



A rendering of Route 66 Flats, at 7600 Central SW, which will have 48 units for low-income residents.

COURTESY OF BLUELINE DEVELOPMENT INC./HIGH DESERT HOUSING

Affordable housing development Route 66 Flats breaks ground in Albuquerque

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Another affordable housing project has broken ground in Albuquerque, the latest in a series of developments as public and private officials try to counter slim supply.

The project, called Route 66 Flats, near Central and Unser, is being developed by BlueLine Development Inc. and has 47 one-bedroom units and one two-bedroom unit, according to Housing New Mexico.

The project's cost is an estimated

\$16.6 million and Housing New Mexico, otherwise known as the New Mexico Mortgage Finance Authority, is providing \$14.2 million in federal Low-Income Housing Tax Credits over 10 years, which officials say will produce \$12.5 million in cash equity.

Housing New Mexico is also providing \$1.7 million in HOME American Rescue Plan funding, according to a news release, and the organization's investment represents roughly 85% of the total funding for the project.

Oriana Sanchez, the supportive housing developer for BlueLine, said the city of Albuquerque contributed \$1.7 million

in ARP funding. And the project also got \$100,000 in green energy credits and a small loan from Impact Development Fund to cover the rest of the costs, Sanchez said.

She said the project should be completed sometime in 2025, with the first residents moving in a year from now.

Since the project is targeted toward low-income residents, qualifying residents need to make 30% or lower of the area median income. That amounts to making no more than \$18,150 for a single person, Sanchez said.

The one-bedroom units will be 501 square feet, the news release said, and

the two-bedroom unit is 775 square feet. The complex will also have an enclosed courtyard with barbecue, patio seating and green space, a community garden and laundry facility, meeting and office space, as well as dining and lounging areas.

BlueLine is a co-owner of the project along with High Desert Housing, an Albuquerque-based nonprofit focused on supportive housing, Sanchez said.

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