

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, September 23



**700 4th Street SW, Suite A
AMENDED**

| MEMBERS PRESENT: | MEMBERS ABSENT: | CITY STAFF: |
|------------------------------|------------------------|--------------------|
| Elena Gonzales, Chair - Zoom | Linda Bridge | Rick Giron |
| Lisa Huval | Robert (Bob) Cialone | Sergio Leños |
| Shawn Maden - Zoom | Matthew Pinson | |
| George Maestas - Zoom | | |
| Felipe Rael | | |
| Jolene Wolfley - Zoom | | |
| <u>Guests:</u> | | |
| Aaron Moore | | |
| Aisha Smith | | |

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

- The meeting was called to order at 8:33 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 July 22, 2021 AHC Meeting.

Minutes under Section D bullet point two, should be “LIHTC pre-development” and not “compliance”

Minutes under G: MFA Updates bullet point 1, should state Shawn Colbert has retired, not Shawn Maden

Minutes under Section G: MFA Updates Bullet Point four, should say 9% instead of 4%.

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

IV. Committee Business

A. Committee Membership –

- Elena and Felipe have been reappointed to the committees.
- Three vacancies remain:
 - Housing Building Industry
 - Low and Moderate Income Advocate
 - Housing for People with Disabilities Advocate
- If interested, apply through the City's website. Rick to send links for sharing.

B. Update on New Conflict of Interest Process for AHC

- Working on a list of those who have submitted the form.
- If the committee members have it, they need to send it.

C. DFCS Update on Workforce Housing Trust funds-

- The amount in fund is still \$3,401,335.
- Setting aside funds for a SE quadrant site
- RFP on hold due to issues with neighborhood
- \$1.5 million will be used to assist Sawmill Community Land Trust to help with preserving affordable homes.
 - Elena asked for clarification as to what preserving affordable homes means.
 - Rick explained that homeowners in the Sawmill Community Land Trust have been attempting to sell homes for several years. Sawmill asked for funding to acquire such homes and resell them as affordable. Funding similar to a 0% loan where the money will go back to the City once homes are sold.
- The remaining funds will go to affordable housing RFPs.
- Felipe asked how funds will be awarded.
 - Rick stated Sawmill is the only land trust in the city and The City has a duty to ensure homes remain affordable. The land trust has its own process and requirements.
 - Lisa Huval added that city procurement allows for noncompetitive awards if it meets certain criteria.
 - Rick added that City Council will need to approve.
- Jolene Wolfley asked if the City was loaning money for them to buy homes.
 - Lisa stated Sawmill will buy homes and resell them to income eligible clients and repay funds to the City.

D. DFCS Updates on Affordable Housing –

- The Brown Property RFP has been awarded to YES Housing. It is under legal review and will be routed to Council.
- Cibola Loop is still in process and being evaluated by the ad hoc committee
 - There were 4 submissions. The recommendation for award will be made in October.

- Luminaria is nearing completion. There were delays in receiving tubs.
 - It is 50% complete.
- Hiland Plaza has a construction start of January 2022
 - The project includes 92 units for families with children in partnership with Deaf Culture Center of New Mexico
- Scattered Site Housing RFP
 - City has several vacant lots including in the Barelas Neighborhood.
 - An RFP is in the plans.
 - Assessing the land value and going through the backlog of appraisals of each property
 - RFP expected early Winter
- The City will receive \$7.4 million of HOME ARP Funds.
 - Has a focus on people experiencing homelessness
 - \$3.4 million will be used for affordable housing.
- \$3.3 million of local ARP Funds will be used for emergency minor/major home repair and possibly an RFP to administer a portion of it.

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

- Jolene stated the community planning assessment is almost completed with a draft expected to be out the following Friday.
- Apartments on Mesa Del Sol were approved.
- Jolene mentioned that multifamily housing in that area is an accomplishment.
- George Maestas mentioned the developer were dropping the project as originally proposed as there was significant pushback from the neighborhood. The developer is still interested in providing affordable housing.
- Jolene mentioned the feeling was the neighborhood is worried about the affordable units being in the neighborhood as opposed to having an apartment complex in the area. They wanted the units to be market units.
- Other concerns brought up were how this development will affect the homeowner's property values

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

- There aren't any significant updates. Expecting more updates the following week.
- 2023 GEO Cycle the city will act as the fiscal agent for capital funds.

G. MFA Updates

- There is a new Tax Credit Manager, Jeanne Redondo.
- Two projects closed.
- Two more projects on the Westside with 4% Credits
 - Experiencing issues with costs.
- In conversations with the State for additional funds.
- Moving for an additional 9% allocation
- MFA has been allocated 19 million of HOME ARP funds.
 - Assessing how the funds will be used

- Tied to homelessness service
- George Maestas will send summary and analysis of HOME ARP funds from NCSHA.

H. AHA Updates – No representative present, indicated there would be no updates

I. Housing Lending Industry Updates-

- Elena stated that the housing market appears to be leveling off.
- Still a very tight market with low inventory and high demand.
- No drastic changes on lending side.
- The Down Payment Assistance Program is doing well. Funds are being used faster than expected.

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

V. Announcements:

- Rick reminded the group about the public comment period
- Jolene mentioned the IDO annual cycle update. Submit any request to changes.
- Homewise still has emergency mortgage funds to provide.
 - Working on receiving additional funding

VI. Summary Decisions: N/A

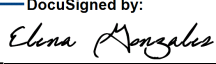
VII. Public Comments (if any guests are present) –

- Aaron Moore announced that the New Mexico Coalition to End Homelessness will be holding a conference on October 14 and 15.

VIII. Next Meeting – December 2, 2021

IX. Adjourn

With there being no further business, the meeting was adjourned at 9:50am.

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|---------------------------------|---|
| Chairperson's Signature: | <small>DocuSigned by:</small>  <small>2B953A3608E04CA...</small> |
| Prepared by: | <u>Sergio Leños</u> |