

# Housing Los Alamos

“The Los Alamos County Housing Division is committed to creating a thriving community by fostering the development of housing serving all income brackets. We partner with private and public entities, as well as neighboring jurisdictions, to achieve this goal. Our priority lies in providing housing solutions that meet the needs of Los Alamos County's residents and workforce.”

April 09, 2024

ATTACHMENT A

LOS ALAMOS 

# Los Alamos County

- Daytime Population: 25,000+
- Resident Population: 19,444
  - Townsite: ~12k
  - White Rock: ~7k
- Commuters: ~6,000-8,000/day
- Unemployment rate: 1.9%
- Major Employers: LANL, Education, Public Admin.
- Median Age: 41.2-years

# Los Alamos County – Housing and Economic Environment

- Total Housing Units: 8,631
- Occupied Units: 8,149
  - Median list price: \$675k
  - Median sold price: \$601k
  - Median Rent: \$2,622/month (19% higher than national average)
  - Vacant Units: ~480 (5% of total)
- Median Household Income: \$136k (3-person)
  - Affordable purchase price: \$460k (30% of income)
  - Affordable rental rate: \$3,405/month (30% of income)
- Cost Burdened households: 959 (13% of households)
- Person in Poverty: 3.7% of population
- Unhoused and At-Risk: 45 people

# Los Alamos County Strategic Goal for Housing

*“Increasing the amount and types of housing options. This includes a variety of housing options for all segments of the community, from affordable, entry-level, and live-work housing to new options for those interested in downsizing or moving closer to central areas of the community”*

## Homebuyer Resources

- Homebuyer Assistance Program

## Homeowner resources

- Home Renewal Program
- Contractor Resource list

## Renter Resources

- Market Rate
- Senior
- Affordable – LIHTC/Housing Choice Vouchers

## Development Management

- North Mesa
- The Bluffs
- Mirador

## Housing Plans and Data

- Affordable Housing Pla
- Housing Market Needs Analysis
- Development Parcel look-book

- Supporting documents – Comp Plan, Strategic Plan, Eco Devo Plan, etc.

## Resources for Developers and Builders

- RFP and Solicitations
  - 20<sup>th</sup> Street
  - A-8-A
  - State Land Commission
  - LAPS

## Visionary Comp Plan and Land Use Code

- Efficient use of land to gently increase density in core areas per Plan recommendations.

## Regional Partnership Development

- Working with Intergovernmental Affairs Manager on outreach.

