



## METROPOLITAN REDEVELOPMENT AGENCY

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### NOTIFICATION OF DECISION

October 31, 2023

Greater Albuquerque Housing Partnership  
c/o Felipe Rael  
320 Gold Avenue SW, Suite 918  
Albuquerque, NM 87102

Central and Alcazar Request for Proposals  
RFP #01-2023

On October 19, 2023, the Albuquerque Development Commission (ADC), after its consideration of the presentation and the materials and documentation before it, finds the following and recommends that the MRA staff proceed with negotiations with the Greater Albuquerque Housing Partnership on the proposed SOMOS project at 7200 Central Ave SE and to return to the ADC to present the negotiated development agreement.

#### **Findings:**

1. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, MRA issued a Request for Proposal #01-2023 on July 19, 2023, soliciting redevelopment proposals for the subject property, which were due on August 31, 2023.
2. Legal notice was published in the Albuquerque Journal on August 1<sup>st</sup> and August 8<sup>th</sup> of 2023.
3. MRA received one (1) responsive proposal to RFP 01-2023. Since no other responsive proposals were received, an Advisory Committee was not convened.
4. The SOMOS project adequately meets the Threshold Criteria as follows:
  - **Creates at least 30 new housing units.** The Project adds 70 new units, well above the minimum 30 required by the RFP.
  - **Eliminates blight and contributes to the MR Area Plan.** 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.

5. The project advances the goals of the Evaluation Criteria:

- **Development Team Experience.** The Developer, Greater Albuquerque Housing Partnership, has an extensive and proven track record of successfully developing affordable housing projects of similar sizes and mixes in Albuquerque.
- **Earns a minimum of 75 points on the Community Benefit Matrix.** The Project earns 155 points on the Community Benefits Matrix, as follows:

<b>Component Incorporated into Project</b>	<b>Points</b>
Project includes on-site EV charging stations	15
Project is built to be solar-ready (Project also includes solar-powered electric water tank heaters, which is not a scored criterion but is noted in the narrative)	20
Project only includes electrical appliances (no gas hookups)	5
Project encourages alternative transportation: <ul style="list-style-type: none"> <li>• Includes a dedicated ride share loading space</li> <li>• Provides a parking ratio less than 0.8 parking spaces per unit</li> </ul>	25
At least 50% of units are at or below 600 usable square feet	20
Includes at least 1,000 square feet of retail space	15
Adds density at 72 dwelling units per acre	15
Includes at least 60% of units at or below 80% AMI.	20
Adds a public-facing mural of at least 150 square feet	10
Developer is a local business	10
<b>Total Points Earned:</b>	<b>155</b>

- **Meets an unmet housing or community need.**
  - Project adds 40 more housing units than requested, and helps address the gap in affordable housing demand and supply.
  - The project adds a low-cost retail space, and will partner with the International District Community Development Corporation to promote small business development with opportunities for small business ownership, new jobs, and spending in the district.
  - The project will address the unique needs of affordable housing recipients by providing on-site enrichment services.
- **Proposes an achievable Project Schedule.** The project proposes a reasonable project schedule. The Developer also suggests an alternative, more aggressive timeline, if the Development Agreement is passed by City Council before January 15, 2024, which could accelerate the time to completion by about one year, with occupancy achieved by June 2026.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 business days of the Notice of Decision.

For more information regarding the appeal process, please refer to Section 14-8-4-8 of the Metropolitan Redevelopment Agency Ordinance. The Metropolitan Redevelopment Agency Appeal Form can be found at: <https://www.cabq.gov/metropolitan-redevelopment-agency/request-for-proposals>

You will receive notification if any person files an appeal. If there is no appeal, the decision of the ADC as accepted by the Metropolitan Redevelopment Agency is final.

Sincerely,

*Terry Brunner*

Terry Brunner, Director  
Metropolitan Redevelopment Agency

cc. Lawrence Rael, CAO  
cc. Dr. Samantha Sengel, Incoming CAO  
cc. Devon King, Assistant City Attorney



# Notice of Decision - Central & Alcazar

Final Audit Report

2023-10-30

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## "Notice of Decision - Central & Alcazar" History

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