

Sent to City Clerk 11/3/19

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

**8:30 a.m. Thursday, August 9, 2018**



**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>
Linda Bridge	Doug Chaplin	Rick Giron
Matthew Butkus		Rebecca Velarde
Shawn Colbert		
Joan Costello		
Elena Gonzales		
Mark Motsko		
Diane Mourning Brown		
Patricia Nie, Chair		
Felipe Rael		
<b>Guests:</b>		
Laura Jaramillo, Wells Fargo		

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

The meeting was called to order at 8:35 am.

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

Rebecca Velarde requested to add HOME and WFH evaluation Matrix for Affordable Housing to DFCS Updates on Workforce Housing Trust Funds.

The agenda was accepted with the addition to letter C.

**I. Approval of Committee minutes of May 2018 AHC Meeting.**

**Linda Bridge asked that the minutes be changed under AHA updates *the first 125 that were selected are going to be from the homeless pool and AHA started with the first 60.***

**Rebecca stated under MRA updates second sentence should be changed to have instead of MRA deciding to ABC is deciding on terminating the development agreement with the railyards.**

**Mark Motsko stated he was not present to give an update.**

**Rebecca stated the DMD update should be changed to state one million dollars project for the ADA ramps and 3.6 million for the Trumbull neighborhood.**

- ❖ Felipe Rael motioned to approve the minutes with the requested changes to the May 2018 minutes. The motion was seconded by Elena Gonzales and unanimously carried.

## **II. Committee Business**

- A. **Committee Membership** – AHC welcomed new members Matthew Butkus with City of Albuquerque, MRA Department, and Diane Mourning Brown, who is filling the Low-to moderate income advocate position. AHC still has two vacant positions because Felipe has to reapply due to his change in position, and one senior advocate is needed. Felipe is planning to reapply. DFCS has reached out to Department of Senior Affairs for a referral but have not heard back. Rick asked if anybody in the AHC could recommend somebody that would be helpful. Another change that will take effect next meeting is Lisa Huval, DFCS Deputy Director is replacing Doug Chaplin's seat. Pat's seat technically has been expired, however she is staying on to help the AHC.
- B. **DFCS Updates on Affordable Housing** – DFCS informed the AHC on recent projects, Consolidated Plan and Affordable Housing RFP. Rick mentioned the ribbon cutting of the El Vado/Casa Grande project and the City was pleased that no monies had to be paid back to HUD for the project. There was a ribbon cutting of Sterling project located on 8<sup>th</sup> and Silver. The City is utilizing HOME fund for rehabbing the Inca apartments as affordable housing where GAHP was awarded as the developer and upon completion of the project Barrett House will operate the project. Rebecca Velarde stated the Consolidated Plan has been submitted to HUD and we should receive the notice any day now.
- C. **DFCS Updates on Workforce Housing Trust Funds (Report, Ordinance Changes, etc.)**—DFCS provided the AHC a draft of the HOME and WFH evaluation Matrix for Affordable Housing. The last update was done in 2014. Rick Giron asked that all comments and suggestions be sent to him by next week. Rebecca Velarde stated she will also be comparing it to the QAP to insure there are no discrepancies and it aligns.
- D. **MRA Update on 4<sup>th</sup> & Coal, Railyards, El Vado/Casa Grande RFP, De Anza Redevelopment** – Matthew Butkus provided updates to the AHC > 4<sup>th</sup> & Coal project is moving along well but was a bit delayed because they found a gas line that nobody knew existed. The project is expected to be completed by next spring/summer.  
The Railyard's master developer had an annual update last month with the Albuquerque Development Commission and received a vote of non-substantial performance. This was the second year of receiving that vote which trigger the contract the ability for the Director of Planning or City Council to terminate the

contract. A final decision on that has not been made and they are still weighing the pros and cons.

El Vado portion is 100% leased and the ribbon cutting was 2-3 weeks ago. The DeAnza is underway with construction going vertical, and should also be done by next year in the spring/summer.

- E. **MFA Updates-** Shawn Colbert stated the Tax Credit Manager submitted her resignation and today is her last day and they are actively recruiting her replacement. Two people are also on maternity leave for at least the next three months. Her backup on the environmental review side will also be out for a month. MFA also has an opening for a Housing Program Analyst which works for the asset management side. MFA awarded six projects for the LIHTC round. Three are acquisition rehab and three are new construction. The MFA Housing Summit will be at the Hotel Albuquerque on September 12-14. The Coalition to End Homelessness is partnering with MFA and having their conference at the same time.
- F. **AHA Updates –** Linda Bridge stated AHA will be having a board meeting next week and if approved AHA will be opening up waitlist for public housing. Tentatively looking at opening it up for a two month period from the month of September 15th – November 15th.. AHA has a number of positions open where they try to hire Section 3. Section 3 is people of low-income and/or live in low-income housing. If anybody knows somebody encourage them to apply and get the word out and refer them to the AHA website. AHA was awarded CDBG funds from the City of Albuquerque for some much needed ADA accessibility and safety improvements to their two large senior facility properties. The project will start within the next couple of weeks.
- G. **DMD Updates on Projects that may relate to Affordable Housing-** Mark Motsko mentioned DMD is starting to plan for the 2019 General Obligation Bond program. The program is funded from the Affordable Housing Workforce Housing Trust funds (WFHTF). Preliminarily has 3 million dollars earmarked for WFHTF however, that could change as the process goes through administration and Council. It will be at EPC in November and Council will take it up on January of next year. Due to the change of the state law they are unsure when the next municipal election will be. They are hoping to go out to an October 2019 election which is usual date, but can be as late as February 2020.

### **III. Announcements:**

- Pat Nie gave an update on the Neighborhood Lift program. Homewise provides reporting to Wells Fargo about their down payment assistance program that is statewide. The last report that was received was through the end of July showing \$382,500 of down payment assistance grants funded and 1.1 million committed which leaved 2.4 million available which equates 373 grants. Elena Gonzales stated this program is reaching out to people in the rural areas and still serving the local areas as well. Pat has booklets if anybody is interested that was given at the launch event.
- Rebecca Velarde stated there is a Program Specialist position is open with the City of Albuquerque, Community Development Division.

- Joan Costello stated Habitat for Humanity has a dedication of a home on August 18<sup>th</sup> at the Mesa del Rio project which is a 22 home project.

Habitat International is honoring Dr. Martin Luther King. In support of The King Center's MLK 50 Forward Challenge and in conjunction with Habitat for Humanity affiliates across the country commemorating the 50th anniversary of Dr. King's assassination, as well as the passing of the Fair Housing Act of 1968, Greater Albuquerque Habitat for Humanity, the NM MLK Jr. State Commission, and the NM State Office of African American Affairs are joining hands to create the Beloved Community Initiative. This initiative will begin with supporting the building of an affordable and safe home for a low-income family on Albuquerque's west mesa while increasing awareness of the Habitat for Humanity homeownership program within Albuquerque's low-income communities of color. Construction of the Beloved Community Home is scheduled to begin in the late fall of 2018.

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

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

**VI. Next Meeting – Thursday, September 27, 2018 was agreed upon.**

**VII. XI. Adjourn**

With there being no further business, the meeting was adjourned at 9:50 am.

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

**Prepared by:**           Amanda Lujan