

**AFFORDABLE HOUSING COMMITTEE
(AHC)
8:30 a.m. Thursday, December 10, 2020**



Meeting was held via Zoom
AMENDED

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Linda Bridge	Diane Mourning Brown	Rick Giron
Elena Gonzales	Lisa Huval	Amanda Lujan
Shawn Maden		
George Maestas		
Patricia Nie, Chair		
Felipe Rael		
Guests:		
Bill Reilly, Habitat for Humanity	Karen Iverson, CoA MRA	

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

The meeting was called to order at 8:36 am.

II. Changes/Additions to the Agenda

- ❖ Felipe Rael motioned to approve the agenda as presented. The motion was seconded by Elena Gonzales and unanimously carried when roll call was called for all present AHC members' votes.

III. Approval of Committee minutes of July 2020 AHC Meeting and September 2020 AHC Meeting.

- ❖ Linda Bridge motioned approval of July 2020 minutes. The motion was seconded by Felipe Rael and unanimously carried when roll call was called for all present AHC members' votes.
- ❖ Linda Bridge motioned approval of September 2020 minutes. The motion was seconded by Elena Gonzales and unanimously carried when roll call was called for all present AHC members' votes.

IV. Committee Business

- A. **Committee Membership** – Rick Giron stated update on vacancies and new members and applications. Ira with Pavilion has resigned from AHC. Expired members can reapply to serve another term. Rick stated Helen Maestas would prefer for the applicants to reapply due to an issue with the last system they were using. The ordinance has to be revised and accurately reflect the positions needed for the committee.
- B. **New Conflict of Interest Process for AHC**- Rick Giron received only one comment from the AHC on the new drafted Conflict of interest policy. Once it is finalized Rick will send out for signature through DocuSign. This will be renewed on an annual basis.
- C. **DFCS Updates on Workforce Housing Trust Funds** –
- The City is allocating \$125,000 of WHTF for the purchase of a SCLT house that is in the foreclosure process to preserve affordability. The City is also allocating \$500,000 of WHTF for SCLT direct assistance to homebuyers. This funding will fill the gap funding necessary to keep the homes affordable. Felipe asked for more information on this. Elena Gonzales stated Homewise tried to help SCLT with home sales, but no avail. Elena would like to know the terms and where the money is going.
 - Rick mentioned having the WHTF draft report ready for AHC to review at January meeting.
- D. **DFCS Updates on Affordable Housing**
- Current Projects- Rick gave updates to current city projects.
 - GAHP's Highland Plaza was approved by Council on December 7th. Highland Plaza will now be applying for tax credits in January.
 - Luminaria project received positive news coverage.
 - Homewise one million dollar Homebuyer Assistance contract was finally executed. The City is close to executing an \$180,000 CDBG-CV CARES Mortgage Payment Assistance contract with Homewise.
 - Public Meeting was held via zoom last night for Cibola Loop. Now looking at other opportunities with rental or homeownership.
 - Brown Property RFP deadline was extended to February 5, 2021 due to COVID.
 - The City hopes in 2021 to move more into electronic submission for applications.
 - The City's CAPER will be submitted to HUD at the end of the month.
- E. **MRA Update on Projects that may relate to Affordable Housing (Railyards, etc.)** – Karen Iverson provided updates to AHC.
- EDO RFP selected Chad Rennaker for the rehab of Imperial Inn. This will be similar to the El Vado. It will have hotel rooms, tap room and micro business spaces.
 - Richard Yates will build Sky Bridge on Marquette/Tijeras to the Convention Center parking lot.
 - The MRA received only one response for 1st and Silver lot RFP. However, they are pleased with the one application. This will be a housing project.

- The last Railyards RFP they received responses which will include a welcome visitors center, Ecological Agricultural Hub and an Artist Collaboration similar to Meow Wolf.
 - MRA is looking at the tax abatement program and not going through the bond process. It's a barrier for smaller projects and only really works for mega projects. They will be doing a pilot project and then will make policies on the tax abatement program.
- F. **DMD Updates on Projects that may relate to Affordable Housing (WHTF Bond, etc.)**- Shawn Maden provided update to AHC that the 2021 GO Bond has gone through EPC. They had three neighborhood associations requested higher amounts for affordable housing. The committee's final decision was to ask the Mayor to increase the funding to 4.5 million. It is sitting on the Mayors desk right now and then it will go to Council January 4th. He does not have a final amount that the Mayor has approved as of yet.
- G. **MFA Updates** –George Maestas provided AHC updates. MFA's 9% round is coming up and has been moved up a month. Application are now due in January rather than February. MFA has received some applications in for the 4% projects. San Roque with 136 affordable units in the Bluewater and Coors area. The Gateway project has 192 units in the Mesa del Sol area. They are closing on a 4% project from last year called Ceja Vista project with 134 affordable units which is adjacent to Valle del Atrisco project. MFA is offering rental assistance opportunities to keep an eye out for on the website.
- H. **AHA Updates** – Linda Bridge stated AHA closed on all the funding last week to start the rehab on the 96 units in south Martineztown. This is the first transition of public housing units to project based subsidy through the HUD Rental Assistance Demonstration Program. AHA has two other projects that received tax credit allocation from NM Mortgage Finance Authority. The Harper project which is rehab and the Broadway and McKnight project which is demolition/rebuild. AHA is working on getting all the funding on those two projects to get them closed by the spring and begin starting the projects. The voucher program and public housing program are continuing to run operations in a manner that is safe for both staff and residents despite the current restrictions and challenges. Fortunately, through CARES Act funding and partnerships AHA has been able to do lots of activities to help support AHA program participants by providing food distribution and PPE distribution.

V. Announcements:

- Elena Gonzales stated Homewise is offering Emergency Mortgage Assistance Fund for families whose income was effected by COVID and will be receiving additional CARES funding from the City. The need is extraordinary. The Wells Fargo Neighborhood LIFT program is 100% completed and was a fantastic program.
- Pat Nie mentioned Wells Fargo has funding that was been provided to some national and regional organizations to offer free financial coaching and counseling. Wells Fargo is also offering web based sessions for councilors for housing on rental and homeownership.

- Bill Reilly stated Habitat has no announcements at this time. However, there will be some in the New Year.

VI. Summary Decisions: N/A

VII. Public Comments (if any guests are present) -

VIII. Next Meeting – Thursday, January 28, 2021

IX. Adjourn

With there being no further business, the meeting was adjourned at 10:15 am.

<p>Chairperson's Signature: _____</p> <p>Prepared by: _____ Amanda Lujan _____</p>	<p><small>DocuSigned by:</small> <i>Patricia Me, AtC Chair</i> <small>DA99ABAC062D4C7...</small></p>
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