**COMPLETED**

12 CANYON WALK APARTMENTS  
70 Multi-Family Units

14 THE BLUFFS APARTMENTS  
55+ AFFORDABLE  
64 Multi-Family Units

**UNDER CONSTRUCTION**

1 HOMES AT NORTH COMMUNITY  
44 SFA Units

6 THE HILLS APARTMENTS  
149 Multi-Family Units

15 MIRADOR SUBDIVISION  
161 SFD Units

**PLANNING COMMISSION Approved**

2 PONDEROSA ESTATES, PHASE III  
48 SFD Units - Approved

4 ARBOLADA SUBDIVISION  
85 SFD Units - Approved  
(Potential Rezone)

16 MIRADOR MIXED-USE  
57 Multi-Family Units/MU - Approved

5 CANADA BONITA APARTMENTS  
160 Multi-Family Units/MU - Approved

10 LA CENTER ("MARI-MAC")  
322 Multi-Family Units/MU - Approved

**PLANNING COMMISSION Pending**

8 2301 TRINITY DR  
125 Multi-Family Units - Pending

17 SHERWOOD ROUNDS  
29 SFA Units - Pending

18 NORTH COMMUNITY 1, LOT 271  
4 SFD Units - Pending

**TBD**

3 NORTH MESA HOUSING  
200-400 Units - TBD

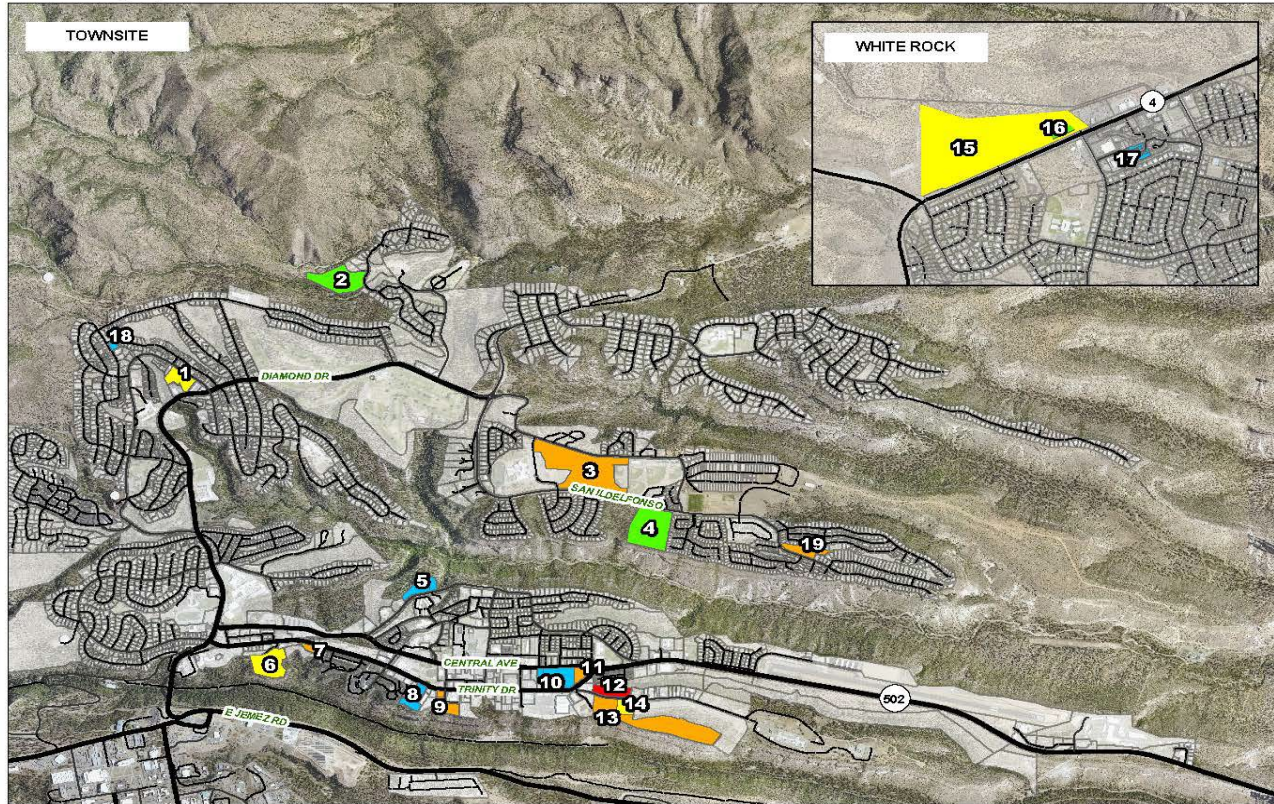
7 CANYON VIEW  
TBD

9 20TH STREET DEVELOPMENT  
TBD

11 FORMER HILLTOP SITE  
150-200 TBD

13 TRACT A-8-A  
TBD

19 NORTH MESA 1, LOT N13BE  
4 SFD Units - TBD



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DATE: Jan. 23, 2024

1 inch = 2,000 feet

# Steady Progress

## Completed

- Canyon Walk Apartments - 70 multi-family affordable. Fully occupied.
- The Bluffs Apartments 55+ affordable - 64 multi-family. Leasing,
- Homes At North Community - 44 SF/ condo. Under Construction.
- The Hills Apartments - 149 multi-family. Estimated completion Q2 2024.
- Mirador Subdivision - 161 SF units. 106 Completed.

