

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

9:00 a.m. Thursday, May 25, 2017



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

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Joan Black	John Bloomfield	Rick Giron
Linda Bridge	Doug Chaplin	
Mark Motsko	Lawrence Peterson	
Patricia Nie, Chair		
Felipe Rael		
<b>Guests:</b>		
Mona Angel, SCLT	Elena Gonzales, Homestart	Shawn Colbert, MFA
Yvette Tovar, NM Water Collaborative		

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

The meeting was called to order at 9:05 am.

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

**III. Approval of Committee minutes of March 2017 AHC Meeting.**

Marti Luick asked changes to her comments on letter D from the March 2017.

- ❖ Pat Nie motioned to approve the amended minutes from March 16, 2017. The motion was seconded by Felipe Rael and unanimously carried.

**IV. Committee Business**

- A. **Committee Membership** –There has not been any changes from last update. The applications that have been submitted have yet to be seen from the Department level. The AHC needs a Senior Advocate, Lower-Income Housing Tenant Advocate, and a Lending Industry Advocate. Shawn Colbert would fulfill the Lending Industry Advocate however her application still has not moved.

- B. DFCS Updates on Affordable Housing-** Two projects that are funded with WFHTF has submitted applications to MFA for LIHTC. The two projects are GAHP's Sterling Downtown (8<sup>th</sup> and Silver) and Yes Housing's Solar Villa (Lomas and Tennessee). In funding those two projects it nearly exhausted the WFHTF balances leaving about \$900,000. The Department has made the Inca Project (Comanche and Wyoming) a priority. The Inca Project will provide housing to single mothers raising children. It is located right by an elementary school. It seems to fit all of the City's priorities and targets and City has chosen to purchase the property. The property actually closed yesterday. A small project is on its way in the Barelmas neighborhood with Habitat for Humanity. Casa Feliz is 60% construction complete and hopefully 100% by the end of June and leased up 30 days after that. The Sterling project broke ground on April 12<sup>th</sup>. The Casa Grande project had received some bad press because the City was instructed to pay back HUD \$600,000. Fortunately, the City cited the progress of the project and HUD reconsidered repayment. The City hired consultant Consensus Builder to create an Assessment of Fair Housing (AFH) to replace the Analysis of Impediments to Fair Housing. All local jurisdictions including Housing Authorities are required by HUD to do a study of AFH. CB has conducted a number of interviews and created focus groups including one with the City's Affordable Housing Developers. This will give data for the future including different perspectives and indicate what barriers there might be to Affordable Housing. DFCS will keep the AHC updated on future public hearing on the AFH.
- C. DFCS Updates on Workforce Housing Trust Funds (Report, Ordinance Changes, etc.)** – DCFS has begun to work on it, and will distribute to the committee for review so it can be sent to City Council.
- D. MRA Update on 4<sup>th</sup> & Coal, Railyards, El Vado/Casa Grande RFP, De Anza Redevelopment** – MRA's Joan Black stated El Vado with Casa Grande is underway and well on its way. DeAnza development looks great and the SHPO issues seem to be ironed out. The MRA are going before the Lucc again because they are going to have to demolish a few more buildings or parts of buildings. TI will include 24 apartments and some commercial spots. DeAnza should be underway by this Fall. Jim Trump is the Developer's Coordinator/Spokesperson is doing amazing things with the murals. Other than the feral cats the neighborhood is very excited about the DeAnza project. The 4<sup>th</sup> and Coal project is back on track with the MRA meeting with the Developer using a new site plan. One Central project went vertical, not residential just the parking garage and has to be done by November 15<sup>th</sup>. MRA put out a Skyline RFP for two of the City of Albuquerque properties. One at 3<sup>rd</sup> and Marquette and another at Silver and 2<sup>nd</sup>. The RFP responses come in at the end of June for the Skyline RFP. The MRA just closed on 102 Lomas (Lomas and Broadway). Right now the focus on the Railyards is finding funding for the Environmental. MRA is going to be putting out an RFP for a historic building in the downtown area that will be put on in the next five weeks. Linda Bridge discussed having a component where income source is not discriminated/exclude because of an applicant being a Section 8 voucher applicant.
- E. MFA Updates-** No representative present.
- F. AHA Updates** –The Albuquerque Housing Authority (AHA) are looking into turning rental properties to home ownership opportunities. The Annual Plan (Admissions Plan and Administrative Plan) were approved by the Board and

submitted to HUD. AHA is changing to a lottery system to issue vouchers. All public housing will be going smoke free July 1, 2018 with tenant education and assistance with helping tenants quit.

- G. **DMD Updates on Projects that may relate to Affordable Housing-** DMD submitted the election resolution from 2017 General Obligation Bond Program so Council has to finalize by their second meeting in June. Therefore, by the next meeting we should know how much will be up for the voters for Workforce Housing.

**V. Announcements:**

Elena Gonzales- Homestart/Homewise was awarded a grant from Project Reinvest Homeownership for Down payment Assistance for 300 families at \$10,500 each. Homewise are inviting some outside lenders to participate such as Wells Fargo and NM Bank and Trust and are awaiting final approvals on their end. The project will be available for 11 counties where Homewise works. Elena said she could send an email announcing the program. Homewise just received a grant for \$500,000 from Project Reinvest Neighborhoods where they want to use in the Barelás/ South Broadway area.

**VI. Summary Decisions: N/A**

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

**VIII. Next Meeting – Thursday, July 20, 2017**

**IX. XI. Adjourn**

With there being no further business, the meeting was adjourned at 10:22 am.

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

**Prepared by:**           Amanda Lujan