with calculation @ Building Permit: confirm on site plan
25% of project footprint utilizes existing structures	20			
50% of project footprint utilizes existing structures	30			
Project includes on-site Electric Vehicle charging stations. At least 2 parking spaces or 5% of total on-site parking spaces are EVSE installed, whichever is greater	15	15	15	W/ Application: narrative statement @ Building Permit: confirm on site plan
On-Site Solar	<i>can only get points in one line item</i>	50		
Roof top is built to be solar-ready with necessary electrical infrastructure and structural support	20		20	W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional electrical engineer
On-site generated renewable energy meets at least 20% of building's anticipated energy needs.	50			W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional electrical engineer
Integrate Net Zero Water and Energy approaches in the construction and operation of the building.		65		
Shift to Electric. Housing units do not include gas hookups (i.e., no gas stoves, gas water heaters, etc) - electric appliances only.	5		5	W/ Application: Narrative description.
Project includes cool surface treatments, such as cool pavements, or cool treatment applied to surface parking/top level of parking garage (if applicable)	10			W/ Application: roof and pavement plan @ Building Permit: confirm roof and pavement plan
Green surface parking. Surface parking, if provided, is crusher-fine gravel or some other permeable surface as approved by MRA. Landscaping is at least 20% above required IDO planting requirements for parking lots. Handicap spaces may be exempt from permeable surface material requirements to meet ADA requirements.	10			W/ Application: Detailed landscape and site plan for the parking lot showing pavement materials, along with # of and coverage of plantings. @ Building Permit: Confirm landscape and site plan
Rooftop garden covers at least 15% of rooftop area	10			W/ Application: roof plan @ Building Permit: confirm on roof plan
For redevelopment/retrofits only: install high efficiency WaterSense-labeled fixtures and water efficient equipment: 1.28 GPF toilets, 0.5 gpf urinals, 1.5 gpm aerators, 2.0 gpm showerheads and washing machines with an integrated Water Factor (IWF) of 3.0 or less. <i>Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities</i>	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
For redevelopment/retrofits only: Transform up to 80% of high water use spray irrigated turf areas with a desert-friendly xeriscape that includes select drought-tolerant plants and climate-ready trees, as well as passive water harvesting and drip irrigation methods. <i>Refer to ABCWUA Xeriscaping: the complete how to guide</i>	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)

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For redevelopment/retrofits only: Update cooling mechanical systems with control meters to help monitor water use and implement mechanism to improve the tower's water quality and increase cycles of concentration and/or install a recirculation system that will reuse cooling water instead of discharging it. Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities	10			W/application: submit ABCWUA Xeriscape rebate application (requires inspection) @Building Permit: approved ABCWUA Xeriscape rebate application (requires inspection)
Sustainable Development Patterns		45		
Encourages Alternative Transportation. Two of the following are met: 1. Site Plan includes a dedicated ride share loading space 2. Project includes interior bike storage with one space for 60% of residential units and at least 200 sq. ft. dedicated space for bicycle maintenance 3. On-site parking ratio is less than 0.8 per unit (multi-family) or 2:1,000sf (commercial). Shared parking agreements with adjacent/nearby property owners are encouraged and will not count towards the on-site parking ratio. 4. Project provides at least one dedicated carshare vehicle per 200 units	25		25	W/application: site plan with parking calculations and dedicated rideshare loading space; narrative statement regarding bike parking and carshare vehicle @Building Permit: Site verifying parking spaces, floor plan with bike space, agreement with ride share company(or other)
Efficient Unit Sizes. Multifamily projects offer least 50% of units at 600 usable square feet or smaller.	20		20	W/ application: submit floorplans delineating unit sizes and calculation of unit types by size. @Building Permit: confirm unit sizes.
Subtotal			205	85

Economic Impact		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Generates Gross Receipts Taxes. Small pockets of retail can be especially impactful. Retail space will trigger occupancy requirements within the first years of completion in the lease agreement.				W/ Application: site plan/floor plans with calculation @ Building Permit: confirm on site plan with calculation @ Lease: Annual minimum occupancy requirements will be written into lease.
At least 1,000 square feet of interior retail space (for rent to commercial user and not to be used as residential leasing or amenity space)	15	15	15	
Creates missing-middle development Medium-size infill projects create an exciting texture to the urban core. Small sized projects get a boost in the scoring system and are not expected to provide the same level of amenities as larger project.		25		
<i>can only earn points in one line item; select ONE category for mixed use projects.</i>				
New Housing Units Added				
51 - 100 units	15		15	
21 - 50 units	20			
8 - 20 units	25			
Commercial or Industrial Projects				
25,001 - 50,000 interior square feet	15			
15,001 - 25,000 interior square feet	20			
10,000 - 15,000 interior square feet	25			

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Adds Density. Projects in MRA are in areas of change. MRTA projects areas should maximize the allowable density to create vibrant urban districts	<i>can only get points in one line item</i>	35		W/ Application: provide site plan with calculation @ Building Permit: confirm on site plan with calculation
<i>Mixed Use and Residential Projects</i>				
15-19.99 dwelling units/acre	5			
20-49.99 dwelling units/acre	15			
50-99.99 dwelling units/acre	25		25	
100+ dwelling units/acre	35			
<i>Projects without Residential Uses</i>				
Floor Area Ratio > 2	25			
Floor Area Ratio > 3	35			
Affordable Housing. At least 60% of units are affordable to households <80% AMI & project is being funded and monitored for compliance by governmental entity other than MRA.	40	40	40	Application: documentation from MFA, FCS that project is affordable
Subtotal		115	95	

Placemaking		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Historic Preservation. Project protects and preserves historic structures, districts, sites, objects or designed landscapes from deterioration or destruction. Building or landscape being preserved must be officially recognized by the City of Albuquerque, State of New Mexico, or listed in the National Register of Historic Places.	20	20		W/ Application: Documentation of historic registration and description of how the asset will be preserved through this project.
Enhanced Streetscape		30		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Building structure or restaurant/bar patio edge is aligned to minimum front setback outlined in IDO zoning requirements.	10			W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Include two of the following enhanced streetscape improvements: -Widened sidewalks by at least 2-feet above IDO minimum along arterial streets, -Increased landscape planting requirements (by at least 20%) in public areas -Providing a bus shelter -3 pieces of urban furniture components -Pedestrian-scale lighting along arterial sidewalk -Other streetscape amenity as approved by MRA	20			W/ Application: provide site plan/landscape plan and include description of which streetscape improvements are being met. Request more instructions from MRA Staff for earning increased landscaping points. @ Building Permit: confirm on site/landscape plan
Public Space Amenity	<i>can only get points in one line item</i>	30		

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

On-site public space at least 500 contiguous sq. ft. such as a pocket park, plaza, playground, or performance area. Public space shall be accessible to the public generally 9-5; five days per week.	20			W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan @ Lease: Written into lease agreement.
On-site public space at least 1000 contiguous sq. ft. such as a pocket park, plaza, playground, community garden, or performance area. Public space shall be accessible to the public 9-5; five days per week.	30			W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan @ Lease: Written into lease agreement.
Culture & Art. Project includes a mural that is at least 150 sq. ft or other significant artistic feature such a large sculpture, artistic lighting, etc. Art must be located within prominent public view.	10	10		W/ Application: provide site plan @ Building Permit: confirm on site plan
Rooftop or Elevated Deck. Project includes an outdoor deck on the second floor or higher. Deck must be at least 500sf. Deck must be available for use by public patrons such as hotel guests/restaurant or bar patrons/office users (dependent on building type). Rooftop decks available exclusive for residential users does not qualify.	10	10		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Subtotal		100	10	

Community Wealth Building		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Diverse and/or Local Team Structures		50		
Legal applicant entity is a minority, LGBTQ+, veteran, or women-owned business	15			Application: Applicable third party certification
Legal applicant entity is a local business	10		10	Application: W-9 self-certification; business license
General Contractor is a minority, LGBTQ+, veteran, or women-owned business	15			Application: Applicable third party certification At building permit issuance, prior to groundbreaking: Provide contract with entity identified in application, or other entity that meets the criteria
General Contractor is a local businesses	10			Application: W-9 self-certification; business license At building permit issuance, prior to groundbreaking: Provide contract with entity identified in application, or other entity that meets the criteria
Subtotal		50	10	

	Minimum Required	Total Points Available	Total Points Earned
TOTAL POINTS	100	470	200

PROJECT INFORMATION

- 1. Description of Proposed Development: Describe the construction to be undertaken, including specific uses, square footage, construction type, and location of the project site. Attach a conceptual site plan and elevations (included in attachments list).**

Somos is proposed as a mixed-use, mixed-income senior community consisting of a 64,380 square foot, 4-story wood framed singular building, with 70 one-bedroom apartments, leasing office, amenity spaces to support residents, and a 1,791sf of commercial space for local business incubation. The community will be located at 7200 Central Avenue SE, in the heart of the International District, directly adjacent to Talin World Market.

- 2. Existing Site Conditions: Describe the present use and development of the site, including any improvements, vacant land, etc. Describe surrounding land uses. Describe any work done to date to clear or prep the site for development.**

This infill site at the corner of Central Avenue and Alcazar Street SE was previously developed as the Blue Spruce Lounge. It was purchased and demolished by the City of Albuquerque following the adoption of the MR Plan. The site is vacant with no known environmental concerns. A Phase I Environmental Site Assessment will be ordered for the completion of the environment review required for the use of HUD HOME funding as needed to meet the project schedule. Portions of the building slab and asphalt parking lot remain and will need to be removed with construction. The size of the site and protection of the existing decorative sidewalks the MRA installed in 2004 will be challenging during zoning approval and construction.

- 3. Entitlements: Give the current zoning of the property. Provide a list of entitlements received or required for the proposed use.**

The site is zoned as MX-M, mixed use-medium intensity zone district which allows the mixed-use, multifamily design proposed. We will need to seek a zoning variance to allow reuse of the exiting decorative sidewalks as zoning now requires a six-foot landscape buffer between the sidewalk and adjacent roads. We understand this is an administrative decision during the zoning application and approval process. We will also need to seek approval for the 6-foot-tall security fencing required between the building face and the east property line along Central and from the building face to the south property line along Alcazar. The fencing will be transparent and is required for the safety of the residents. An application to the Zoning Hearing Examiner is required for this approval and is very common in Albuquerque.

COMMUNITY BENEFIT SUMMARY

Sustainability: EV Charging Stations

Project includes on-site Electric Vehicle charging stations. At least 2 parking spaces or 5% of total on-site parking spaces are EVSE installed, whichever is greater.

Sol Housing is committed to providing EV charging stations as a public amenity at our housing communities and to the greater community to reduce reliance on fossil fuels and provide equity in access to EV charging and vehicles to low-income communities. At Somos, we have 37 total parking spaces. 5% results in 1.85 spaces. Therefore, two parking spaces will be provided with a single dual port charging station providing both spaces with rapid charging for electric vehicles. The electrical load will be designed with a separate electrical panel for EV charging with a capacity for 10% or 4 spaces to be provided with EV charging as the use of electrical vehicles increases.

At our most recent project, PAH! Hiland Plaza, we received a grant for 4 EV chargers and 2 EV ride share vehicles. One EV charger with dual ports is located outside the secured fence for the 2 ride share vehicles. If another grant is available, we will pursue this grant for Somos as well.