Total: 488 units

## Planning Commission Approved

- Ponderosa Estates, Phase III - 48 SF units – Site Plan approved.
- Arbolada Subdivision - 85 SF units – Site Plan approved
- Mirador Mixed-Use - 57 multi-family – Site Plan approved.
- Cañada Bonita Apartments - 160 multi-family w/commercial – Site Plan approved.
- LA Center ("Mari-Mac") - 322 multi-family w/commercial – Site Plan approved.
- North Community 1, Lot 271 - 4 SF units - Site Plan approved.

Total: 676 units

# Steady Progress

## Planning Commission Pending

- 2201 Trinity Dr - 125 multi-family w/commercial- Pending.
- Sherwood Rounds - 29 SF units - Sketch Plan approved.

Total: 154 Units

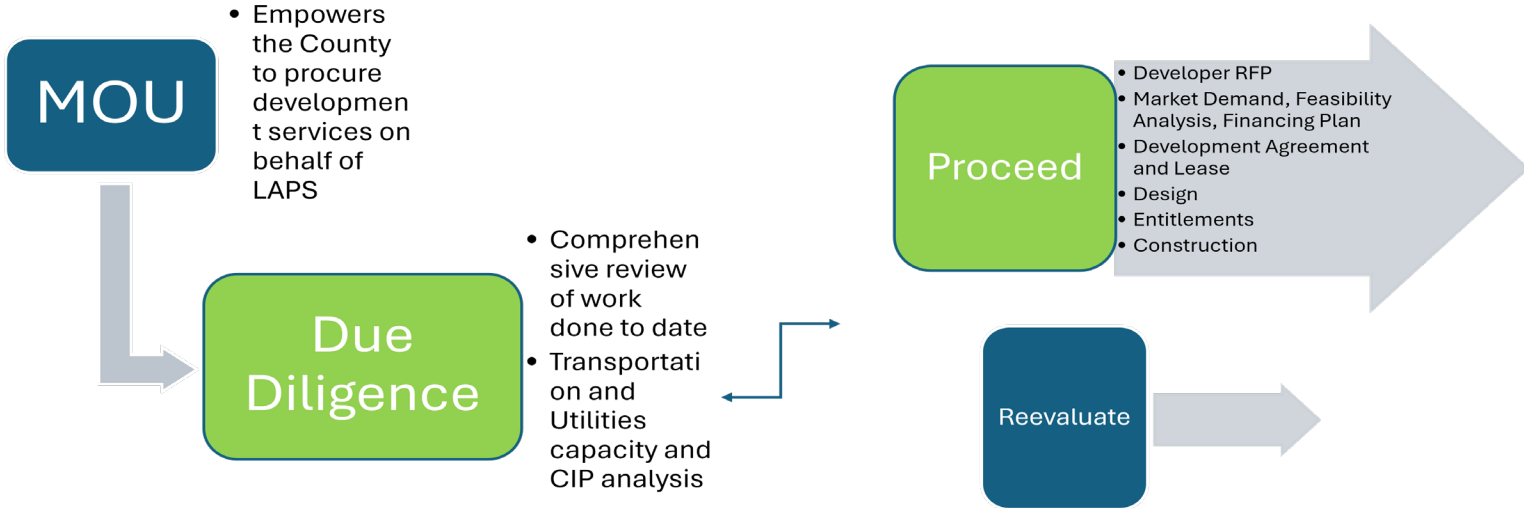
Total: ~1,600-2,100 units

## Pipeline for Entitlements

- North Mesa Housing—200-400 units - TBD.
- Canyon View—4 SF units—TBD.
- 20th Street Development—75-300 units - TBD.
- Former Hilltop House Site—58 units -TBD
- Tract A-8-A 75 (DP Road) — 150 units - TBD.
- North Mesa 1, Lot N13BE - 4 SF units -TBD.
- 36th St. and Trinity Drive – 4 -6 SF /condo-TBD.
- 2400 Diamond Drive— 1 unit TBD.

Total: ~300-850 Units

# North Mesa Update



Issue Request of Proposals:	4/5/2024
Pre-Proposal Meeting:	4/11/24
Proposals Due:	4/25/24
Notice-to-proceed:	5/2/2024
Report:	Summer 2024



# Los Alamos Housing Partnership

Provider of affordable housing services on behalf of Los Alamos County – Homebuyer Assistance and Home Renewal Programs since 2016.

