MFA Housing Plan Review for Compliance with Affordable Housing Act Rules

**Plan Name: ­**

**Draft No. / Date:**

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| Minimum Required Elements for an AHA compliant Housing Plan |
| 1. Community and Housing Profile
 |
| * Complete
* Incomplete

Comments: | 1. Demographic characteristics
* Race/ethnicity
* Income
* Age
* Employment
* Population trends
1. Household characteristics
* Number of existing households
* Housing units by tenure
1. Housing market analysis
* Housing cost
* Rents
* Vacancy rates
* Sale price
 |
| 1. Housing Needs Assessment
 |
| * Complete
* Incomplete

Comments: | 1. Describe existing needs, such as:
* Number of households housing cost burdened
* Over overcrowded households
* Persons w/special needs including disabilities
* Housing for elderly or elderly populations
* Female headed households
* Homelessness
* Other identified needs
1. Identify the gap between market rate housing costs and incomes, by area median income (AMI)

 1. Projected needs including:
* Number of new units needed by tenure
* Type and cost to meet current needs and to accommodate expected population growth and job generation
* Determination of number of homes to be created through new construction,
* Number of homes in needs of rehabilitation and preservation.
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| 1. Land Use and Policy Review
 |
| * Complete
* Incomplete

Comments: | 1. General Analysis of land use parcels including zoning, size and existing use, environmental constraints, availability of infrastructure
2. Evaluation of suitability, availability and realistic development capacity of developable sites, including appropriate zoning for special needs housing, such as multi-family rental, mobile homes, transitional and homeless shelters
3. Identification of constraints, such as land use controls, codes and enforcement, fees and exactions, processing and permit procedures, on/off site improvements, reasonable accommodation, availability of financing, land availability and prices, construction costs, local capacity to assist, finance and manage construction, provide housing support services and administer housing funds and programs
4. Minimum density calculations targeted to affordable housing populations
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| 1. Goals, Policies and Quantifiable Objectives
 |
| * Complete
* Incomplete

Comments: | 1. An estimate of number and % of unit increases, by income levels, to be constructed, rehabilitated or conserved of a set period of time
2. Identification of needed programs and agencies responsible for constructing new housing stock, improving existing housing stock, promoting access and equal opportunity to affordable housing, and increasing capacity of residents to lower their housing cost burden, build long term equity, stabilize their housing situations through home-buyer training, rental vouchers, assistance to persons with disabilities, and other capacity assistance
3. Plan to promote potential regulatory concessions and incentives for removing or mitigating government and non-government constraints to development, rehabilitation or conservation of affordable housing;
4. Identification of potential sources of federal, state and local financing and subsidies to support affordable housing
5. Thorough consideration of related issues, such as public participation, job/housing mix, consistency with existing planning and land use policy, protection of ecological resources, promotion of efficient development patterns and green building
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| Other Comments: |