COMMUNITY BENEFIT SUMMARY (continued)

Sustainability: On-Site Solar

Roof top is built to be solar-ready with necessary electrical infrastructure and structural support.

On site solar will be provided through two systems, 1) solar thermal panels on the roof that preheat the hot water for the full building and 2) conduits below grade installed in the landscape to be solar ready for future photovoltaic carports. The solar thermal panels and conduit in the site will be installed during construction of the building.

The roof will be structured to support solar thermal panels used to preheat the central hot water system for the entire building up to at least 80% of the functional hot water temperature. High-Efficiency all electric hot water heaters in a central mechanical room will be used to heat the water to final temperature before it is circulated through the building and to all the apartment homes. On previous projects, we have used natural gas to fuel the hot water heaters to heat the water the remainder of the way. Somos will be fully electric.

The solar thermal collectors are arranged in an array on the roof in which the solar rays are collected into tubes that transfer heat to water storage tanks and heats the water to 80% of its optimal temperature. This solar preheat system intercepts the main domestic water supply with the preheated hot water before it goes into the central “boiler,” which in our case is a collection of five or so high-efficiency water heaters. The water heaters then heat the water the final 20% needed to reach optimal operating temperature and serve the entire building with continuous hot water. This solar thermal preheat cuts 90% or more of cost to heat the hot water for the whole building, is highly reliable, and has functioned well for us and our residents since construction of Sterling in 2018, Luminaria in 2022 and PAH! in 2023.

For more information see [The Central Solar Water Heating Systems Design Guide \(wbdg.org\)](https://www.wbdg.org/inspiration/case-studies/central-solar-water-heating-systems-design-guide)

**Calculation letter by professional electrical engineer (attached)*

Sustainability: Shift to Electric

Housing units do not include gas hookups (i.e., no gas stoves, gas water heaters, etc.) - electric appliances only.

As a sustainable and energy efficient building, Somos will consist of all electric building systems, Energy Star LED lighting, and Energy Star certified electric appliances throughout.

GAHP will pursue LEED for Homes certification to a minimum of Silver certification and achieve a HERS rating of 55 or better in all dwelling units, meaning the design of the building will have an energy efficiency rating better than 45% of commercial buildings under construction. HERS ratings are verified onsite during construction by a third-party rater to ensure the construction is completed and tested in accordance with reduced air leakage requirements.

Historically, we have provided natural gas to the central hot water system that provided hot water to all apartments, however, as a goal to shift to an all-electric building system, we are committing to install solar thermal panels on the roof to preheat the hot water and reduce the load of the electricity requirements such that the construction can make this shift to all electric.

Energy efficient, all electric heat pump systems are used for heating and cooling in the apartments.

Sustainability: Encourages Alternative Transportation

1. Site Plan includes a dedicated ride share loading space.

We selected to provide a ride share loading space adjacent to the retail space to support convenient access and business interest in the small businesses as well as the reduced parking on-site. The proximity of the ART rapid ride bus stop at Louisiana and Central and the access to walkable businesses in the area make this site ideal for utilizing the IDO parking reduction up to 50% of the required off-site parking.

3. On-site parking ratio is less than 0.8 per unit (multi-family) or 2:1,000sf (commercial).

With 70 dwelling units, 34 parking spaces for residents, 2 spaces for the 1,000sf of retail business and 1 ride share loading space will be provided. This is a ratio of .53 parking spaces per dwelling unit and is in compliance with current City of Albuquerque IDO off-street parking requirements.

**Site plan with parking calculations and dedicated rideshare loading space (see attached Site Plan)*

COMMUNITY BENEFIT SUMMARY (continued)

Sustainability: Efficient Unit Sizes

Multifamily projects offer least 50% of units at 600 usable square feet or smaller.

Somos Apartments will include 70 one-bedroom, one-bath units efficiently sized with 570 usable (net) square feet. All apartments will have the same unit floor plan with minor adjustments in cabinetry to address accessibility requirements for Type A Accessible and Type B Adaptable units. All apartments are on an accessible path along interior corridors with an elevator and two stairs for vertical circulation. One hundred percent (100%) of the apartments are less than 600 usable (net) square feet.

**Floor plan delineating unit size and unit types by size (attached).*

Economic Impact: Generates Gross Receipts Taxes

At least 1,000 square feet of interior retail space (for rent to commercial user and not to be used as residential leasing or amenity space).

Somos will contain no less than 1,000 square feet of first-floor, non-residential space fronting Alcazar Street NE. The rent for and the use of this first-floor, non-residential space will generate its applicable Gross Receipts Taxes for the City of Albuquerque.

This storefront retail space will be activated by neighborhood entrepreneurs identified through the International District Community Development Corporation (IDCDC) business accelerator program to support local small businesses.

Beyond the Gross Receipts Tax generated by the commercial use, a tremendous economic impact will come from the construction of rental multifamily housing.

As estimated by WeAreApartments.org, Somos will generate 123 jobs with an estimated economic impact of \$23 Million and \$798,000 in tax revenue. On Exhibit E, we are estimating \$17.6 Million in hard construction costs including \$1.46 Million in Gross Receipts Taxes.

**See attached Site Plan*

Economic Impact: Creates missing-middle development

New Housing Added: 51-100 units

Somos Apartments will add 70 apartment units.

Economic Impact: Adds Density

Projects in MRA are in areas of change. MRTA projects areas should maximize the allowable density to create vibrant urban districts

Somos consists of 70 units on .967 acres which translates to 72 DU per acre. This increased density is a key step toward transit-oriented design, healthy cities, and meeting our local housing needs. Located along in a major transit corridor and within a ¼ mile of premium transit station, a 4-story mixed-use, mixed-income community is highly appropriate to provide the array of moderate-density residential uses envisioned in the form-based zoning code. This higher density housing, when combined with businesses and services into a mixed-use community, is more equitable to people who do not drive or own a car, is healthier when neighborhoods are walkable and active, and is necessary to reduce urban sprawl and over-demand of limited resources and infrastructure.

**Site plan with calculation – see attached Site Plan*

COMMUNITY BENEFIT SUMMARY (continued)

Economic Impact: Affordable Housing

At least 60% of units are affordable to households <80% AMI & project is being funded and monitored for compliance by governmental entity other than MRA.

Per Formal Inquiry #6: To demonstrate % of units affordable to <80% AMI, please provide a chart that provides a schedule of unit types (ex: studio, 1br, 2br); number of units by type; # of units affordable per unit type proposed by AMI; and total % affordable. For funding and compliance, describe the anticipated affordable housing funding/financing sources; list which government agency is responsible for monitoring and compliance post-construction; and describe (briefly) how these entities monitor the project for affordability compliance post-construction.

100% of the units at Somos Apartments are 1-bedrooms with 84.3% of the total below 80% Area Median Income (AMI). These set-asides will be achieved through a layering of HOME Investment Partnership funds, Low-Income Housing Tax Credits (LIHTC), and Project Based Vouchers (PBV). Each of these are monitored on an annual basis by testing 20% of the resident files for compliance with their respective program requirements. HOME funds are monitored through City of Albuquerque Department of Family and Community Services (DFCS), the NM Mortgage Finance Authority (MFA) monitors the LIHTC, and the Albuquerque Housing Authority will monitor the PBVs.

	Total Units	# units affordable at or below 60% AMI	# units affordable at or below 50% AMI	# units affordable at or below 30% AMI	# units at market
1 bedroom	70	24	14	21	11
Total	70	24	14	21	11
		34.3%	20%	30%	15.7%
84.3% < 80% AMI					

Placemaking: Culture and Art

Project includes a mural that is at least 150 sq. ft or other significant artistic feature such a large sculpture, artistic lighting, etc. Art must be located within prominent public view.

We are proposing to include a wall mural at the corner of Alcazar and Central visible to traffic along Central. This is a conceptual design proposal by the Architectural team at the Hartman & Majewski Design Group. The mural(s) will be a minimum of 150 sf in bright colors that enhance the international appeal of the building and complement the building design and architecture.

**See attached Site Plan*



Community Wealth Building: Local Business

Legal applicant entity is a local business.

Sol Housing is local business incorporated in 1993 and is a trusted and successful Community Housing Development Organization who has worked with the City over 30 years to build a better Albuquerque. We have the staff knowledge, experience, and capacity to successfully bring this proposed development through the funding applications and construction so that it can achieve the vision of this international marketplace, providing much needed housing and economic benefits to the International District.

- *Exhibit G – Sol Housing Modified W-9 (attached)*
- *Business License (attached)*

EVALUATION CRITERIA 1. REMOVAL OF BLIGHTED CONDITIONS AND CONFORMANCE WITH METROPOLITAN REDEVELOPMENT AREA PLAN.

The anchoring element of the Near Heights MR Area Plan is the creation of a Commercial Corridor Project that was later given life in the 2001 International Marketplace market study and design study as the expansion of an International Marketplace at the intersection of Louisiana and Central. The concept was to establish an array of ethnic businesses providing diverse services that appeal to the adjacent culturally rich neighborhoods and draw shoppers and visitors from all over the city and region. The International Marketplace development was to include the Talin supermarket, retail, office, and residential dwellings within the larger 6-acre corner. Sol Housing is committed to all five factors identified in the MR Area Plan that determined Louisiana and Central as the right location of the International Marketplace. All five are still relevant today and we feel confident will be achieved through the public private partnership with Sol Housing and the mixed-used design we propose.

1. The Project results in the removal of slum or blighted conditions, as defined in the Metropolitan Redevelopment Code.

Somos eliminates blight and prevents further deterioration of property values in the area. The MR Area Plan took great effort to identify areas of blight and disruption in the community using neighborhood surveys. These survey results identified the Blue Spruce Package Liquor Store as a blight on the community that needed to be removed. In 2004, The City of Albuquerque was successful in acquiring and demolishing the Blue Spruce which occupied the site. Despite these planning efforts, the site remains vacant and undeveloped with over-grown weeds, litter, and security fencing. By developing the site with a large capital investment of new housing, retail space, new landscaping and lighting, and new residents calling Somos home, we will eliminate the blighted conditions and prevent further deterioration of property values in the area.

2. The project furthers the goals and objectives of the adopted MRA Plan

Stimulates public and nonprofit/private investment in the area. Somos will be a public private partnership through GAHP, MRA, and DFCS to convert a difficult to develop site into a mixed-use community investment that will help transform and invigorate the site into the physical and symbolic center of ethnic businesses and community institutions envisioned for the neighborhood. Somos will invest \$17.6 million in construction costs to achieve the vision of a welcoming and diverse community hub that will contribute to the revitalization of the International District. The timing of this investment is optimal to bring new life into the International Marketplace during this period of renewal and recovery while providing needed housing to area residents.

Increases the number of jobs in the area and increases the patronage of local businesses. The International Marketplace has been successful but is suffering from disinvestment resulting from the economic stresses we have experienced since the great recession in 2008 and the Covid Pandemic in 2020. Surrounding businesses have closed their doors and the lack of services for people living without shelter is hard on private business owners and city infrastructure. GAHP intends to use the retail space, through collaboration with the IDCDC, to incubate new local businesses grown from the Trumbull and La Mesa community. As estimated by WeAreApartments.org, Somos will generate 123 jobs with an estimated economic impact of \$23 Million. New residents of housing that is affordable have more discretionary money available to patronize local businesses because they do not have to spend more than 30% of their income on housing.