- Long serving Executive Director is retiring mid-year 2024. The Board is not seeking to replace the position.
- Requesting that LAHP services be terminated on July 31, 2024.
- Applications will be accepted for both programs until April 30, 2024. This would allow LAHP to process and close out all requirements prior to July 2024.
- LAHP and County will issue a press release to this effect.

## Next Steps:

- Expand programs to include other services providers and regional programs:
  - NCNMEDD/NonMetro Are Agency on Aging and Habitat for Humanity of Espanola
- Issue RFP of Housing Services
  - April 2024 Issue RFP
  - May/June 2024 select and contract
  - July 2024 Hand-off to new provider

# Los Alamos County Affordable Housing Plan

## 2024 Update

County Council Work Session

April 9, 2024

# Purpose

- Compliance with NM Affordable Housing Act
- Update to 2010 Plan (& 2019 Needs Analysis)
- Unlocks Toolbox
- Technical Document, Not a Policy Document
- Contents:
  - Community Profile
  - Housing Market Profile
  - Housing Needs
  - Land Use and Policies
  - Goals and Technical Recommendations

# Community Profile

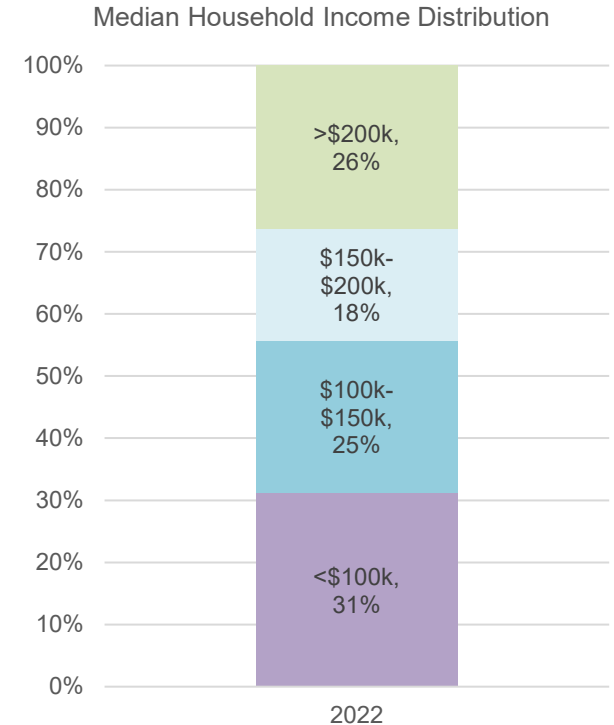
Population: 19,253

Households (HH): 8,149

Average HH Size: 2-3 people

	LAC	NM
<b>Population</b>	19,253	2,112,463
Average Annual Growth (2012-2022)	0.67%	0.28%
<b>Median Age</b>	41.2	38.6
<b>Age Distribution</b>		
0-19	23.5%	25.2%
20-34	18.3%	20.1%
35-64	40.4%	36.6%
65+	17.8%	18.1%
<b>Race and Ethnicity</b>		
Hispanic or Latino origin (of any race)	18.3%	49.8%
White alone, not Hispanic or Latino	70.5%	35.6%

Median Household Income in LAC - \$135,801 (compared to NM, \$58,722)



# Community Profile

## 3-Person Household - For Purchase

AMI	Income 3p/HH	Monthly Income	Affordable Mortgage	Down Payment (3%)	Affordable Purchase Price (30% Monthly Income)
30%	\$40,900	\$3,408	\$134,062	\$4,146	<b>\$138,250</b>
50%	\$68,100	\$5,675	\$223,218	\$6,904	<b>\$230,000</b>
80%	\$108,960	\$9,080	\$357,150	\$11,046	<b>\$368,250</b>
<b>100%</b>	<b>\$136,200</b>	<b>\$11,350</b>	<b>\$446,437</b>	<b>\$13,807</b>	<b>\$460,250</b>
120%	\$163,400	\$13,617	\$535,593	\$16,565	<b>\$552,250</b>
150%	\$204,300	\$17,025	\$669,655	\$20,711	<b>\$690,250</b>
200%	\$272,400	\$22,700	\$892,874	\$27,615	<b>\$920,500</b>

