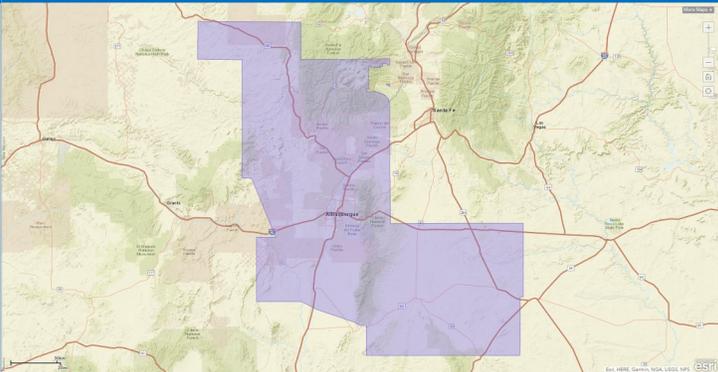


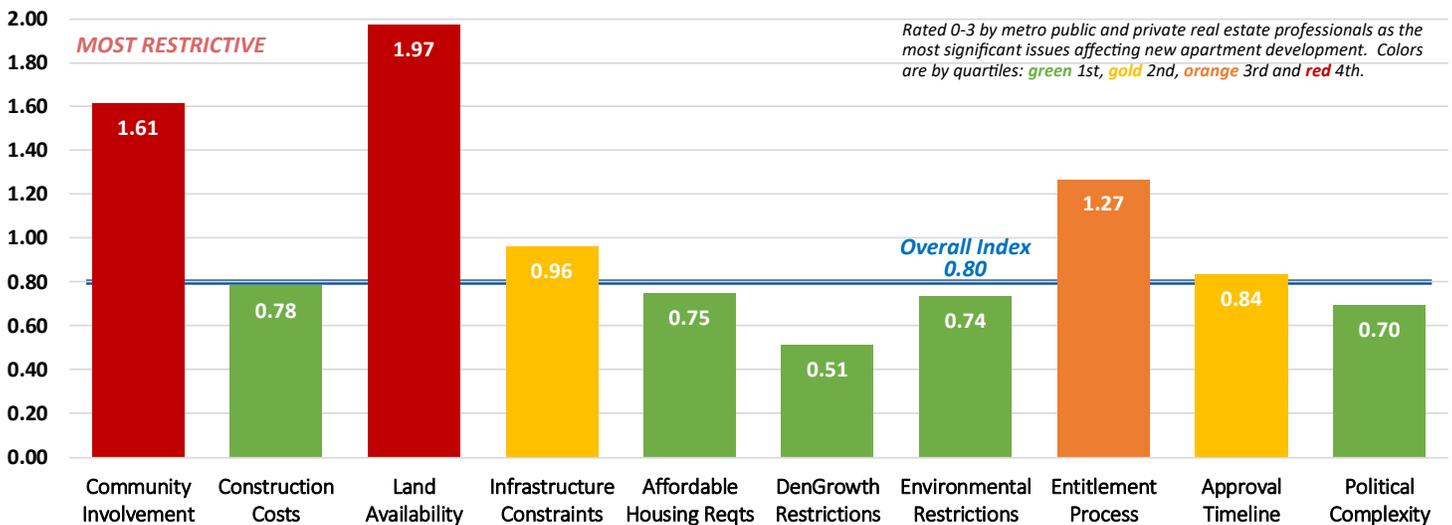
BARRIERS to APARTMENT CONSTRUCTION				ALBUQUERQUE
BARRIERS RANKING ¹	NEW MF DEMAND ²	HIGH RENT BURDEN ³	STAR SHARE ⁴	
1	8.2k	47%	36%	
MEDIAN RENTAL HOUSEHOLD INCOME			\$32,020	
INCOME REQUIRED FOR AVERAGE RENT ⁵			\$32,320	

MOST RESTRICTIVE APARTMENT CATEGORIES:

- LAND AVAILABILITY
- COMMUNITY INVOLVEMENT
- ENTITLEMENT PROCESS

A slower, sprawling housing market, Albuquerque metro is the least restrictive of major markets surveyed but with expected factors ranked high for their impact on apartment development. Respondents cite that land availability and citizen opposition to growth influences the development process the most, with an emphasis on general community opposition and the number of public meetings required. Also noted is the above-index factor of the local entitlement process with mention of lower approval rates that often require a third-party advocate. Median rents rank near bottom of the major markets, though align well with the requirements for the average market rents of \$810. This metro housing market expands only westward, as mountains and Native American/government reservations bound its limits. Similar to most major metro markets in this initial Index, these top two issues present formidable relative barriers to new apartment supply amid consistent demand ahead.

Barriers to Apartment Construction Subindices



BARRIERS INDEX METHODOLOGY:

These NAA HAS Barriers to Apartment Construction indices were created from over 90 apartment development, process and timing questions in ten categories and sourced digitally from real estate professionals in both the public and private realms. An initial overall metro **Barriers to Apartment Construction Index** is also plotted above.

DEFINITIONS and NOTES:

- ¹**BARRIERS RANKING** is the relative ranking among 58 major metro apartment markets based upon the average index of each metro from the least restricted to the most; ranges from 1 (Albuquerque) to 58 (San Jose). Rankings consider expert responses from throughout the extended metro that includes but not isolates the urban core.
- ²**NEW MF DEMAND** is the updated total demand for new multifamily units (in thousands) through 2030 based upon the forecasted total rental housing demand 2017-2030 from the NAA-NMHC demand study by HAS: *U.S. Apartment Demand—A Forward Look (2017)*; ranges from 3,890 (Sioux Falls) to 222,589 (New York).
- ³**HIGH RENT BURDEN** refers to that share of 2017 households spending over 35% of combined household income on rent; major metro ranges from 56% and rents of \$1,370 (Miami) to 38% and rents of \$865 (Sioux Falls) with a major metro average of 43%.
- ⁴**STAR SHARE** is that share of metro rental housing stock with five or more units HAS qualified as **Second-Tier Affordable Rentals* or those non-institutional sites of typically lower unit count, lower quality and greater age, often overlooked as crucial affordable housing already in place. Using CoStar® ratings of 1-5 for sites of five units or more, STAR is the lower ratings of 1-2. This share ranges from 61% (Los Angeles) to 17% (Austin) with a major metro average of 36%.
- ⁵**INCOME REQUIRED FOR AVERAGE RENT** assumes a more conservative 30% of rental household income needed for the average metro contract rent.