Empowers residents while furthering economic self-sufficiency and sustainability. GAHP's mission is to create exceptional housing that promotes household stability and vibrant communities. Affordable housing with income restrictions provides a housing option for residents to keep their housing costs low, reducing the risk of the resident becoming housing cost burdened, and allowing the resident to free up disposable income they might not otherwise have available. This empowers residents towards-sufficiency and improved household stability outcomes.

Promotes the image of a safer community. Removing vacant and unused parcels is the first step toward actual and perceived improvements to safety. Somos will be designed with Crime Prevention Through Environmental Design (CPTED) principles that all contribute to a sense of safety and belonging that decreases opportunities for crime. Its culturally appropriate design fits into the neighborhood and is visually appealing with new lighting and landscaping that enhances the streetscape and visibility. The pedestrian connections and increased activity within the streetscape with sidewalk tables and chairs, storefronts, and shop displays bring neighbors together and create collective "eyes on the street" that promotes the image of a safer community.

- 3. If buildings have been or will be demolished as a part of this Project, please describe how the demolition was/will be avoided. *Not applicable***
- 4. If the project has or will include relocation of existing businesses/residents, please describe the extent of the relocation and why relocation was unavoidable. *Not applicable***

EVALUATION CRITERIA 2: DESIGN

Describe how the project meets the following enhanced design criteria:

- 1. Buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide variation in color, texture, and scale**

The building design meets the zoning requirements of Medium Density Mixed-Use (MX-M) with use of stucco, glass, painted mural, and fabric awnings to create a dynamic building elevation that benefits the surrounding community by reflecting the colors and images of the culturally rich neighborhood, and by improving lighting and landscaping for a walkable and pedestrian scaled built environment. Outdoor seating and shade trees, large, glazed storefronts for local businesses with colorful awnings and building signage will provide appealing and relevant retail venues to explore and make into a community must-have destination.

The vivid colors and playful building design reflect one of the many patterns developed and installed in the sidewalks during the MRA sidewalk and infrastructure improvements installed in 2004. The change in colors and small setbacks in the wall with a change in plane create a 3-dimensional pattern that reduces the perceived height of the building and complexity to the long elevation along Alcazar. The bright orange color reflects the strong orange found throughout the International District which consists of as many as 70 different nationalities and cultures. The large wall mural planned above the entry lobby on the exterior walls of the third and fourth floors will also be designed to broadcast the diverse cultural fabric of the International District. We envision the colorful design to provide a distinct and active backdrop to all retail and restaurant businesses of the International Marketplace and encourage the renewal of weekend farmers markets, celebrations, and shopping to the area. With community reinvestment, new residents, street and safety improvements, and a perfectly situated, artistic design, we believe that this design not only meets the current IDO regulations, but also creatively meets the intent of the MRA's vision for the International Marketplace.

- 2. Each building elevation that faces a street or a customer parking lot shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 50 feet of wall length that varies the depth of the building wall by a minimum of 4 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height.**

The offsets comprise 50% of the 4 building elevations facing Central, Alcazar, and the opposing elevations facing the main parking area for 100% of the building height. The building elevations facing Central, Alcazar, and the opposing elevations facing the main parking area have a rhythmic undulation that steps out 12" at every bedroom and back in 12" at every living room. The units are stacked such that all bedrooms and living rooms align vertically making the undulation extend to the full height of the wall and step in and out every 12 to 14 feet along the entire length of every building elevation. To add visual interest and break-up the building scale, the vivid orange color pattern in the stucco steps up and down to look like a city skyline or abstract mountain scape and reflects the inlaid stone patterns on the sidewalks installed by MRA in 2004.

Additionally, the main entry, located at the corner of Central and Alcazar steps back in plane and in height, has increased glazing protected by a custom laser-cut trellis and includes a large wall mural that speaks to the diversity of the International District and promotes community identity and bonding. The commercial space includes a contrasting stucco color and multicolor awnings along with sidewalk seating to identify the retail shops and activate the streetscape along Alcazar.

- 3. If projects cannot meet the enhanced design criteria above, please explain why and describe what other compensating design elements are proposed to ensure a high-quality project.**

The offsets are not 4 feet deep, they are only 1 foot deep. This keeps the unit size under 600sf as desired in the Community Matrix and allows landscape buffers between the sidewalk and the building face needed to meet street tree requirements. Street trees will also help define the pedestrian realm and reduce the scale of the building elevation. The parapet height will step up 2 feet and the exterior wall plane will offset out 2 feet at stair towers and wall mounted metal awnings will provide rain protection at resident, maintenance and main entries into the building. Vertical trellises along Central Ave will bring down the scale of the building elevation while providing additional vertical growing space for edible or flowering vegetation and will protect the large amount of glazing within the resident amenity spaces facing Central Ave. A roof deck at the mural and optional Juliette balconies will be provided for additional interest in the building elevation if the budget allows.

EVALUATION CRITERIA 3. APPLICANT EXPERIENCE



Our mission is to create exceptional housing that promotes household stability and vibrant communities.

Sol Housing (previously the Greater Albuquerque Housing Partnership) was incorporated in 1993 as a 501(c)(3) non-profit corporation and was Albuquerque's first citywide Community Housing Development Organization (CHDO). Working primarily in Albuquerque's older neighborhoods, we oversee the design and construction of new, affordable rental homes and developments. To date, Sol Housing has developed and/or sponsored 878 affordable and market-rate rental units and 98 affordable and market-rate single family homes.



DEVELOPMENT EXPERIENCE

Currently owned and operating:

- 2025 Farolito Senior - 82 units
- 2023 PAH! Hiland Plaza - 92 units
- 2022 Luminaria Senior - 92 units
- 2018 Sterling|Downtown - 107 units
- 2017 Casa Feliz - 89 units
- 2016 Cuatro Senior - 56 units
- 2014 Plaza Ciudadña - 68 units
- 2012 Plaza Feliz - 66 units

Previous Developments:

- Inca Apartments - 12 units
- Bridgepoint Apartments - 214 units
- San Ignacio Court - 13 single family homes
- High Cordero - 9 single family homes
- Edith Crespin - 5 single family homes
- El Porvenir - 13 single family homes
- Bell Alcazar - 7 single family homes
- Trumbull Village - 4 townhomes
- Mesilla Bell - 4 townhomes
- Trumbull Village Infill - 7 single family homes
- Sunport - 18 townhomes
- Barelas - 12 single family homes and 6 townhomes



AWARDS

- 2014 NAIOP Merit Award: Plaza Ciudadña
- 2015 AIA Merit Citation Award: Plaza Ciudadña
- 2019 US Green Building Council: Casa Feliz
- 2019 AGC-NM Best Buildings Award: Sterling
- 2019 NAIOP Merit Award: Sterling
- 2022 MFA Housing Innovation Award: PAH! Hiland Plaza
- 2022 NAIOP Merit Award: Luminaria Senior
- 2023 Costar Impact Award: Luminaria Senior
- 2023 NAIOP Merit Award: Luminaria Senior



OPERATING STRENGTHS

Partners: From financing to construction to operations, Sol Housing has developed deep and long-lasting relationships with its partners to make our work successful. Since 1993, we have partnered with local architects, contractors, and property management to create quality homes for Albuquerque residents. Sol Housing has received funds from national and local nonprofits, federal, state, and city governments, and national and local financial institutions including the New Mexico Mortgage Finance Authority, City of Albuquerque, Bernalillo County, NM Bank & Trust, PNC, Wells Fargo, US Bank, Bank of Albuquerque, Raymond James, Citibank, and Federal Home Loan Bank of Dallas.

Access to Capital: Sol Housing's past success as a developer, its strong financial position, and excellent reputation as a quality affordable housing developer provides it with ample working capital and excellent access to needed capital for its development initiatives.

Staff Capacity: Sol Housing is staffed with professionals with a wide range of expertise and experience with backgrounds in finance, accounting, development, marketing, property management, nonprofit management, and social services delivery.

Board Capacity: Sol Housing's Board of Directors consists of a diverse group of community members and professionals with many years experience in the areas of finance, construction, fundraising, and architecture. Sol Housing's Board meets quarterly to provide organizational oversight and analyze development opportunities.

Contact information:

Felipe Rael, Executive Director



320 Gold Avenue SW, Suite 918, Albuquerque, NM 87123



info@solhousing.org



505.244.1614



Executive Director

FELIPE RAEL, MBA, HCCP

Felipe has over 20 years housing finance expertise with Low Income Housing Tax Credits, bond financing, FHLB Affordable Housing Program, Fannie Mae/Freddie Mac, Real Estate Capital Markets, Commercial Mortgage Backed Securities (CMBS) and State of New Mexico affordable housing development programs. Management expertise includes: staff development, profit & loss, financial controls & reporting, strategic planning, program policies & procedures and marketing to a variety of public, private & non-profit development partners.



Director of Housing Development

MIRIAM HICKS, RA

Miriam is a Registered Architect whose passion for affordable housing brought her to Sol Housing in 2018 after more than 20 years working for Dekker/Perich/Sabatini (D/P/S) in Albuquerque. As a licensed Architect, she uses her experience with entitlements, affordable housing projects, construction administration, and design to support Sol Housing's mission to create exceptional housing communities. Miriam's coordination and communication as a project manager helps lead the Sol Housing team from funding applications through placing housing communities in service.



Deputy Director of Operations

KELLE SENYÉ, CPM® ARM®

Kelle has more than 15 years of property management experience and 10 years of non-profit management. Directly prior to arriving at Sol Housing, she served 9 years advocating for and educating rental property owners and managers as the Executive Director of the Apartment Association of New Mexico. She graduated from ENMU with a Bachelor's degree in 1993. From the Institute for Real Estate Management, she earned her ARM® in 1996 and her CPM® in 2022, and is currently the President of the IREM NM Board of Directors. In 2015, Kelle became a faculty member of National Apartment Association Education Institute and has been an approved instructor for the New Mexico Real Estate Commission since 2011.



Director of Community Relations

LAURIE FRAPPIER, MA

Laurie has worked in nonprofit management since 2002, holding leadership positions with the YMCA of Central New Mexico, New Mexico Senior Olympics, Leadership New Mexico, and Supportive Housing Coalition of New Mexico. Laurie has executive-level leadership experience in strategic planning and staff development and has led organizational efforts in marketing, communications, branding, fundraising, event management, board development and recruitment, community and donor relations, grant writing, and volunteer coordination. Laurie uses her community relations and marketing skills to further the mission of Sol Housing while advocating for affordable housing development in Albuquerque.



Controller

RITA GONZALEZ, CPA

Rita is a Texas Certified Public Accountant with over 35 years of accounting experience, including 10 years in public accounting and 25 years in private industry. Public accounting experience includes leading audits for several non-profit clients, construction companies and many other clients in private industry. Her private industry experience includes controllerships with a real estate developer, a general contractor, a beer importer, a Red Robin franchise with six locations and a sushi restaurant with eight locations. Other experience includes providing consulting services for a building materials manufacturer, filing severance tax refunds for a large oil and gas producer with over 1500 wells and reconstructing the accounting records for a small minority owned construction company under a county sponsored mentoring program.

Past Development Examples

Sol Housing has a long record of financing, constructing, and managing projects of this type and size, and bringing projects to completion.



