



**City of Albuquerque
Metropolitan Redevelopment Agency**

Tim Keller, Mayor

April 9, 2020

To: Albuquerque Development Commission

From: Karen Iverson, MRA Manager

Subject: Nuevo Atrisco MRA Project Update

In March 2017, the Metropolitan Redevelopment Agency issued an RFP for the redevelopment of the 6.6 acre northwest corner of Unser and Central. YES Housing and Maestas Ward Development were the only respondents to the RFP. At the October 2017 meeting, the Albuquerque Development Commission directed the City to enter into negotiations with Yes Housing/Maestas Ward Development for development of the mixed-use project as proposed which included:

- Phase 1: Multi-Family Affordable Residential Project
- Phase 2/3: Commercial corner to include 10,000 sq. ft. of office and 19,000 sq. ft. of retail

Phase 1: Residential Status and Funding

A development agreement for Phase 1 was executed in December 2018 with YES Housing. This project includes 80 affordable rental units plus 6 market-rate live-work units. The project is expected to be complete in Q3 2020. The sources of funding from both City, State, and Federal sources have included:

City of Albuquerque:

- Donated Land
- Impact Fee Waivers
- \$2,500,000 Work Force Housing Trust Fund

Additional request from City to cover escalating construction costs included:

- \$100,000 from MRA
- \$490,000 from Work Force Housing Trust Fund

MFA Funding:

- LIHTC Tax Credit Equity: \$10,000,000
- National Housing Trust Fund Grant: \$1,275,000
- NM Housing Trust Fund Low Interest Loan: \$1,000,000
- MFA HOME Zero Interest Loan: \$600,000

Phase 2: Commercial Corner Status and Funding

Staff has held several meetings with the development team to move towards a development agreement for the commercial corner. Several concepts have been presented including the Atrisco Heritage Foundation offices, a public plaza, a food court, a business incubator, and retail pads for restaurants. No agreement has been drafted. The City still has site control of the commercial corner. The development team has also been successful at securing funding for the commercial phase including:

- \$1.9 million in City of Albuquerque GO bond funding for public improvements to include a proposed public plaza
- \$609,000 in State Capital Outlay, which is administered by the City. The scope of this grant is “to acquire land for and to plan, design, construct, preserve, expand, improve and equip a plaza and mixed-use facilities, including infrastructure, for the Nuevo Atrisco project in the west central metropolitan redevelopment area in Albuquerque.”