

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, March 25, 2021



Meeting was held via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Linda Bridge	Lisa Huval	Rick Giron
Robert (Bob) Cialone	Shawn Maden	Megan Lovato
Elena Gonzales, Chair	George Maestas	Amanda Lujan
Felipe Rael	Diane Mourning Brown	
Guests:		
Jolene Wolfley	Shawn Watson	Patricia Nie

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

- The meeting was called to order at 8:30 am.
- Elena Gonzales is now the chair of the Affordable Housing Committee (AHC). This is the last meeting for Pat Nie. Pat cannot be considered an AHC member at this meeting because her seat has been filled.

II. Changes/Additions to the Agenda

The quorum was not met to approve agenda.

III. Approval of Committee minutes of January 2021 AHC Meeting.

Minutes from January are missing the AHC Committee recommendation for a set consistent predictable time every year the applications will be due on the DFCS updates on aligning RFP application deadline with the LIHTC round. The January minutes will be amended to include the recommendation.

- ❖ The quorum was not met to approve minutes.

IV. Committee Business

A. Committee Membership –

- This is Pat Nie's last day with the AHC. All members said goodbyes and stated appreciation for all the work she has done for the AHC and

- Bob Cialone is now a voting member for the Private Landing Industry. Jolene Wolfley with the CoA Planning Department is in process on becoming a voting member of the AHC. Matthew Pinson is pending approval for the Senior Advocate seat.
- 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.
- Rick Giron will reach out to Diane Mourning Brown and see if she would like continue her position on the AHC.

B. Update on New Conflict of Interest Process for AHC

- Conflict of Interest form has been sent out and several has been received.
- Rick stated to list current contracts and a general interest of potential RFP.
- The Conflict of Interest form will be updated annually. If something has changed that can be a potential conflict let him know so the form can be updated.
- General discussions and oversight are allowable but when it is on a specific RFP that is when conflict of interest needs to be disclosed.
- Send scanned signed/DocuSign forms need to be sent to Amanda by the next meeting.

C. DFCS Update on Workforce Housing Trust funds-

- Rick Giron gave update on WFHTF amount balances. Last meeting it was discussed that \$500,000 WFHTF for SCLT subsidies and this has since been removed from the Action Plan. DFCS has determined that HOME funding was a better fit for the SCLT subsidies and therefore, \$200,000 of HOME has been included in the 2021 Action Plan. The remaining WFHTF will likely be used for a site specific RFP.
- Council approved 3.3 million of WFHTF Bond funds that was from the original proposed budget at the last council meeting. This will go out to the voters November 2021.
- An additional \$3.3 million of stimulus money from the American Relief Act for Affordable Housing and will be in accordance with the Workforce Housing Ordinance. Therefore, there will be an addition \$6.6 million to develop affordable housing in addition to the amount on the Action Plan.
- Additionally, Council felt very strongly that funds need to be set aside \$3.4 million for Home Rehab Assistance Program, which will go out to RFP.

D. DFCS Updates on Affordable Housing –

- Currently the City has the GAHP Luminaria project that underway that is geared towards seniors that is located on east Central.
- The Brown Property RFP was responded to with two proposals. The nine member Ad Hoc is currently reviewing the applications. They have had three meetings to date and Rick is confident they will have selected one in the next meeting or two.

- An email survey was sent out on input on the City's RFP process and how an electronic process. This survey was anonymous and 15 surveys were completed and very helpful.
- The Cibola Loop RFP will be the first electronic/Online RFP submission using the City's eProcurement system.
- Action Plan had to be republished asking for an extension to submit Action Plan because the City received a slight reduction of hundreds of dollars. This should not effect the contracts being executed by July 1st.

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

- Jolene Wolfley has been working with Lisa Huval's Homeless Housing Council researching within the City of Albuquerque on the development process and costs involved and how it effects affordable housing. This may be interesting to the AHC in the future.
- Shawn Watson mentioned working on Community Planning Assessments in Near Heights and southwest Mesa. They had a housing focus group that the AHC was invited to and will be invited to in the future.

F. DMD Updates on Projects that may relate to Affordable Housing- No representative was present for an update.

G. MFA Updates- No representative was present for an update.

H. AHA Updates

- Linda Bridge stated AHA is in the middle of the public comment period for annual plan for HUD. After that there will be public hearing. All information can be found on the AHA website at abqha.org. AHA welcomes public comment and attendance to the public hearing.
- The 96 unit rehabilitation project in Martineztown has begun. A virtual groundbreaking event a couple of weeks ago that Governor Michelle Lujan-Grisham, Council Benton, Commissioner O'Malley and many others was able to join.

V. Announcements:

- Elena stated Homewise put out an updated Press Release on the Emergency Mortgage Payment Assistance Program that is funded with CDBG Cares funding.
- Elena mentioned the Lift Program is coming to an end.
- Bob stated Bank of America recently updated their amounts of Affordable Housing grants for people who live in low-income census tract areas from 5 million to 15 million.

VI. Summary Decisions: N/A

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

VIII. Next Meeting – Thursday, May 27, 2021

IX. Adjourn

With there being no further business, the meeting was adjourned at 9:30 am.

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