BUILDING BETTER



Plaza Feliz

Family Focused | Year Built: 2012 | 66 units

Plaza Feliz is a 66-unit apartment community focusing on households with children. Built in 2012, the community marked our renewed commitment to multifamily housing. The community features townhome style apartments, playground, and futsal/basketball court.



Plaza Ciudadana

Family Focused | Year Built 2014 | 68 units

Located in the Santa Barbara/Martineztown neighborhood of Albuquerque, Plaza Ciudadana transformed a previously blighted industrial property into a vibrant, urban living experience in this historic neighborhood. This 68-unit community has 68 units with a focus on households with children and includes a community room, playground, and fitness room.



Cuatro Senior

Senior Living | Year Built 2016 | 56 units

Albuquerque seniors love living at this 56-unit apartment community in the Wells Park neighborhood because of its beautiful design and access to a major public transit corridor. Cuatro was built in 2016 and features a community room, large exercise room, rooftop deck, raised garden beds, and a bi-weekly, on-site food pantry.



Casa Feliz

Family Focused | Year Built 2017 | 85 units

Casa Feliz, located in the International District, is an 89-unit scattered site community, focusing on households with children and households with special needs. The homes feature a unique layout with homes face the street with private front porches. The community room and adjacent area is a popular spot for community and neighborhood events and after school programming.



Sterling Downtown

Workforce Housing | Year Built 2018 | 107 units

Sterling is an 107 unit multifamily apartment community built in 2018. It is geared towards Albuquerque's workforce and within walking distance of many urban attractions., Apartment amenities such as bike storage and maintenance space, a dog wash, community room with adjacent roof deck, and a health/fitness room all promote a healthy, active, urban lifestyle.



Luminaria Senior Community

Senior Living | Year Built 2022 | 92 units

Luminaria is 92 unit apartment community serving seniors 55 and older. The community features a biweekly food pantry, large community room, and fitness center as well as a dog park, indoor dog wash, and third floor balcony with city views . Luminaria opened in 2022 and is located on the site of the old Ponderosa RV and Mobile Home Park with design features inspired by historic Route 66.



PAH! Hiland Plaza

Family Focused | Year Built 2023 | 92 units

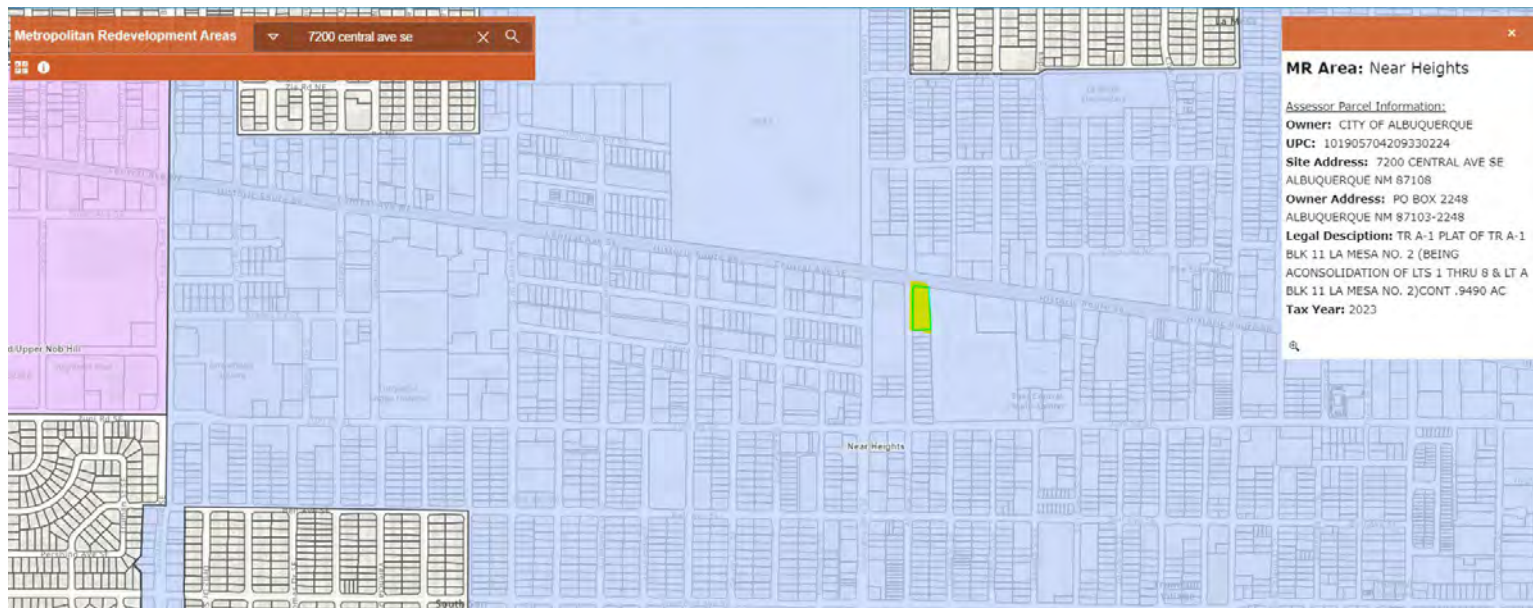
PAH! is Albuquerque's first multifamily affordable housing community designed with and for the Deaf Community and one of only five in the nation. Sol Housing partnered with the Deaf Culture Center of New Mexico to create 92 apartment homes that serve households with children, with specific design elements that accommodate the needs of the Deaf community in New Mexico.

Attachments in the following order:

1. Map showing the location of the project – **attached**
2. Site Plan – **attached**
3. Landscape Plan (if earning points for Enhanced Streetscape) - **NA**
4. Elevations showing building colors and materials (3-D renderings are optional) - **attached**
5. Construction Timeline – **attached**
6. All required attachments for the applicable Community Benefit Criteria – **attached**
 - Sustainability: EV Charging Stations – **narrative only**
 - Sustainability – on-site solar: Calculation Letter by Electrical Engineer – **letter attached**
 - Sustainability: Shift to Electric – **narrative only**
 - Sustainability – alternate transportation: Site plan with parking calculations – **see attached Site Plan**
 - Sustainability – efficient unit sizes: Floorplans delineating unit sizes and calculation of unit types by size - **unit plan attached**
 - Economic Impact – generates gross receipts tax: site plan/floor plans with calculation – **see attached Site Plan**
 - Economic Impact – Creates missing-middle development: **no narrative or attachment required**
 - Economic Impact – adds density: **See attached Site Plan, calculation is in the narrative**
 - Economic Impact: Affordable Housing - documentation from MFA, FCS – **included in narrative**
 - Placemaking: Culture and Art – **see attached Site Plan**
 - Community Wealth Building: Local Business – **Appendix G W-9 self-certification and business license attached**
7. Summary of Pre-Application Meeting provided by MRA Staff – **attached**
8. Developer Experience Matrix (Appendix F) – **attached**
9. Letters of Reference (if requested) - **NA**
10. Applicant Diverse/Local Certification (Appendix C and/or G) (Optional) – **Appendix C – NA; see Appendix G attached under Community Benefit Criteria**
11. Proof of Site Control – **Development Agreement - on file with MRA**
12. Neighborhood Association meeting minutes or written confirmation of attendance from the Neighborhood Association Secretary – **attached**
13. Copy of the most recent County Assessors Notice of Value and Property Tax Bill for all parcels in the proposed project – **Notice of Value - attached**
14. Appendix H - Acknowledgement of Redevelopment Tax Abatement Program Risks & Responsibilities
 - a. Applicant Signed Form – **attached**
 - b. Property Owner Signed Form (if different from Applicant) **NA**
15. RTA Application Fee

☐ Map showing the location of the project

Somos at 7200 Central Ave SE is in the Near Heights MR Area.



Project Data

Address: 7200 Central & Alcazar, Albuquerque, NM 87108
Total Building Square Footage: 64,380 SF (Includes 1,791 NSF commercial)

Total Units: 70 Dwelling Units
Unit Types: 1 Bedroom 1 Bath

Unit Matrix:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 1	63	626 GSF	569 SF	1BR/1BATH - Type B
Unit 1A	5	626 GSF	569 SF	1BR/1BATH - Type A
Unit 1A*	2	626 GSF	569 SF	1 BR/1 BATH - Type A /Hearing Loss

Zoning: IDO Moderate-Use-Moderate Intensity Zone District (MX-M)
 Neighborhood Association: Trumbull
 Premium Transit Station (PT): Yes - UC_MS_PT reductions apply
 Major Transit Corridor Area: Yes
 Within ¼ mile of Premium Transit Area: Yes
 Community Planning Area: Near Heights Metropolitan Redevelopment Plan
 (APO) Airport Protect Overlay: No
 (CPO) Character Protection Overlay: No
 (HPO) Historic Protection Overlay: No
 View Protection Overlay: No

Setbacks (UC-MS-PT)

- Front Min.: 0 ft / 15t
- Side Min.: 0 ft
- Rear Min.: Street 0 ft
- Allowable Building Height: 65 ft.
- Actual Building Height: 50 ft.

Parking Data:

- 1 space/ DU = 70 spaces - UC-MS-PT (Part 14-16-5; 5-5: Parking and Loading; pg. 229)
- 1 space required per 1,000sf of commercial - 2 commercial spaces provided
- 50% Parking Reduction - Proposed Development is located within Premium Transit Area
- Electrical Vehicle Charging Station Parking Credit: 1 EV counts as 2 parking spaces towards the satisfaction of minimum off-street parking requirements.
- 10% of parking to be EV capable, 4 total. (2 of the 4 spaces will have a dual port charging stations installed.)
 - EV parking provided = 2 spaces
 - EV parking reduction = 4 spaces
- **Required Parking = 32 spaces**
- Provided = 32 off-street spaces, 5 on-street = **37 spaces total**
- **Required Motorcycle Parking = 2 Spaces**
- Provided Motorcycle = **2 Spaces**
- **IDO Required Bicycle Parking = 10%** of required off-street parking spaces = 4
- **MFA Bicycle Parking Requirement:** Senior properties shall be required to provide fixed and permanent bicycle parking at the ration of .25 spaces per unit.
- 70 units x .25 = 17.5 spaces required
- Provided = **8 exterior and 10 interior = 18 total bike parking spaces provided**

Usable Open Space

- 1BR: 225 SF/Unit
- 70BR: 70X 225 SF = 15,750 SF
- US-MS-PT 50% Reduction = 15,750 SF/2 = **7,875SF REQ**
- Provided usable open space: **11,242SF**



The International District once bustled with electric conviviality from its festivals, farmers markets, and food truck events. The introduction of Somos and the strategic placement of the Somos commercial space will bring new energy and much welcomed density to a once vacant site. This influx of residents to the community will strengthen, enhance, and uplift the heart of the International District with hopes to bring many of these activities back to the neighborhood.



We hope to soon see the return of the cultural celebrations and festivals at Talin Market



Residents can participate in markets as shoppers or vendors at art markets and craft markets.



Farmers markets used to thrive once on the site. Renewal of local farmer's markets will benefit residents of Somos and the community as a whole.



New, local small businesses at Somos will strengthen the patronage of the International Marketplace, bringing more shoppers and pedestrian activity to the community.