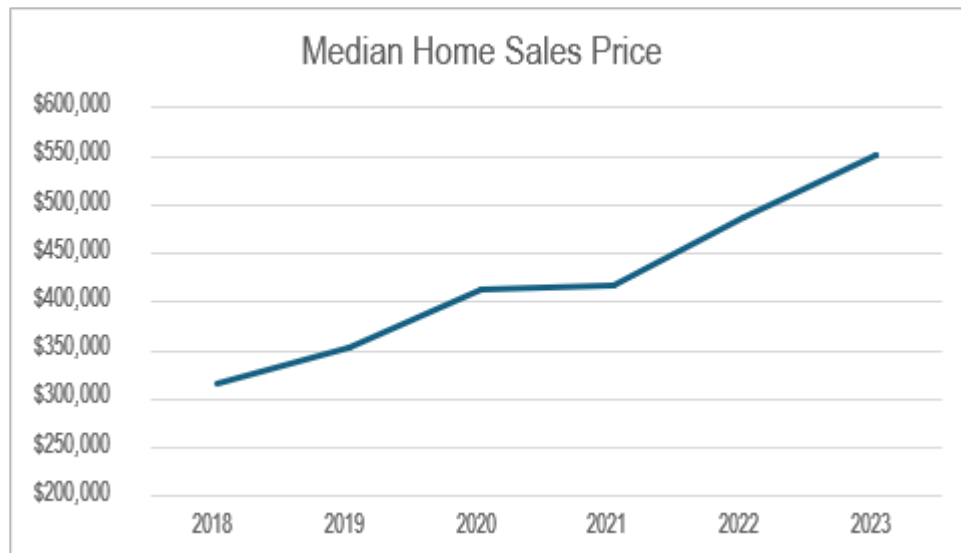
## 2-Person Household - For Rent

AMI	Income 3p/HH	Monthly Income	Affordable Rent (30% Monthly Income)
30%	\$36,350	\$3,029	<b>\$909</b>
50%	\$60,550	\$5,046	<b>\$1,514</b>
80%	\$96,840	\$8,070	<b>\$2,421</b>
<b>100%</b>	<b>\$121,050</b>	<b>\$10,088</b>	<b>\$3,026</b>
120%	\$145,250	\$12,104	<b>\$3,631</b>
150%	\$181,600	\$15,133	<b>\$4,540</b>
200%	\$193,680	\$16,140	<b>\$4,842</b>

