

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, January 28, 2021



Meeting was held via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Linda Bridge	Diane Mourning Brown	Rick Giron
Elena Gonzales		Amanda Lujan
Lisa Huval		
Shawn Maden		
George Maestas		
Patricia Nie, Chair		
Felipe Rael		
<u>Guests:</u>		
Bill Reilly, Habitat for Humanity	Megan Lovato, FCS/CD Planner	

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

- The meeting was called to order at 8:31 am.
- Rick Giron introduced the new Planner with the Family and Community Service/Community Development Division.
- Elena Gonzales will step up to the Chair position until Pat Nie's seat is filled. This will start at the next AHC meeting.

II. Changes/Additions to the Agenda

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

III. Approval of Committee minutes of December 2020 AHC Meeting.

- Elena stated her statement needs to be corrected on Section 4.

- The MFA update had incorrect name of San Vista Apartments and should be Ceja Vista Apartments.
- ❖ Felipe Rael motioned approval of December 2020 minutes with amendments. 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 –

- If term is expired CoA Boards and Commissions requests for members to reapply on new webpage.
- If a member is termed out they are allowed to remain on the board until replaced.

B. Update on New Conflict of Interest Process for AHC

- Conflict of Interest form will have to be sent out as a word document due to issues with DocuSign and its limitations.

C. DFCS Update on Workforce Housing Trust funds-

- Rick Giron gave update on WFHTF amount balances. As of 12/18/21 there was a balance of \$6,385, 274 with commitments of \$3.5 million for Brown RFP, \$500,000 for SCLT subsidies, and \$125,000 SCLT foreclosure. The remaining \$2,710,274 is for a 2021 planned RFP.
- Rick Giron mentioned that SCLT has never requested WFHTF funds. The funding was a City determination.
- Elena Gonzales is requesting that at least 10% of the remaining funds to be used for single family home preservation.
- WFHTF Bond will be voted on in November 2021.
- Discussion was had on aligning the City RFP application deadline with meeting the LIHTC round. AHC Committee recommended a set consistent predictable time every year the applications will be due aligning RFP application deadline with the LIHTC round.

- ❖ Felipe Rael motioned to accept the WFHTF 2020 draft report for submission to City Council. The motion was seconded by Lisa Huval and unanimously carried when roll call was called for all present AHC members' votes.

D. DFCS Updates on Affordable Housing –

- The Brown Property RFP is due on January 5, 2021. This project has 3 components (rental, homeownership, and economic development)
- The Cibola Loop last two homeownership RFP's were unsuccessful it was determined that it will be a senior rental development.
- The City is working on revising the RFP to be more user friendly.
- The Workforce Housing RFP is on hold when more information becomes available it would be brought to AHC attention.

- There are vacant lots the City owns two townhome lots and three single family lots in the Barelás neighborhood. There is a few lots in SE and SW quadrants. The land will go out for RFP and it will be on the horizon.

E. MRA Updates on Projects that may relate to Affordable Housing- MRA representative was not present for update.

F. DMD Updates on Projects that may relate to Affordable Housing-

- Cibola Loop Multi-Generations Center is being presented to Council requesting 6 million with affordable housing at 3.3 million on February 11th, 25th, and final action on March 1st. People have requested the value to be increased for affordable housing but as for today that is the current value that is being presented.
- Linda Bridge stated Councilor Benton been leading the effort to increase the funds to 10 million dollars for affordable Housing. The AHA Board of Directors have passed a resolution support for the increase and plan on circulating to the Mayor and City Council. Linda recommends members of the AHC to encourage members of their organizations to demonstrate that same support that would be very helpful.

G. MFA Updates

- The 9% round deadline was this month and MFA received 9 applications. Only one application was in Albuquerque proper. Of those application five were new construction, two are acquisition rehabilitation and two of them were a combination of new construction, acquisition rehabilitation. They are still working on scoring the application.
- MFA received one application for the 4% for the La Serena project in the Coors/Bluewater area.
- An update was given MFA's Rental Assistance Program. MFA has received 4,450 applications so far. Of those applications that have completed and paid 1,111 of those applications received. A little over 2,500 applications were denied for various reasons one general reason being lack of documentation and lack of proof of hardship due to COVID. MFA has given a total of \$2,555,254 in funding for rental assistance. Of that Albuquerque received \$909,000. Looking at Bernalillo County as a whole received \$933,000 was provided for rental assistance.

H. AHA Updates

- AHA annual report will be out for public comment mid-February. There is 45 day comment period.
- The 96 unit rehabilitation project in Martineztown has begun.

V. Announcements:

- Felipe Rael mentioned Federal Home Loan Bank (FHLB) is having their annual AHP webinars. They are splitting into two tracts. One will be for rental projects and the second will be owner occupied.
- Felipe Rael stated GAHP has kicked off construction on the Luminaria Senior Community. They are planning a ribbon cutting for next Wednesday.
- Bill Reilly stated Habitat 62nd St. will have 11 homes for low-income families. RFP was sent out several weeks ago to five engineering firms for infrastructure,

engineering services, and construction support services. A pilot minor repair program was kicked off for assistance for aging in place program for seniors. This will be for minor home repair such as painting, wheelchair ramps, and yard cleanup.


VI. Summary Decisions: N/A

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

VIII. Next Meeting – Thursday, March 25, 2021

IX. Adjourn

With there being no further business, the meeting was adjourned at 9:57 am.

Chairperson's Signature:	<small>DocuSigned by:</small>  <small>2B953A3608E04CA...</small>	5/27/2021 10:23 AM MDT
Prepared by:	Amanda Lujan	