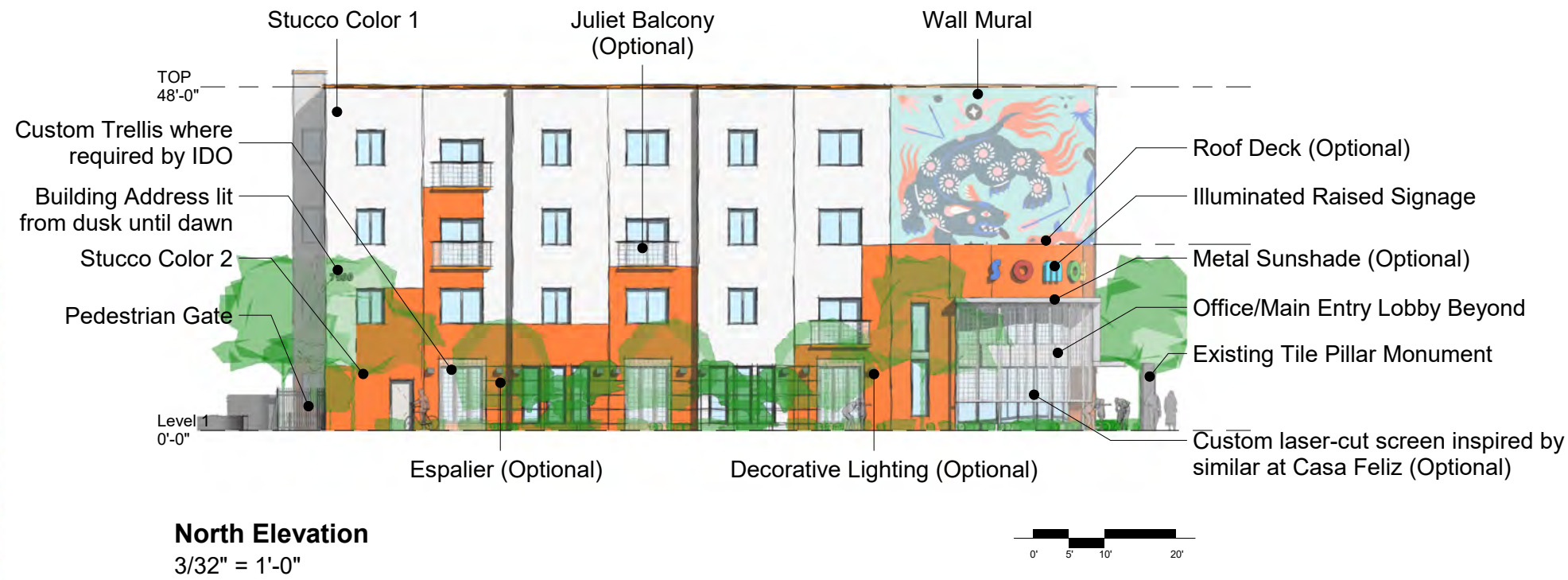




SOMOS

Neighborhood Cultural Context





North Elevation
3/32" = 1'-0"



Casa Feliz's entry tower is wrapped in beautiful perforated aluminum panels depicting the many cultures represented in the International District



West Elevation
3/32" = 1'-0"

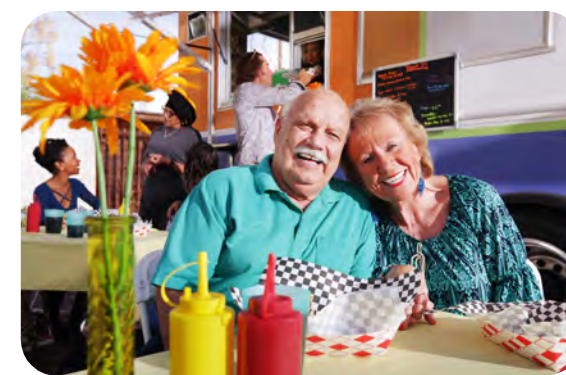






Corner of Central Ave and Alcazar St. - Looking at the Main Entry and two-story lobby with potential roof deck above





View from Alcazar St. Looking North - The adjacency of commercial space to Talin Market provides a very walkable neighborhood and the potential for farmer markets to return.



Renderings

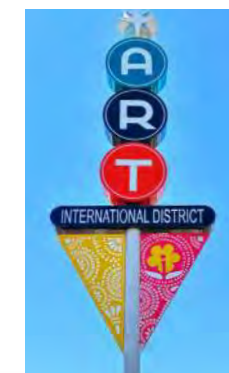


January 12, 2024





The surrounding neighborhood bursts vibrantly with colors, texture and culture. Somos reflects this energy through pops of contrasting materials, dynamic facades, and placemaking with a goal to embrace and enhance the neighborhood's identity.



❑ Construction Timeline

- Preliminary Design (site plan, massing, landscaping, full color elevations) Complete Jan 22, 2024, and submitted to MRA January 24, reviewed comments with MRA Feb. 6. Scope of work remains as indicated in the Development Agreement.
- Schematic Design (Construction Documents)
 - 10% June 5, 2024 – (Provide Cost Estimates at end of DDs and 50% CDs)
 - 50% July 3, 2024
 - 90% August 7, 2024
- Building Permit Submission Target Date Sept. 3, 2024 (170 days from the Preliminary Reservation Letter)
- Construction to Commence within 30 days of Building Permit Issuance Date (with groundbreaking ceremony)
- Completion of Construction within 480 days of Building Permit Issuance Date (with ribbon cutting ceremony)



A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Santa Fe, NM 87501 (505) 842-5787

August 29, 2023

Mr. Ketan Bharatiya, AIA, NCARB
Architect
The Hartman + Majewski Design Group
120 Vasaar Drive S.E.
Albuquerque, NM 87107

RE: 7200 CENTRAL AVE SE APARTMENTS – ALBUQUERQUE, NM

Dear Ketan:

The purpose of this letter is to confirm the following electrical design criteria regarding the proposed Somos Apartment:

1. The electrical infrastructure will be designed based upon an “all electric” building. All electrical infrastructure within the building and site will be coordinated with the architect and included in the construction drawings submitted for building permit.
2. The electrical loads and electrical panel capacity will include EV parking within the site plan. One dual-port electric vehicle charging station serving two EV parking spaces will be installed during construction. Electrical panel capacity and conduits below grade will be installed for an additional dual-port electric vehicle charging station to be added in the future.
3. Conduits will be designed and installed below grade to make the site “solar ready” for a future solar photovoltaic carport.
4. The roof top will exceed “solar ready” requirements with electrical infrastructure designed and installed for roof mounted solar thermal panels preheating the water for the central solar hot water system. Required roof structure and mounting of solar thermal panels will be provided in the construction documents by the structural engineer and shown in the construction drawings submitted for building permit.

Sincerely,

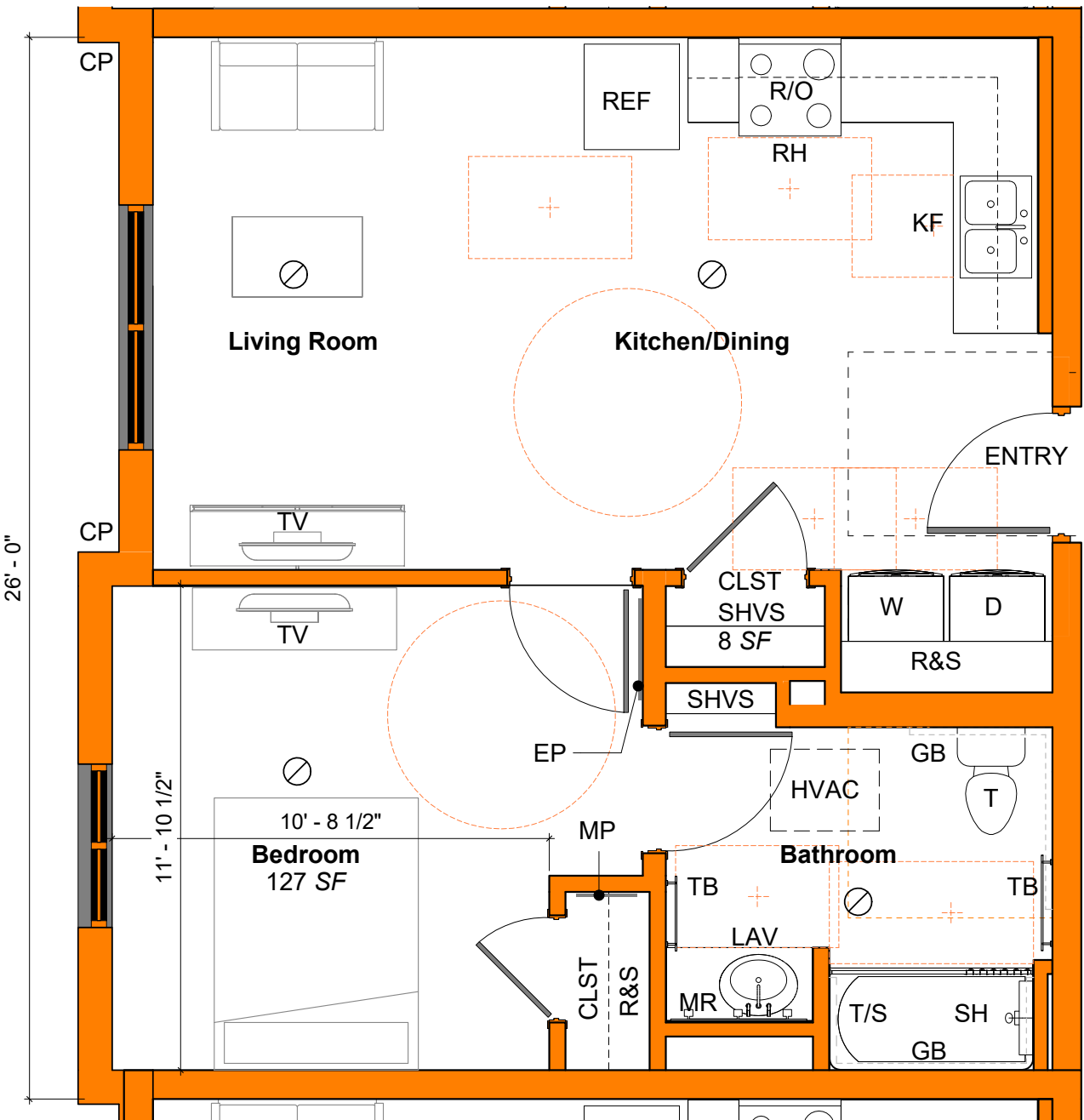
Fred J. (Bud) Telck, P.E.
President

General Notes

- 10% of total dwelling units are designated Type "A" accessible. All remaining units will all meet Type "B" requirements and 2% of units will have provisions for residents with hearing loss.
- All units include elements of Universal Design; All passage doors are 36", increased clear floor space is provided throughout, and blocking for grab bars at tub/showers and toilets.
- Single lever deadbolts and eye viewers at two different heights will be included on all entry doors to residential units.
- Interior finishes will be easily cleanable and durable. Flooring to SCS Floorscore Certified LVT throughout with no or low height threshold.
- Every room will be equipped with permanent, hardwired, Energy Star rated light fixtures.
- Media cabinets are provided in all units for access to high-speed internet, telephone, and cable/satellite television.
- Interior paints and sealants will comply with LEED requirements and shall be low volatile organic compounds (VOC) or no VOC.
- Each unit will be provided with a washer and dryer. All appliances will be Energy Star Rated.
- Windows and wall assemblies will be specified with greater acoustic ratings to mitigate sound from Central Ave.
- Large windows in each unit provide ample daylight and are operable for fresh air in each unit. All windows in dwelling units will have permanently mounted window coverings.
- Mechanical system will include a split system with condenser on the roof and fan coil with heat resistance coil in the ceiling. Air flow will be provided through transfer grills, ductwork and continuously running exhaust fan that exhausts to the exterior.
- All hot water pipes shall be insulated. Where exposed insulation shall meet MFA and ASHRAE standards.
- Dwelling units will have individual signage with contrasting colors and be well lit day and night.

