

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

**8:30 a.m. Thursday, March 21, 2019**



**Office of Neighborhood Revitalization  
Large Meeting Room  
700 4<sup>th</sup> Street, SW  
Albuquerque, NM 87102  
AMENDED**

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Matthew Butkus	Linda Bridge	Rick Giron
Shawn Colbert	Lisa Huval	Amanda Lujan
Joan Costello	Mark Motsko	
Elena Gonzales	Diane Mourning Brown	
Patricia Nie, Chair		
Felipe Rael		
<b>Guests:</b>		

**I. Call to Order and Introductions- Pat Nie, Chair**

The meeting was called to order at 8:32 am.

**II. Changes/Additions to the Agenda**

- ❖ Elena Gonzales motioned to approve the agenda. The motion was seconded by Shawn Colbert and unanimously carried.

**II. Approval of Committee minutes of January 2019 AHC Meeting.**

A typographical error was found on the last sentence of E. MFA Updates (MFA is looking *form* a, and should state MFA is *for* a).

- ❖ Elena Gonzales motioned to approve the minutes from January 2019 with the correction that was noted. The motion was seconded by Shawn Colbert and unanimously carried.

### III. Committee Business

- A. **Committee Membership** – Rick Giron stated he contacted Boards and Commissions and there are no new applications. Since Felipe Rael is under a new category seat his term turns over so he can actually serve on two terms under this new category. The same can be said with Lisa Huval. Lisa had termed out with the old position and now that she is in this new position she can serve two terms as well. Rick suggested having a Vice Chair because in the past there was one and we never appointed another one. Felipe suggested to changing the Vice Chair to Chair Elect. Elena Gonzales volunteered to serve as Chair Elect. Currently the AHC position are: Diane Mourning Brown (Low-Moderate Income Advocate), Joan Costello (Low-Moderate Income Advocate), Vacant (Housing Building Industry), Pat Nie *Termed out but still serving* (Housing Lending Industry), Shawn Colbert (Housing Lending Industry), Felipe Rael (Not for Profit Housing), Elena Gonzales (Housing for People with Disabilities), Vacant (Senior Citizen Advocate), Lisa Huval (DFCS Representative), Linda Bridge (Abq. Housing Authority Representative), Matthew Butkus (Planning/ MRA Representative), and Mark Motsko *Termed Out but still serving* (Municipal Division Representative).
- ❖ The AHC committee unanimously voted to elect Elena Gonzales as Chair Elect of the Affordable Housing Committee.
- B. **DFCS Updates on Affordable Housing** –Rick provided the AHC an updated Ranking Matrix stating the various changes to new document. There are now two separate Ranking Matrix for Development and the other will be used for Land Acquisition. The AHC provided feedback, corrections and comments. Once of the changes is for the Developer to provide most current neighborhood outreach. Felipe asked for the City to publish the dates of the RFP so Developers can be proactive on the neighborhood outreach. The Land Acquisition Matrix is currently being worked on. Generations at West Mesa Project is moving along and has gone vertical. Solar Villa is near completion. The Brown property was purchased with was acquired with WFH funding. City Council is working with our Department on putting an RFP by the end of April. A Public Hearing was held on Tuesday to present the 2019 Action Plan. The 2019 Action Plan is available on the City’s website and encourage feedback and comments. Priorities are taken from out 5 year annual plan. There are two components being homeownership and rental. With homeownership there are plans for an RFP that will be going out next month for Cibola Loop (property was acquired utilizing CDBG funds) for five acres near Cibola High School. There is also the acquisition of property located at 90<sup>th</sup> and San Ignacio (SW Mesa) 1.8 acre site surrounded by residential that can be used for infill. An RFP for multifamily housing was put out in 2018, where three applications were received. Two were competitive. Unfortunately, none were awarded because they did not meet what the City was looking for in the RFP. The City has realized their shortcomings on the RFP and are in the process of revising the RFP which is scheduled to go out on April 1, 2019. Cibola Loop is a priority because it is tied to Federal Funds, however other RFP will soon follow.

- ❖ Elena Gonzales motioned to approve the Rental Housing Application Ranking Matrix with the recommended updates. The motion was seconded by Shawn Colbert and unanimously carried.

- C. **DFCS Updates on Workforce Housing Trust Funds**— Rick stated the Workforce Housing Trust Fund Report is in the Mayor’s office and headed to City Council. The WFHTF Report and will be introduced at the April 1<sup>st</sup> City Council Meeting. Marti Luick spearheaded the WFH the efforts in the ordinance revision. Marti has been working with MFA. The ordinance is now separated in two (*Implementing Ordinance-Implementing the requirements for the State Affordable Housing Act* and *City Ordinance- Describing how CoA does the work in implementing the ordinance*). Shawn stated it is currently at the MFA office.
- D. **MRA Update on 4<sup>th</sup> & Coal, Railyards, De Anza Redevelopment** – Matthew Butkus provided updates on current MRA projects. 4th and Coal project are hoping to be done with all of construction by the middle of May. DeAnza should be up and running on June 1st. Railyards is going well with consultants from Portland coming this week doing financial feasibility development and planning trying to consolidate all pieces into one document. They demolished non historic non performing buildings on site. Nuevo Atrisco should be breaking ground soon.
- E. **MFA Updates-** Shawn Colbert stated this is the time of year when they are working on the 2019 LIHTC round. The projects that were submitted are listed on the MFA website. Sabrina Su is moving to the Policy and Planning Committee. Vicki Glicher is now in Sabrina Su’s old position and comes from California. Nuevo Atrisco and Valle Verde should break ground soon.
- F. **AHA Updates** – Linda Bridge was not present to provide update.
- G. **DMD Updates on Projects that may relate to Affordable Housing-** Mark Motsko was not present to provide an update.

#### **IV. Announcements:**

- Pat Nie mentioned Wells Fargo Neighborhood Lift is going well. Elena mentioned they only have 50 slots left from the 350 original slots.
- Elena Gonzales mentioned a small ribbon cutting that happened for a Homewise acquisition/rehab home in Diane Gibson’s district that happened last Friday. Two other properties are underway in Isaac Benton’s district in the Barelas neighborhood.
- Felipe Rael mentioned on Friday, March 29<sup>th</sup> the Federal Home Loan Bank will be having Community Investment Seminar. Go to FHLB.com to register.

#### **V. Summary Decisions: N/A**

#### **VI. Public Comments (if any guests are present) -**

#### **VII. Next Meeting – Thursday, May 16, 2019**

**VIII. XI. Adjourn**

With there being no further business, the meeting was adjourned at 9:09 am.

**Chairperson's Signature:** \_\_\_\_\_

**Prepared by:** \_\_\_\_\_ Amanda Lujan \_\_\_\_\_