

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

**8:30 a.m. Thursday, December 2, 2021**



**Meeting was held solely via Zoom  
AMENDED**

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Linda Bridge	Robert (Bob) Cialone	Rick Giron
Elena Gonzales, Chair	Lisa Huval	Amanda Lujan
George Maestas	Shawn Maden	Stacy Ruiz
Jolene Wolfley	Matthew Pinson	
	Felipe Rael	
<b>Guests:</b>		

**I. Call to Order and Introductions- Elena Gonzales, Chair**

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

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

The quorum was not met to approve agenda.

**III. Approval of Committee minutes of September 23, 2021 AHC Meeting.**

- ❖ The quorum was not met to approve minutes.

**IV. Committee Business**

**A. Committee Membership –**

- Linda Bridge has served two terms and is termed out. This seat has to be filled with a representative of the Albuquerque Housing Authority. Thea Guerin or Dan Foster may be candidates.
- Three vacancies remain:
  - Housing Building Industry
  - Low and Moderate Income Advocate
  - Housing for People with Disabilities Advocate

**B. Update on New Conflict of Interest Process for AHC**

- This will have to be done again annually and a new one will have to be signed in 2022.

- A reminder should be sent to AHC members who have not sent the conflict of interest form.

**C. DFCS Update on Workforce Housing Trust funds-**

- WFH bond has passed since the last meeting with an additional \$3.3 million.
- The amount in fund is still \$3,401,335 has not changed with the additional \$3.3 million will give an approximate balance of \$6.7 million of WFHTF.
- From that amount \$1.5 million will be used to assist Sawmill Community Land Trust (SCLT) to help with preserving affordable homes. They will acquire the homes of the 6 homeowners who have been wanting to sell (including 1 that went into foreclosure). Council allocated \$125,000 to buy those homes. The loan will be paid returned to the city when each home is sold. It made sense to add the loan of \$125,000 with the contract being drafted for \$1.5 million. SCLT is the only organization that can preserve the affordability of the land trust . Therefore, a sole source justification that is allowed under their procurement process.
- The remaining funds will go to affordable housing RFPs.
  - Rick Giron stated it looks like they are going to put out a General RFP but does not know all the moving pieces and the timeframe just yet. Linda Bridge asks for this to be done on a regular basis.

**D. DFCS Updates on Affordable Housing –**

- The City recently submitted their CAPER to HUD. Stay tuned for a draft action plan that will be put out for public comment.
- Calle Cuarta is the Brown Property project is currently at Council and will be voted on at the upcoming Council meeting. And it seems to be ahead of the tax credit deadline for the 9% round in January.
- Cibola Loop RFP was awarded to GAHP for the Unity Park Living Project that is a planned development for seniors. The development agreement is still under negotiations.
- Luminaria and Hope Village nearing completion. Hope Village will
- Hiland Plaza will begin construction at the beginning of year.
- Rehab RFP should be published soon.
- Scattered Site Housing RFP
  - City has several vacant lots including in the Barelás Neighborhood.
    - RFP should be coming up by late winter/early spring
    - Appraisals have be received on each of the properties.
- The City may provide a memo requesting a impact fee waiver for other projects that were not funded by the Family Community Services Department if the Developer can requested documents such as the contract, restrictive covenants and Land Use Restriction Agreement (LURA).

**E. City Planning Updates on Projects that may relate to Affordable Housing-**

- Jolene did not have an update at this time.

**F. DMD Updates on Projects that may relate to Affordable Housing- No Representative present, no updates received**

**G. MFA Updates**

- Two projects closed since the last AHC meeting- Unfortunately these are not in Albuquerque.
- Hope Village looks like its nearing completion.
- MFA is trying to help out Developers with rising constructions costs to retain the 9% projects that were awarded in May. MFA received \$1.3 million in additional tax credits that have been approved for awards to help retain those 2021 projects.

**H. AHA Updates –**

- Two projects that have broken ground in August. Broadway McKnight Project and the substantial rehabilitation of the Harper project. They are tentatively planning a online/virtual groundbreaking for the both of the projects on December 13<sup>th</sup>.
- AHA will start their annual process in January.

**I. Housing Lending Industry Updates-**

- Elena stated that the new construction on the Palladium Townhomes that is south of downtown has begun construction. By next meeting Elena will give an update at the next AHC meeting.

**J. Senior Citizen Advocate Updates- No Representative present, no updates received**

**V. Announcements:**

- Linda Bridge asked if the City staff had any input on the recent resolution adding legislation prohibiting housing discrimination including state and federal housing vouchers. Rick and Jolene were not aware of that. They believe it probably came from Office of Equity and Inclusion. Linda stated on the surface it looks good however it is better to promote vouchers rather than forcing landlords. They can still find ways around it by increasing prices and difficult screening of tenants. It may give unintended consequences of such legislation.

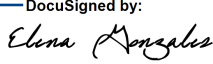
**VI. Summary Decisions: N/A**

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

**VIII. Next Meeting – January 27, 2022**

**IX. Adjourn**

With there being no further business, the meeting was adjourned at 9:58 am.

<b>Chairperson's Signature:</b>	<small>DocuSigned by:</small>  <small>2B953A3608E04CA...</small>
<b>Prepared by:</b>	<u>Amanda Lujan</u>