

August 20, 2013 email from Roger Hartman to Councilor Harris

Proposed development at 13001 East Central

Inbox x

Harris/E Central low-income project x



Roger Hartman <nmpops@gmail.com> Aug 20

to Don, Don, bcc: Roger

Don,

Good morning. I wonder if your office could do a little research into this proposed project. Their letter contains this: "The Gateway 66 project will consist of 71 residential units with rental rates set at 30% and 50% of area median income..."

The flyer seems to indicate a multi-story building with limited parking, set fairly close to the street. It seems to me that this will add to the issues with low-income multi-family apartment buildings in the Singing Arrow area and expand the problem to far East Central. It may be politically incorrect to say this, but reality is what it is, and my experience is that a significant percentage of people with 30% of the median income don't take good care of properties they don't own. A drive down Wenonah and on to Singing Arrow west bound from Tramway reinforces my thoughts. These issues are important to our membership because of the fiscal realities.

I'm sure that initially this development would look very nice, but I worry about what it would look like in the years downstream and what impact that might have on businesses in the area and on property values in Four Hills (and other nearby developments). Given that if built it will affect Four Hills and that they claim that City monies will be involved, I'd like to know how this development was selected for potential public funding support, how much taxpayer money would be involved, have local businesses been contacted to get their input, has APD been involved to discuss potential impacts to law enforcement, and what is the history of such developments in Albuquerque and other cities--specifically the history of occupancy, impact on crime statistics and on local businesses? Also, given that the intended occupants will have low incomes, who's going to pay their rent long-term, regardless of who pays to build and maintain the structure?

I'm sure homeowners in Four Hills will be interested.

Thanks in advance.

Roger

from the developers:

We would really appreciate your support for this initial phase of our development in order to help secure this opportunity to bring city funding to your area of the city. Please let me know about upcoming events that we could attend. Also, feel free to circulate the informational letter I will attach.

Thank you!

Julie Jaynes
Executive Assistant
NewLife Homes
[603-204-9684](tel:603-204-9684)

PS. Please let me know if you have any questions or concerns!
Feel free to send the signed letter back electronically or, if you prefer, our mailing address is as follows:

NewLife Homes
P.O. Box 51055
Albuquerque, NM 87181

2 attachments — [Download all attachments](#)

 **Gateway66Letter.pdf**
134K [View](#) [Download](#)

 **gateway66flyer.pdf**
2447K [View](#) [Download](#)

Hartman note, not part of original email. These attachments presented information about the proposed design and are placed separately on the FHVHA web site.