

**CITY OF GALLUP
RESOLUTION NO. R2022-13**

**DECLARING A HOUSING EMERGENCY IN THE CITY OF GALLUP
AND URGING SUPPORT TO ADDRESS THIS EMERGENCY**

WHEREAS, the City of Gallup is a home rule municipal corporation governing a diverse citizenry in northwestern New Mexico; and

WHEREAS, the City of Gallup was one of the only cities across the United States forced to that was shut down-during the COVID-19 pandemic due to its severity and this pandemic exacerbated and exposed conditions that were festering under the surface such as access to healthcare; lack of basic infrastructure and sanitary services; behavioral and mental health service gap; homelessness, total lack of missing middle housing, and percent of evictions; and an economic crisis largely due to shifting energy and coal markets; and

WHEREAS, the City of Gallup adopted a Comprehensive Housing Market Analysis on June 9, 2020 that established that Gallup needs 127 new homes annually to keep pace and address backlogged demand, while Gallup has only produced 67 housing units over the last ten years; and

WHEREAS, the City of Gallup participated in a private sector led Housing Summit on April 29 - 30, 2022, which underlines and supports this community-wide call for action; and

WHEREAS, the City of Gallup understands that market rate housing is a key to economic development and retention of families and professionals like public safety, educators, and healthcare professionals; and

WHEREAS, the City of Gallup advocates that this crisis will need all levels, types, and programs to address it from home-level investments including revitalization and upgrading housing stock to incentivizing the development of all types of missing middle housing from shelters, housing first models, to student dorms, to teacherages, to multi-family, to mixed use projects, and single-family market rate homes.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF THE CITY OF GALLUP:

1. Declares a housing emergency that will allow the City of Gallup greater flexibility to respond directly to alleviate this emergency.
2. Urges the Governor and the Legislature of the State of New Mexico to provide policy reform to allow flexible partnerships and incentives for market rate and missing middle housing in rural communities like Gallup.

3. Requests support from housing and housing financing entities, agencies, and experts especially Mortgage Finance Authority to be dispatched to work with the City of Gallup, its partners, and the private sector on housing projects.
4. Supports, in particular, three measures for implementation in the short-term, i.e.:
 - a. Directing staff to fast-track the establishment of Metropolitan Redevelopment Areas (MRAs) as a tool for public infrastructure investment in line with opportunities from the Bipartisan Infrastructure Law, in areas where blight and disinvestment is documented; and
 - b. Engage Navajo Nation, Pueblo of Zuni, and other tribal entities and equity partners in this effort and discuss replicating and scaling projects like Hooghan Hózhó Apartments, which the majority of project financing was made possible by Navajo Housing Authority and Federal investment; and
 - c. Setting up a process to work with developers to catalyze subdivisions, projects, and development areas supported by the City Housing Plan, MRA Plan(s), and Growth Management Master Plan.

PASSED, ADOPTED AND APPROVED on this 24th day of May, 2022.

CITY OF GALLUP

Louie Bonaguidi, Mayor

ATTEST:

Alfred Abeita II, City Clerk