Legend

- CLST Closet
- CP Change in plane visible on elevations
- D Dryer
- EP Electrical panel
- HVAC Mechanical equipment in ceiling
- GB Blocking for grab bars
- KF Kitchen faucet - 1.2 gpm or better
- LAV Lavatory faucet 1.0 gpm or better
- MP Media panel
- MR Mirror
- R/O Electric range and oven
- R&S Closet rod and shelf
- REF Refrigerator
- RH Range hood (vented to exterior) - at Type A units, range hood will have controls within accessible reach range
- RSH Roll-in shower (located in the first floor Type A units)
- SHVS Shelving at multiple heights
- SH Shower head - 2.0 gpm or better
- T/S Tub/shower - four piece fiberglass surround
- T Toilet - 1.28 gpf fixture or better
- TB Towel bar
- WS Work surface - 30" clear, at Type A units
- W Washer
- Ceiling - mounted light fixture
- Wall - mounted vanity light fixture
- Required clearances
- Required door clearances
- Clear turning spaces



Unit 1 Type B Plan - 1BR/1BA - 626 GSF



UNIT MATRIX:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 1	63	626 GSF	569 NSF	1BR/1BATH - Type B
Unit 1A	5	626 GSF	569 NSF	1BR/1BATH - Type A
Unit 1A*	2	626 GSF	569 NSF	1BR/1BATH - Type A / Hearing Loss

January 12, 2024

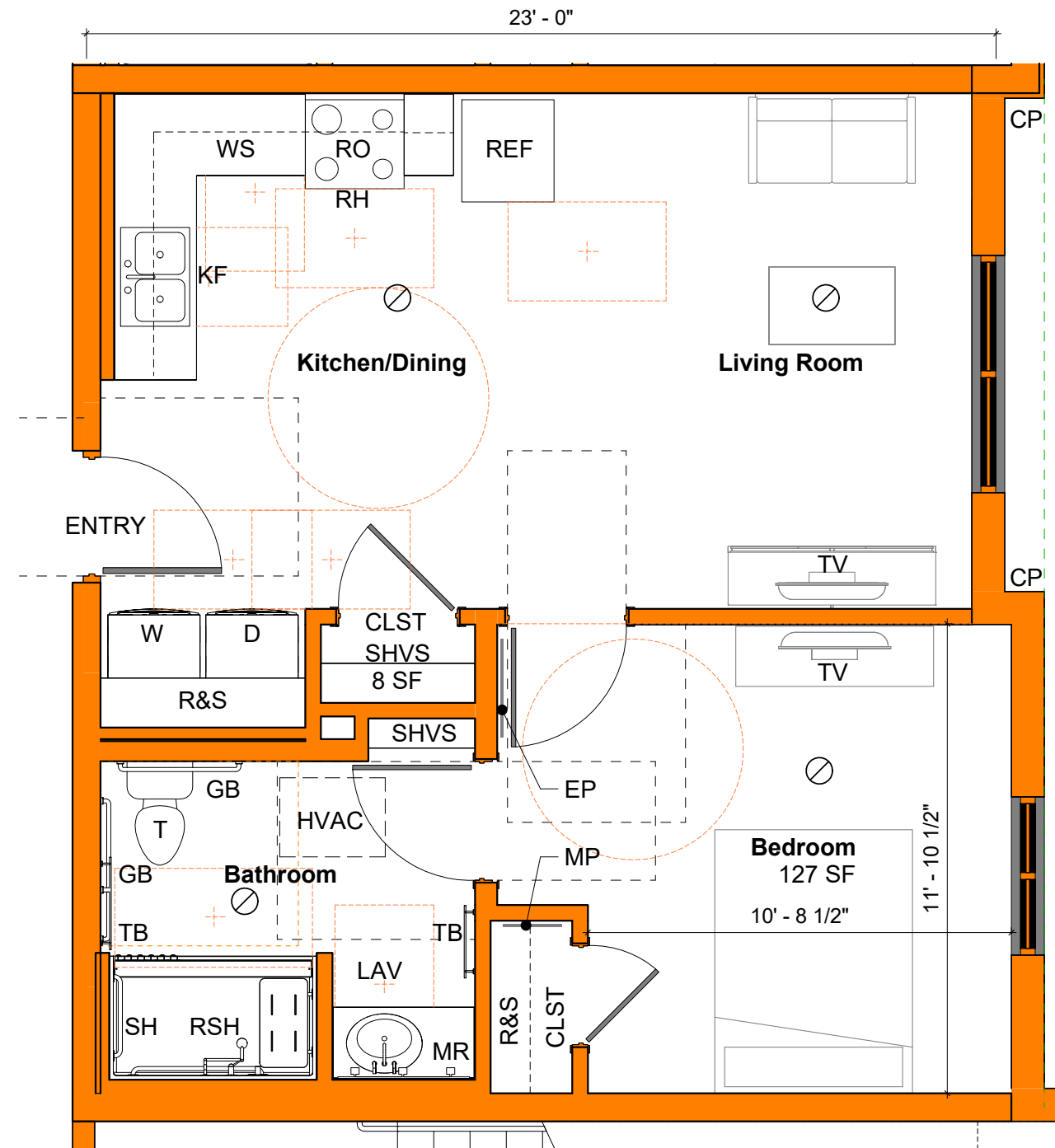


General Notes

- All units to incorporate Universal Design to ensure the built environment can be utilized to the greatest extent by everyone, regardless of age or ability.
- 10% of total dwelling units are designated Type "A" accessible. All remaining units will all meet Type "B" requirements and 2% of units will have provisions for residents with limited hearing.
- All units include elements of Universal Design; All passage doors are 36", increased clear floor space is provided throughout, add blocking in all restroom walls at tub/showers and at toilets for grab bars.
- Single lever deadbolts and eye viewers at two different heights will be included on all entry doors to residential units.
- Interior finishes will be easily cleanable and durable. Flooring to SCS Floorscore Certified LVT throughout with no or low height threshold.
- Every room will be equipped with permanent, hardwired, Energy Star rated light fixtures.
- Media cabinets are provided in all units for access to high-speed internet, telephone, and cable/satellite television.
- Interior paints will comply with LEED or meet LEED Gold requirements and sealants shall be low volatile organic compounds (VOC) or no VOC.
- Each unit will be provided with a washer and dryer. All appliances will be Energy Star Rated.
- Windows and wall assemblies will be specified with greater acoustic ratings to mitigate sound from Central Ave.
- Large windows in each unit provide ample daylight and are operable for fresh air in each unit.
- Ground floor Unit 1A Type A units are fitted with a roll-in shower which shall be constructed in conformance with ANSI A117.1 standard. Accessible tub/showers will be fitted in the upper level Unit 1A Type A units.

Legend

- CLST Closet
- CP Change in plane visible on elevations
- D Dryer
- EP Electrical panel
- HVAC Mechanical equipment in ceiling
- GB Grab bars
- KF Kitchen faucet - 1.2 gpm or better
- LAV Lavatory faucet 1.0 gpm or better
- MP Media panel
- MR Mirror
- R/O Electric range and oven
- R&S Closet rod and shelf
- REF Refrigerator
- RH Range hood (vented to exterior) - at Type A units, range hood will have controls within accessible reach range
- RSH Roll-in shower (located in the first floor Type A units)
- SHVS Shelving at multiple heights
- SH Shower head - 2.0 gpm or better
- T/S Tub/shower - four piece fiberglass surround
- T Toilet - 1.28 gpf fixture or better
- TB Towel bar
- WS Work surface - 30" clear, at Type A units
- W Washer
- ⊘ Ceiling - mounted light fixture
- ⊘ Wall - mounted vanity light fixture
- ⊘ Required clearances
- ⊘ Required door clearances
- ⊘ Clear turning spaces



Unit 1A Type A Plan - 1BR/1BA - 626 GSF



UNIT MATRIX:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 1	63	626 GSF	569 NSF	1BR/1BATH - Type B
Unit 1A	5	626 GSF	569 NSF	1BR/1BATH - Type A
Unit 1A*	2	626 GSF	569 NSF	1BR/1BATH - Type A / Hearing Loss

January 12, 2024



Unit 1A Plan





SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.

BUSINESS NAME/ disregarded entity name, if different from above.

PRIMARY BUSINESS ADDRESS (number, street, and apt or suite no)

MAILING ADDRESS (number, street, and apt or suite no or PO Box)

CITY, STATE, and ZIP CODE

MAILING CITY, STATE, and ZIP CODE

PHONE

EMAIL ADDRESS

TAX CLASSIFICATION (check only one)

INDIVIDUAL/SOLE PROPRIETOR or single-member LLC C CORPORATION S CORPORATION

PARTNERSHIP TRUST/ESTATE

LIMITED LIABILITY COMPANY-- Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership)

Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single- member owner.

501(C)3/NON-PROFIT ORGANIZATION

OTHER (SEE INSRUCTIONS)

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

Local Business - Headquartered and maintains its principal office and place of business within the Greater Albuquerque Metropolitan Area (City of Albuquerque or Bernalillo County).

Doing Business Locally - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area and employs one or more City of Albuquerque or Bernalillo County residents.

Woman Owned Business - At least 51% owned and controlled by one or more women, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more women.

Minority Business Enterprise (MBE) Owned - At least 51% owned and controlled by one or more racial/ethnic minorities or, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more racial/ethnic minorities. Please specify the race/ethnicity of minority owners (question to the right).

LGBTQ+ Owned Business - At least 51% owned and controlled by one or more LGBTQ+ individuals, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more LGBTQ+ individuals.

None of the Above Categories Apply

If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:

Hispanic American

Native American

Black or African American

Asian-Indian American

Asian-Pacific American

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:

- 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined in the instructions); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person

DATE

PRINT NAME

TITLE

SOL HOUSING
320 GOLD AVE SW STE 918
ALBUQUERQUE, NM 87102-3266

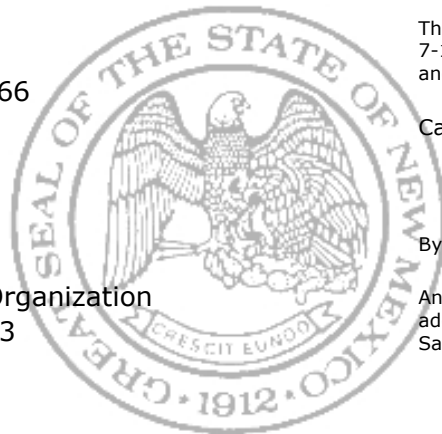
May 13, 2024
FEIN: **-***2352

STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

SOL HOUSING
320 GOLD AVE SW STE 918
ALBUQUERQUE, NM 87102-3266

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, and Municipal Gross Receipts Taxes.