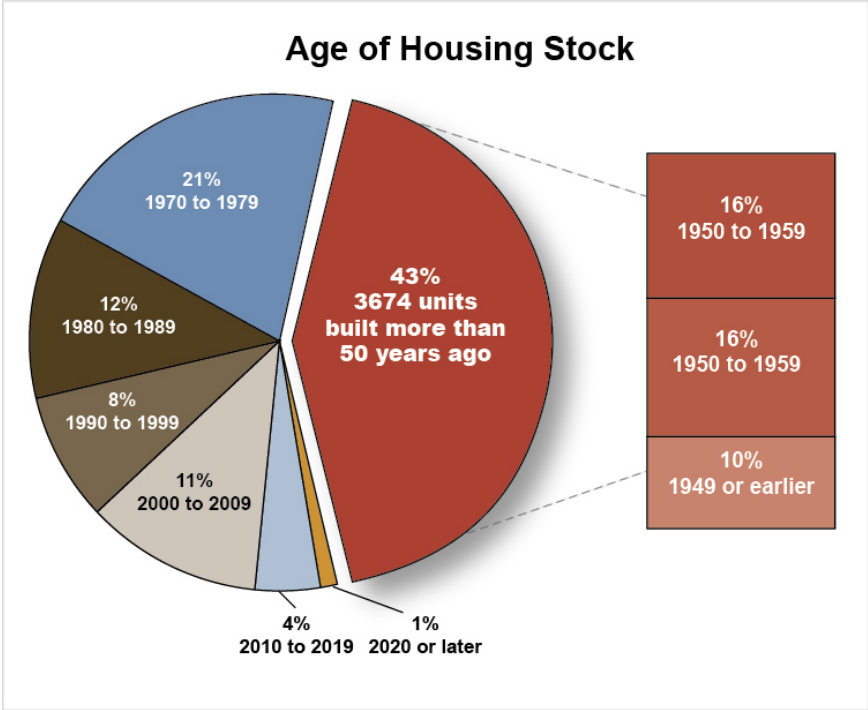
# Housing Market

## % Change 2018 - 2023

- Median HH Income = +18%
- Home Purchase = +75%
- 1bd Rent = +100-130%
- 2bd Rent = +60-140%



# Housing Market



## Future Considerations:

- Continued Supply/Demand Pressure
- New Units At or Above Existing Market Prices
- Older Housing Stock

# Housing Needs

## Potential Program Needs

- Homeless Households
- Disabled Individuals
- Seniors
- Older Homes
- Cost-Burdened Households

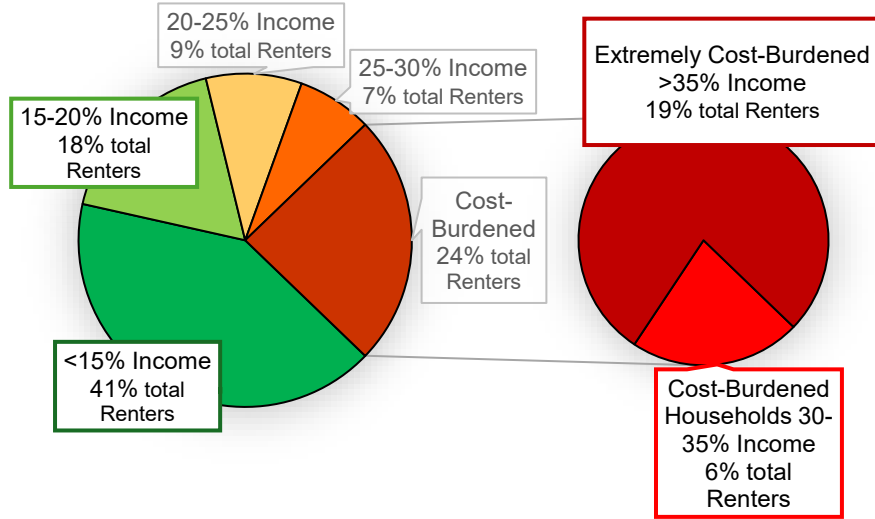
## Potential Unit Demands

- Homeless Households
- Employee Demand



# Potential Need for Programs

## Percentage of Monthly Income Paid by Renting Households



Cost-Burdened Households	# of Units	
Occupied Housing Units	8149	
Total Non-Cost-Burdened Households	7190	88% of total
Total Cost-Burdened Households	959	13% of total
Cost-Burdened Renters	530	24% of renters
Cost-Burdened Owners	429	7% of owners

Homelessness and Unstable Households	# of Units
Homeless Households	15-20
Households with Children	~5
Youth (18-25 years old)	
Potential Housing Service Needs	# of Units
Households with at least one Senior	2,298
Senior Living Alone	742
Disabled (Ambulatory Difficulty)	1,036
Disabled (Self-Care Difficulty)	209
Disabled (Independent Living Difficulty)	661
Female-Headed Households with Children (<18 years old)	186

# Potential “Need” for Units

## Significant Supply/Demand Issues

Unmet demand for ~8,000+ units

- (+) 7,044 from existing In-Commuters
  - 9,392 In-Commuters, 75%+ interested in moving to LAC
- (+) 20 unhoused households
- (+) LANL Growth = 1400 (2023-25) or 4500 (2019-25)

