

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

**8:30 a.m. Thursday, July 22**



**700 4<sup>th</sup> Street SW, Suite A  
AMENDED**

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

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

- The meeting was called to order at 8:37 am.

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

- ❖ Felipe Rael motioned to approve the agenda as presented. The motion was seconded by Lisa Huval and unanimously carried.

**III. Approval of Committee minutes of May 2021 AHC Meeting.**

Minutes from March under section E second bullet point need to add 3 of 4 month phase to City Planning update.

- ❖ Lisa Huval motioned to approve the May 2021 AHC minutes as amended. The motion was seconded by Felipe Rael and unanimously carried.

**IV. Committee Business**

**A. Committee Membership –**

- Elena and Felipe have re-applied and their approvals are pending.

- The AHC has (1) vacancy for the Housing Industry, (1) vacancy for the Low and Moderate income seat, and (1) vacant Disability Advocate seat.
- Linda Bridge might have termed out or may be eligible to reapply. If not another representative of the Albuquerque Housing Authority would have to fill the seat specifically for AHA.
- Elena has reapplied to fill the Low-Mod Income Advocate seat and vacate the Disability Advocate seat.
- Board and Commissions is doing social media outreach as an effort to fill the vacant seats.

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

- A reminder was given that a Conflict of Interest forms are still pending for some members. Some members have already sent the signed Conflict of Interest forms.
- Rick will resend the forms and will have copies available for signature at the next meeting.

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

- Rick Giron gave update on WFHTF amount balances. As per the 2021 Action Plan Investment Summary WFHTF has \$3,401,335 available.
- \$3.3 million WFHTF Bond funds 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.
- Lisa mentioned that of the ARPA funding congress appropriated in HUD HOME dollars, the City of Albuquerque will be receiving \$7.6 million. Even though they are calling it HOME it is essentially a whole new program with new rules and guidance. ARPA funds can be used for non-congregate shelter, people experiencing homelessness, tenant based rental assistance, homeless services, and affordable housing development. Of the 7.6 million, \$3.4 million City Council has a resolution designating those funds for affordable housing construction, design, and planning or acquisition rehab. There will be \$4 million left over that will be determined on what that will be used for. In addition to the HOME ARPA funds the City is receiving additional ARPA local recovery funds that act as general fund dollars for COVID relief. In the same resolution it is mandated that \$3.3 million be set aside for a home rehab program.

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

- Luminaria senior development should be completed by the end of the year.
- Hiland Plaza is in the LIHTC pre-development phase and should start construction in January.
- Calle Cuarta (the old Brown Property) development agreement is being reviewed by City legal and should go to Council next month. They will be seeking tax credits as well.

- Cibola Loop currently has an RFP that is out for senior affordable housing rental development and closes on August 11<sup>th</sup>.
- There will be an RFP coming soon utilizing the available 3.4 million WFH funds for a site specific in the SE quadrant to provide affordable housing.
- The Department for Family and Community Services (DFCS) has 20 properties and will have an RFP coming in the future for the scattered sites. The City has to do appraisals to do appraisals on all the properties to determine values before conveying the properties. Jolene suggested that Planning Department look at the list for zoning purposes. Rick is going to send the list to Jolene and Shawn. Felipe suggested there be funds in the future for preserving the older affordable housing properties that could use rehabilitation.

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

- Jolene Wolfley mentioned next annual 2020 update of the IDO was approved by council on June 17<sup>th</sup> and will be effective by August 1<sup>st</sup>.
- Multifamily design has been simplified with any project over 25 units may have 20 design consideration that may impact sustainability. When they were looking into energy efficiency try to consider early design considerations.
- Shawn Watson mentioned both Community Planning Assessments (CPA) for Near Heights and Southwest Mesa are technically done and are still working on report writing. Once she can share the housing recommendations to the committee and will update the AHC once that is available.

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

- Shawn Maden stated GO Bond has been approved by City Council and will go out for voter approval on November 2<sup>nd</sup> election. Council has mandated that projects in underserved areas be a priority.

**G. MFA Updates**

- George Maestas stated Shawn Colbert has retired and he has now filled her vacant position as Director. Kathrine Turner who was the LIHTC Officer has moved into the Assistant Director position. MFA Housing Development is now seeking to hire a Tax Credit Manager.
- MFA is working on closing two 2020 9% LIHTC projects. 6100 Harper and Broadway-McKnight project are scheduled to close on the July 26<sup>th</sup>.
- MFA has received an application for a multi-family rental project in the Mesa del Sol area. The previous application the project was named Gateway and is receiving major neighborhood opposition and may or may not happen.
- MFA are looking into solutions due to the effect of rising construction costs because the projects are in dire situations. They may possibly seeking help from the state for help with some of the 9% projects.

**H. AHA Updates – No representative present for update.**

**I. Housing Lending Industry Updates-**

- Elena stated the rates are holding steady and is stable in the lending front.
- Homewise does conventional lending and lend to homebuyers with ITIN numbers and sell those mortgages to credit unions.
- Homewise is still administering the Homebuyer Assistance program with the City of Albuquerque. The program is going well and should be signing a new contract for this upcoming year.
- Pat Nie has retired with Wells Fargo. The Wells Fargo program LIFT program is super flexible subsidies. The median home price in Albuquerque is \$305,000 and they need resources and takes creativity on the finance side for the lending perspective for the low-moderate income families.

**J. Senior Citizen Advocate Updates-**

- Matthew Pinson assists seniors in applying for benefits and mentioned some facts on for senior citizens who reside in Bernalillo County area. 18% of Bernalillo county seniors receive social security benefit and average in \$800 a month. All seniors who receive Social Security automatically are enrolled in Medicare and may additionally receive Medicaid. In NM 13.5% seniors live within the poverty level. According to the NM Aging and Long-term Services Department in 9-10 years the NM senior population will double. NM will be the 4<sup>th</sup> largest senior population in the country. Senior housing is mostly for private for profit rental properties. With the average NM rental running \$1,100 which is unsustainable for senior who have unearned income averaging at \$800. Once a senior are released from a hospital or short-term rehab facility there are no services available to them to transition them to housing.

**V. Announcements:**

- Rick Giron stated this will be last meeting Amanda Lujan will be attending and taking minutes. Program Specialist, Sergio Leanos will now be taking minutes for the AHC.
- Elena Gonzales stated Homewise had a groundbreaking ceremony 16 town homes on 2<sup>nd</sup> on Silver across the Imperial Building.

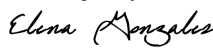
**VI. Summary Decisions: N/A**

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

**VIII. Next Meeting – Thursday, September 23, 2021**

**IX. Adjourn**

With there being no further business, the meeting was adjourned at 9:44 am.

<b>Chairperson's Signature:</b>	<div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small>    <small>2B953A3608E04CA...</small> </div>
<b>Prepared by:</b>	_____ Amanda Lujan