Cabinet Secretary



By 

Entity Type: Non Profit Organization
Commence Date: 29-Mar-2003

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

THIS CERTIFICATE IS NOT TRANSFERABLE
STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE

THE ABOVE REFERENCED TAXPAYER IS REGISTERED FOR THE FOLLOWING TAX ACCOUNTS:

- Compensating Tax
- Gross Receipts
- Wage Withholding
- Workers' Compensation Fee



Audit & Compliance Division
Albuquerque District

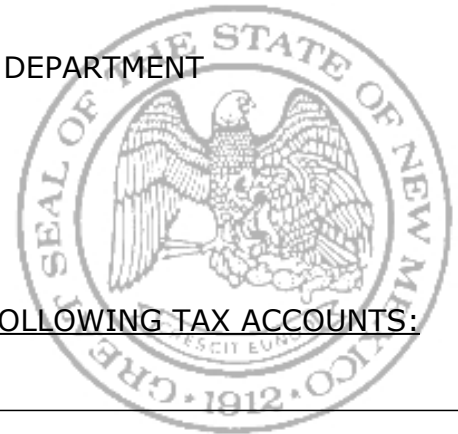
Michelle Lujan Grisham
Governor

Stephanie Schardin Clarke
Cabinet Secretary

SOL HOUSING
320 GOLD AVE SW STE 918
ALBUQUERQUE, NM 87102-3266

May 13, 2024
FEIN: **-***2352
Letter ID: L0321044848

THIS CERTIFICATE IS NOT TRANSFERABLE
STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
REGISTRATION CERTIFICATE



Legal Name: SOL HOUSING
Entity Type: Non Profit Organization

THE ABOVE REFERENCED TAXPAYER IS REGISTERED FOR THE FOLLOWING TAX ACCOUNTS:

Table with 2 columns: Business Tax ID, Doing Business As Name. Row: 02-252978-00-0, SOL HOUSING

Table with 5 columns: Program Name, Tax ID, Start Date, End Date, Filing Status. Rows include Workers' Compensation Fee, Compensating Tax, Gross Receipts, Wage Withholding.

Table with 2 columns: Business Tax ID, Location Addresses Under GRT Account. Row: 02252978000-GRT, 320 GOLD AVE SW STE 918 ALBUQUERQUE NM 87102-3266



Tim Keller, Mayor

05/07/2024

To: Felipe Rael, Miriam Hicks, and Kelle Senyé | Sol Housing

From: Ciaran Lithgow, Project Manager | MRA, City of Albuquerque

Subject: RTA Pre Application Meeting for Somos Affordable Multifamily Project at 7200 Central SE

On April 10, 2024, Metropolitan Redevelopment Agency staff met with Felipe Rael, Miriam Hicks, and Kelle Senyé of Sol Housing (“Developer”). The Developer is planning an affordable multifamily project within the Near Heights MR Area on MRA-owned land via a Development Agreement. Sol Housing is interested in applying for a Redevelopment Tax Abatement (“RTA”). The proposed project is a 70-unit apartment with 1,000 square feet of commercial space.

MRA staff outlined the timeline for the RTA application and approval, including MRA staff review (2 – 5 weeks), Albuquerque Development Commission approval (“ADC”) (3 – 7 weeks), and City Council approval (2 – 4 months); and identified that upon approval by City Council, the project must be under construction within 3 years of the approval date. Projects seeking a Tax Abatement may only submit for Building Permit *after* they have received a recommendation from the Albuquerque Development Commission. The Development Agreement on the project has specific deadlines related to building permit submission and financing, so MRA staff noted such deadlines may require the Developer’s expeditious preparation Redevelopment Tax Abatement application materials.

MRA stated that the Developer’s neighborhood meeting completed for the Low-Income Housing Tax Credit (LIHTC) program would meet the program’s requirement for a meeting with the relevant Neighborhood Association prior to an ADC hearing.

MRA staff encouraged the development team to review the standard Lease Agreement included in the instructions on the webpage. The Developer expressed their need to have legal counsel look into the terms to determine whether the agreement works with their property management structure. MRA staff expressed willingness to collaborate on the Lease Agreement language and investigate terms that would permit the type of management structure required by the development’s needs. Staff noted that the Lease Agreement would not be signed until the project is under construction or completed; therefore, there is adequate time to come to agreeable terms following an approval of a Tax Abatement by City Council.

METROPOLITAN REDEVELOPMENT TAX ABATEMENT APPLICANT EXPERIENCE MATRIX (APPENDIX F)

Example	1	2	3	4	5
Project Name/Address	PAH! Hiland Plaza, 5000 Central Ave. SE, Albuquerque, NM 87108	Luminaria Senior Community, 10600 Central Ave. SE, Albuquerque, NM 87123	Sterling Downtown 800 Silver Ave SW, Albuquerque, NM 87102	Casa Feliz 443 Española Street SE, Albuquerque, NM 87108	Cuatro Senior 1319 4 th St. NW, Albuquerque, NM 87102
Proposer Entity	Sol Housing	Sol Housing	Sol Housing	Sol Housing	Sol Housing
Participating Development Team member & role	Developer/Owner	Developer/Owner	Developer/Owner	Developer/Owner	Developer/Owner
Project Type (residential, retail, etc)	Residential/Multi- family/Mixed Use	Residential/Multi- family	Residential/Multi- family	Residential/Multi- family	Residential/Multi- family
# of housing units	92	92	107	89	56
Total Square Feet	79,000	68,800	78,008	64,624	70,908
Project Budget	\$22,992,843	\$17,934,142	\$15,611,241	\$16,343,646	\$12,972,711
% Over Budget	NA	NA	NA	3%	1.5%
Construction Commencement Date	04/25/2022	01/04/2021	04/11/2017	01/15/2016	01/12/2015
Construction Completion Date	09/01/2023	03/30/2022	07/03/2018	08/23/2017	07/18/2016
Months to Complete Construction	17	15	15	19	18
Other Comments/Notes	Equity provided by Raymond James	Equity by Raymond James & debt by BO Financial	Equity provided by Raymond James	Equity by Raymond James & debt by BO Financial	

Experience Matrix

Example	6	7	Team Demonstrated Expertise and Experience
Project Name/Address	Plaza Ciudadña 310 Indian School Rd NE, Albuquerque, NM 87102	Plaza Feliz 517 San Pablo St. SE, Albuquerque, NM 87108	Sol Housing has an over 30 year history of successful development of similar projects that have revitalized communities and furthered economic development. We specialize in improving blighted and difficult to develop sites and create apartment homes that provide housing that is affordable to people with low incomes while beautifying the neighborhood. We currently own and operate seven LIHTC communities with 570 apartment homes. As evidenced in this matrix, Sol Housing demonstrates that we have the experience needed in financing, building, and operating similar projects on time and on budget.
Proposer Entity	Sol Housing	Sol Housing	
Participating Development Team member & role	Developer/Owner	Developer/Owner	
Project Type (residential, retail, etc)	Residential/Multi family	Residential/Multi family /Mixed use	
# of housing units	68	66	
Total Square Feet	60,558	59,138	
Project Budget	\$14,649,114	\$12,940,007	
% Over Budget	NA	NA	
Construction Commencement Date	02/12/2013	01/03/2011	
Construction Completion Date	04/02/2014	01/19/2012	
Months to Complete Construction	14	12	
Other Comments/Notes			

Applicant Diverse/Local Certification (Appendix C and/or G) (Optional)

See Appendix G in Community Wealth Building

Proof of Site Control

Development Agreement is on file with the MRA

The terms of the agreement state that the property will be transferred from the City to Sol Housing upon closing with a lender.

GREATER ALBUQUERQUE HOUSING PARTNERSHIP
SOMOS AFFORDABLE HOUSING PROJECT
Community Meeting

An online meeting to discuss the proposed SOMOS affordable housing project was held on October 26, 2023, from 5:30 to 6:30 p.m.

GAHP, Consensus Planning, and Hartman & Majewski Design Group facilitated and gave a presentation at the meeting. The team provided a broad range of information on GAHP's mission and other projects completed in Albuquerque, proposed site plan, and the project timeline and next steps. Participants were given the opportunity to ask the team questions at the end of the presentation. Jackie Fishman (Consensus Planning) introduced the team and provided an overview of the Near Heights MR Plan and the International Marketplace, existing zoning, community need, and the commercial space anticipated to be included in the project. Felipe Rael (GAHP Executive Director) provided an overview of GAHP's mission and other projects completed within Albuquerque. Felipe and Victor Muñoz (Project Architect) explained the following:

- The project is targeted to households that earn less than 60% of the area median income (AMI). A portion of the units will be at market rate.
- The project will include commercial space on the ground level of the building facing Alcazar and is intended to encourage an active streetscape with shade trees and site furnishings to support farmers' markets and world fare celebrations.
- The adjacency and connection to Talin Market will support the cultural diversity that currently exists within the International District.
- The City of Albuquerque will be providing 14% of the funding through HOME funds and donation of land.
- The site plan shows the building placement close to the street frontage at Central and Alcazar, with secured parking behind the building and the vehicular entry at the south end of the site. On-street parking will also be available on Alcazar. It was explained that many of the residents will not have their own vehicles and instead will rely on public transit along Central Avenue.
- The elevations feature a palette of bright colors and a large mural on the upper floors facing the intersection.
- Funding applications will continue into 2024, followed by site plan approval, design documents, and construction beginning in 2025 and likely requiring a 16 to 18 month construction period.

The Q&A section of the meeting only featured one community member, who asked a wide range of questions. A brief summary of the questions and answers are provided below:

Q: Who are your target tenants?

A: GAHP will be targeting residents of the City of Albuquerque whose households earn 60% or below of area median income (AMI).

Q: Do you have retail tenants in mind?

A: Retail tenants will consist of local businesses looking to serve the community. Due to the proximity to Talin Market, the GAHP plans to foster the growth of businesses that will connect with the Talin Marketplace. The space will be utilizing a business incubator program to help entrepreneurs start their businesses. The commercial area will be able to host two or three businesses in the building's "pods".

Q: Is the City funding the whole project?

A: The City is providing 14% of the funding for the project, which will cost over \$24 million. The City is also providing the land contribution through the Metropolitan Redevelopment Agency.

Q: Are you going to have property management on site?

A: Yes, all of GAHP's properties are managed by Monarch Properties Inc. which provides employees on site. There will be a full-time leasing manager and a full-time maintenance employee on site.

Q: How many projects have you done in Albuquerque?

A: GAHP has constructed ten properties in the City of Albuquerque. GAHP provided links to the following websites: www.monarchnm.com www.abqgahp.org

Q: Does your project attract positive development to the area?

A: Yes, GAHP would like to think so. They have done some catalytic projects, one example at Fourth Street just north of Mountain Road that has spurred additional positive development. Construction of the property began in 2014 and was completed in 2016, and there has been substantial developmental growth since then. A lot of the sites that GAHP highlights are infill sites along Central Avenue such as this project. As infill developers, GAHP usually goes where we are filling in the block or are doing other activities. GAHP would like to think that bringing in a substantial investment, in this case \$24 million, and additional residents that are paying no more than 30% of their household income towards rent will help support local businesses and contribute to the local economy.

Q: Is the entire project low-income housing residents?

A: 59 of the 70 units will be income restricted at or below 60% of the AMI, and 11 units will be rented at market rate.

Q: What is the average rent?

A: There will be three income bands (Rent will be determined based on household income): \$406, \$706, \$856. Market rate will be a little over \$900 a month.

