

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, December 5, 2019



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

AMENDED

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Shawn Colbert	Linda Bridge	Rick Giron
Joan Costello	Lisa Huval	Amanda Lujan
Elena Gonzales; Vice Chair	Mark Motsko	
Karen Iverson	Diane Mourning Brown	
Patricia Nie, Chair		
Felipe Rael		
Guests:		
Kevin Drexel, MFA	Ira Griffin, Pavilion Construction	

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

The meeting was called to order at 8:33 am.

II. Changes/Additions to the Agenda

III. There were no changes to agenda. The agenda was approved as presented.

- ❖ Shawn Colbert motioned to approve the agenda. The motion was seconded by Joan Costello and unanimously carried.

II. Approval of Committee minutes of September 2019 AHC Meeting.

Correct Section F stating four new MFA board members making a seven members total.

- ❖ Joan Costello motioned to approve the minutes from AHC September 2019 meeting as amended with the correction that was noted. The motion was seconded by Elena Gonzales and unanimously carried.

III. Committee Business

- A. **Committee Membership** – Rick Giron provided updates on vacancies and new memberships. Mark Motsko may be reappointed as DMD position and Pat Nie is technically termed out and if there is somebody who can be placed in the “Lending Industry” position please have them apply.
- B. **DFCS Discussion on Conflict of Interest Policy and Certification** - Rick Giron provided the AHA members a conflict of Interest Certification and Policy packet. The Conflict of Interest Disclosure is a Transparency requirement for the City of Albuquerque.
- C. **DFCS Updates on Affordable Housing- Current projects, Action Plan, Current RFPs, etc.** - Rick Giron provided updates on current projects and provided a spreadsheet on current Affordable Housing commitments. Generations at West Mesa should be obtaining the Certificate of Occupancy any day now. However, Catholic Charities has requested an additional \$400,000 to supplement the one million in change orders pending due to unexpected costs from existing old infrastructure. Inca project has experienced unexpected issues with existing old city infrastructure as well. It seems to be a common problem occurring with new projects throughout the city. CDBG could be an eligible cost for infrastructure improvements and it would be helpful if public comments were made pertaining this issue for the 2020 Action Plan. Public comment is during the month of January 2020. Nuevo Atrisco is underway and is currently at 35/40% completion. The community had issues with the scope of the Cibola Loop RFP. So, the DFCS worked with Councilor Borrego and held a community meeting on two different approaches. The first one is the homeownership approach which is the original proposal for home ownership and the second approach would be Senior rental. There was a two week public comment period on what the community would prefer. Then after the two week comment period ends DFCS will determine the approach of keeping the RFP and releasing a rental RFP. If the current RFP is kept, then Ad Hoc committee could evaluate the two applications. DFCS plans to inform the community earlier in such processes, to avoid future controversy over miscommunication.
- D. **DFCS Updates on Workforce Housing Trust Fund- Bond Election, 2019 Report, etc.** –Rick Giron stated the WFH does not have a draft yet but hopes to have a draft at the January meeting.
- E. **MRA Updates on 4th & Coal, Railyards, De Anza Redevelopments-** Karen Iverson provided updates of MRA projects to the AHC. Railyards update Wells Fargo provided a grant for CNM film school that will be located at the Railyards. A Grand Opening for the courtyard soon. There is RFP going out for the Northwest strip three buildings and property centrally located on the railyards. Rick Giron asked about the Affordable Housing component at the Railyards and asked if he could be kept in the loop. Karen stated she would look at the requirements at the Rail Yards. 4th & Coal and DeAnza are completed but no ribbon cutting has been scheduled.
- F. **MFA Updates-** Shawn Colbert stated the 2020 QAP was approved by the board and was signed by the governor and should be online. QAP funding training workshop was held on December 3rd.
- G. **AHA Updates** – Linda Bridge was not present to provide an update.

H. **DMD Updates on Projects that may relate to Affordable Housing-** Mark Motsko was not present to provide an update.

IV. Announcements:

- Elena Gonzales stated MFA awarded Homewise 2.4 million for the Neighborhood Stabilization Program (NSP).
- Elena Gonzales mention every first Friday of the month there is an Art walk at the Orpheum where there is a DJ, art and food trucks.
- Felipe Rael mentioned HNEDF “UDAG” Board is reconvening.

V. Summary Decisions: N/A

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

VII. Next Meeting – Thursday, January 23, 2020.

VIII. XI. Adjourn

With there being no further business, the meeting was adjourned at 9:46 am.

Chairperson’s Signature: _____	<small>DocuSigned by:</small> <i>Patricia Nie, AHC Chair</i> <small>DA99ABAC002D4C7...</small>	Patricia Nie, AHC Chair
Prepared by: _____	Amanda Lujan	