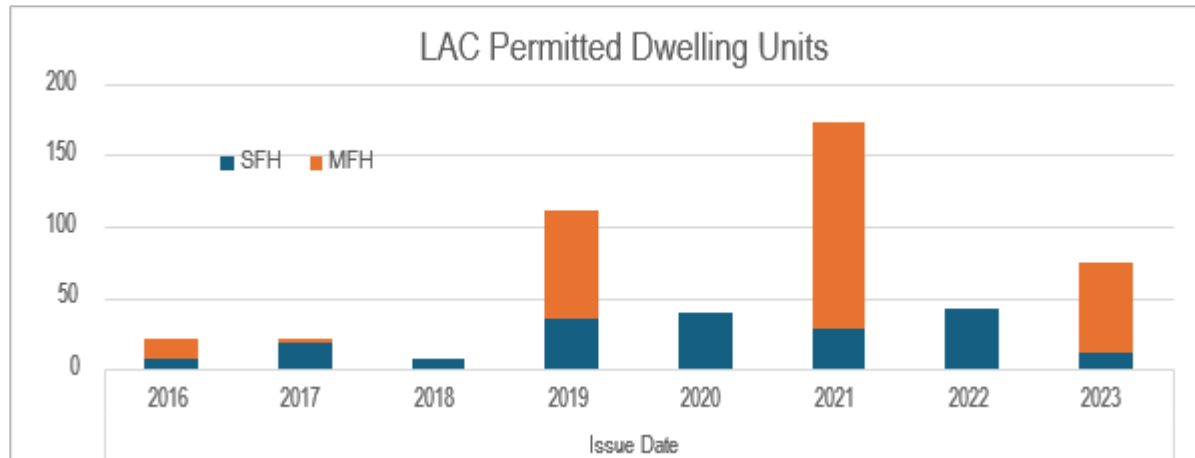
# Land Use & Policy Review

- Development Constraints (e.g.: infrastructure, land, labor, etc...)
- Capacity of Vacant Land (230-275 Acres)
- Identifying other Land Use & Policy Barriers to Development

# Land Use and Policy Review

## Permitted Housing

Annual permitted housing average = 62 dwelling units

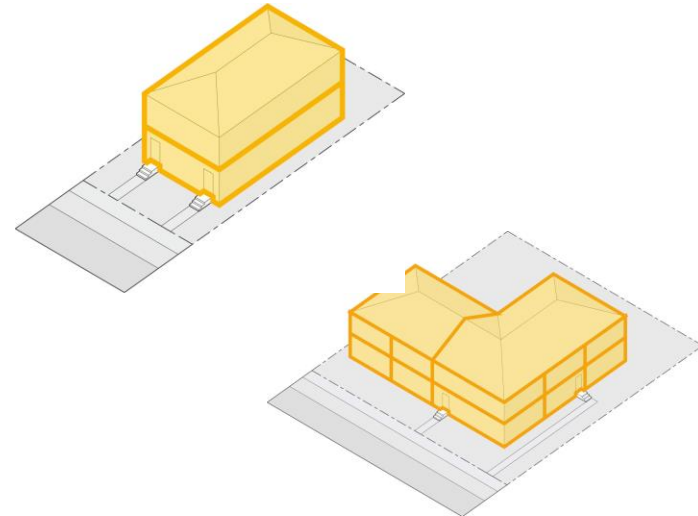


# Land Use and Policy Review

## Density Targets

~250 Acres of Vacant Land

- Single Family Detached = 1,250
- “Missing Middle” Multifamily/Attached = 2,500 – 5,000 units
- “Missing Middle” Multiplex = 7,500 units



# Next Steps

## Goals & Recommendations

- Subsidies to Achieve Affordable Housing Development
- Support for Housing Programs
- Partnerships with Institutions, Organizations, Developers
- Density Targets
- Land Use Incentives
- Incentives to Achieve Housing at ALL Price Levels

## Process

- Assemble “Toolbox” of Goals and Recommendations
- Draft Plan: April
- State Review: May
- Adoption: June

# *What Do You Want To See?*