Q: Based on your projections how fast do you anticipate full occupancy?

A: Pre-leasing is expected to begin in April of 2026, which will most likely lease 40-50% of the units. Full occupancy of the residential space is expected to be reached by the end of 2026. The commercial space will also ideally become available at the end of 2026, but may take longer to be ready for businesses to move in.

Q: Because of the low-income aspect, will this project drive up crime in the area or lower crime?

A: Just because someone is low income doesn't mean they have no income. Security features are present at the property in the form of security cameras, gated parking, and key card access to the building. This space is designed to foster community, and therefore should build relationships between tenants, preventing the likelihood of crime nearby. By filling the vacant lot with a vibrantly colored building that hosts 70 households and three commercial spaces, we can expect that the area will be "cleaned up". Former GAHP projects have not resulted in an increase in surrounding crime rates, if anything their projects have improved the areas they are built in.

Q: What about parking?

A: There is a gated lot with 32 parking spaces on site, with the necessary infrastructure for electric vehicles as well. There will also be on-street parking along Alcazar. Outside of the gated entry there will also be a dedicated van pool/ride share for residents. The proximity to the bus stop and rapid ride stop will also decrease the need for owning a vehicle. There will also be indoor secured bicycle parking.

Q: What is the max income that you can make to live there?

A: \$38,400 is the maximum household income required to live there in the income restricted units, and there will be no restriction on income for the market rate units.

Q: All the tenants have to have a job in order to live at your property, is that correct?

A: Residents are required to have an income, which could either be income from a job, or if the potential resident is retired, then income will be from other sources. Regardless, all residents will have to meet the income requirements.

Q: Do you perform any type of background checks?

A: There are criminal and credit background checks. There is also income verification for applicants.

Q: So if they do have criminal records, do they still qualify?

A: There are a lot of factors that are taken into account to comply with the Fair Housing Act, so there is no definitive answer to that question.

Q: Will you be updating any of the streetlights?

A: PNM and the City own streetlights in Albuquerque; if PNM owns the streetlights in this area, then they cannot be modified. However, there will be lighting in the parking area and along the sidewalk within our property area.

Q: What about recreational areas?

A: Given the small size of this property, there will be no recreational areas inside or outside the building.

Q: Can you explain the brown connection area to Talin? Are there any examples of this?

A: The brown area is a speed table that is intended to slow traffic and provide pedestrian safety across Alcazar. There is a speed table Downtown on the west side of the Convention Center and one near the Rail Yards on Santa Fe and 2nd Street. They are as wide as the street.

Q: So you are going to have a path that leads into their parking space? Is Talin aware of this?

A: Yes, a representative from Talin is on the call.

The meeting ended at approximately 6:45 p.m.

Public Meeting Attendees

October 26, 2023

Name (Original Name)	User Email	Join Time	Leave Time
Kelle Senyé (she/her)	kelle@abqgahp.org	10/26/2023 17:18	10/26/2023 18:27
Laurie Frappier	laurie@abqgahp.org	10/26/2023 17:18	10/26/2023 18:27
Jackie Fishman	fishman@consensusplanning.com	10/26/2023 17:18	10/26/2023 18:27
Felipe Rael	felipe@abqgahp.org	10/26/2023 17:20	10/26/2023 18:27
Victor Munoz	vmunoz@designgroupnm.com	10/26/2023 17:22	10/26/2023 18:27
Miriam Hicks	miriam@abqgahp.org	10/26/2023 17:24	10/26/2023 18:27
Bounphom Limary	bounphombie@icloud.com	10/26/2023 17:30	10/26/2023 18:27
Robert Sitkowski	bob@abqgahp.org	10/26/2023 17:31	10/26/2023 18:27
Jackie Fishman	fishman@consensusplanning.com	10/26/2023 17:31	10/26/2023 18:27
Doug Majewski (Victor Munoz)	vmunoz@designgroupnm.com	10/26/2023 17:32	10/26/2023 18:27
Ciaran Lithgow (CABQ/MRA) (Ciaran Lithgow)	crlithgow@cabq.gov	10/26/2023 17:32	10/26/2023 18:27
Ketan Bharatiya (Victor Munoz)	vmunoz@designgroupnm.com	10/26/2023 17:34	10/26/2023 18:27
Jocelyn Chao	jocelyn_chao@yahoo.com	10/26/2023 17:45	10/26/2023 18:27

00:16:59 Kelle Senyé (she/her): Questions will be addressed at the end of the meeting. You can put them in the chat or use the "raise hand" at the bottom of your screen. We will call on you in order.

00:30:02 Kelle Senyé (she/her): Please use the chat or the raise hand button

00:31:42 J C: Sorry, I am joining the meeting a little late. Who are your target tenants

00:32:35 J C: Do you have retail tenants in mind

00:33:51 J C: Is the city funding the whole project

00:34:38 Kelle Senyé (she/her): The presentation slides and the recording will be available at www.abqgahp.org next week.

00:34:57 J C: Are you going to give property management on site

00:35:22 J C: How many projects have you done in abq

00:35:25 Kelle Senyé (she/her): www.monarchnm.com

00:35:52 Laurie Frappier: www.abqgahp.org

00:36:16 Kelle Senyé (she/her): www.abqgahp.org/apartment-communities

00:36:58 J C: Does your project attract positive development to the area

00:39:48 J C: Sorry, one more time the entire project is all low income housing residents

00:40:51 J C: What is the average rent

00:41:58 J C: Base on your projections how fast do you anticipate full occupancy

00:44:04 J C: Does your previous project because of low income aspect drive up crime in the area or lowering crime

00:46:50 J C: What about parking

00:49:00 Victor Munoz: There will also be indoor secured bicycle parking for the tenants.

00:49:34 J C: That is speculation right

00:49:47 J C: Base on your experience

00:50:37 J C: What is the max income that you can make to live there

00:52:16 J C: Sorry, so it is \$38,400 is the max

00:53:54 J C: All the tenants have to have a job in order to live at your property is that correct l?

00:54:46 J C: Do you perform any type of background checks

00:55:41 J C: So if they do have criminal records do they still qualify

00:57:35 J C: Will you be updating any of the street lights

00:58:24 J C: Study from a budget standpoint or ?

00:58:54 Victor Munoz: I can add to that if you would like

01:00:13 Miriam Hicks: Ketan Bharatiya is the Principal and Project Manager with the Hartman + Majewski Design Group

01:01:38 J C: What about recreational areas

01:04:17 J C: Can you explain the brown connection area to talin

01:04:21 J C: What is that

01:05:17 J C: Sorry i don't understand

01:06:17 J C: Is this an actual design that is currently being used

01:06:30 J C: How large of of space is it

01:06:44 J C: Speed table

01:07:15 Ciaran Lithgow (CABQ/MRA): There is also an example near the Rail Yards on Santa Fe and 2nd street.

01:07:27 Ciaran Lithgow (CABQ/MRA): They are as wide as the street.

01:07:54 J C: Is talin a aware of this?
01:08:15 J C: Is it safe for the pedestrian
01:08:24 J C: Walking on the sidewalk
01:08:58 Ciaran Lithgow (CABQ/MRA): Is the question about the speed
table? Yes, it is shown to improve pedestrian safety from cars.
01:09:25 J C: So you are going to have a path that lead into their
parking space

Printable page

PARID: 101905704209330224
CITY OF ALBUQUERQUE,

7200 CENTRAL AVE**Class**

Class	Non Residential
Tax District	A1A

Current Owner

Owner	CITY OF ALBUQUERQUE
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87103 2248
Other Mailing Address	PO BOX 2248

Ownership for Tax Year Selected

Tax Year	2024
Owner Name	CITY OF ALBUQUERQUE
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87103 2248
Other Mailing Address	PO BOX 2248

Description

Location Address	7200 CENTRAL AVE SE
City	ALBUQUERQUE
State	NM
Zip Code	87108
Property Description	TR A-1 PLAT OF TR A-1 BLK 11 LA MESA NO. 2 (BEING A CONSOLIDATION OF LTS 1 THRU 8 & LT A BLK 11 LA MESA NO. 2)
Public Improvement District	
Tax Increment Development Districts	

Document #

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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.949
Land Use Code	OBY ONLY
Style	

Manufactured Home Attributes

Make :	
License :	
VIN :	
Year :	
Size :	

Values

Tax Year	2024
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Land	\$198,400.00
Agricultural Land	\$0.00
Structures	\$3,600.00
Full Value Total	\$202,000.00
Taxable (1/3 Full Value)	\$67,327.00

Exemptions

Head of Family	\$0.00
Veteran	\$0.00
Other	\$67,327.00

Net Taxable Value

Net Taxable Value	\$0.00
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Appendix H

Certification & Acknowledgement of Redevelopment Tax Abatement Program Risks and Responsibilities

I, Felipe Rael, authorized signer for Sol Housing (the “Applicant”),
Name Company
acknowledge the following in relation to Somos Apartments (the “Project”) at
Project Name
7200 Central Ave SE (“Property”) as it relates to my application for a Redevelopment Tax
Address
Abatement (the “Program”). I hereby certify that, to the best of my knowledge, the information provided in
my application is true and accurate.

1. Applicant understands that the Program is effectuated by the City of Albuquerque taking title to the property and by signing a 7-year lease agreement.
2. Applicant acknowledges and has read the terms of the Sample Lease Agreement, which is included in the Application & Program Instructions as Appendix D.
3. Applicant understands that it is the Applicant’s responsibility to work with any lender it may engage related to financing for real property development at the Project as it relates to the Program. Such issues may concern, but are not limited to, subordination of the City’s interest to loans or mortgages secured, the Lease Agreement form, or title position. The City will work with the Applicant’s lender to address issues of subordination and title position as it relates to the Project within reason.
4. Applicant understands that there is a risk that the Project could not be approved by the Albuquerque City Council. Any pre-development expenses or expenses incurred to apply for this program are at the Applicant’s sole expense and risk.
5. Applicant acknowledges that if the Applicant submits for building permit, or begins any pre-construction or construction activity, prior to full City Council approval of the Project, these activities are at the sole expense and risk of the Applicant.
6. Applicant acknowledges that default on any loans tied to the Project or Property may result in the immediate termination of the tax abatement on the relevant property.
7. Applicant acknowledges that it is required to continue to pay Payments in Lieu of Property Taxes to Bernalillo County for the Property value assessed the year prior to the execution of a lease agreement and related property transfer documents. Failure to pay this fee may result in the termination of tax abatement on the Property.
8. Applicant acknowledges that it must pay a fee, equal to 10% of the value of the tax abatement savings, annually to the Metropolitan Redevelopment Agency for the term of the tax abatement. Failure to pay this fee may result in the termination of tax abatement on the Property.

Signature: Felipe Rael
Felipe Rael (Apr 23, 2024 15:01 MDT)

Date: 23/04/24

Name: Felipe Rael

Title: Executive Director

Company: Sol Housing

Property Owner? (Y/N): Y (if no, legal Property Owner must also complete this form)

9-rta-appendix-h-certification-acknowledgement-of-redevelopment-tax-abatement-program-risks

Final Audit Report

2024-04-23

Created:	2024-04-23
By:	Kelle Senye (kelle@abqgahp.org)
Status:	Signed
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-  Document created by Kelle Senye (kelle@abqgahp.org)
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-  Agreement completed.
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RTA Application Fee