

**AFFORDABLE HOUSING COMMITTEE  
(AHC)  
8:30 a.m. Thursday, September 24, 2020**



*Meeting was held via Zoom*

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Linda Bridge	Diane Mourning Brown	Rick Giron
Shawn Colbert	Mark Motsko	Amanda Lujan
Elena Gonzales		
Lisa Huval		
Karen Iverson		
Patricia Nie, Chair		
Felipe Rael		
<b><u>Guests:</u></b>		
Bill Reilly, Habitat for Humanity	Ira Griffin, Pavilion Construction	Helen Maestas, CoA Mayor's Office
Shawn Maden, City DMD representative awaiting appointment	Shawn Watson, CoA Planning Department	George Maestas, MFA
Timothy M. Keller, Mayor City of Albuquerque		

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

The meeting was called to order at 8:31 am.

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

- ❖ Shawn Colbert motioned to approve the agenda as presented. The motion was seconded by Felipe Rael and unanimously carried when roll call was called for all present AHC members' votes.

**III. Approval of Committee minutes of July 2020 AHC Meeting.**

The AHC found several necessary revisions on the July minutes. Rick asked if any of the AHC members would like to send revisions via email to him and copy Amanda so the AHC can approve the July minutes at the next meeting.

- ❖ Elena motioned for AHC members to send edits to Rick and postpone approval of July 2020 minutes until next November meeting. The motion was seconded by Linda Bridge and unanimously carried when roll call was called for all present AHC members' votes.

#### IV. Committee Business

- A. **Committee Membership** – Rick Giron stated update on vacancies and new members and applications. Expired members can reapply to serve another term. Helen Maestas mentioned that Shawn Maden approval is awaiting City Council approval. The ordinance has to be revised and accurately reflect the positions needed for the committee.
- B. **New Conflict of Interest Process for AHC**- Rick Giron went over the new process for the Conflict of Interest for AHC which allows members to recuse themselves from potential project they would apply for. The Process was emailed to the AHC last night. Lisa Huval stated the intent was to clarify the policies and process for Conflict of Interest. This is currently in draft form and encourage the AHC feedback. Rick asked that the AHC members send their comments to Rick within two weeks. Once it is finalized Rick will send out for signature possibly through DocuSign.
- C. **DFCS Updates on Workforce Housing Trust Funds** –
  - Brown RFP Discussion, DFCS indicated that the Brown RFP was released this past Sunday and allotted \$3,500,000 towards the development of a 3-component project (homeownership, rental housing, and economic development). Additionally, there may be another site-specific RFP funded by WHTF in the future.
  - The City of Albuquerque is considering using WHTF to assist Sawmill Community Land Trust to acquire a foreclosed home and provide subsidies to homebuyers to preserve affordable housing in the Sawmill Neighborhood.
- D. **DFCS Updates on Affordable Housing**
  - Current Projects- Rick gave update on Nuevo Atrisco is working on Certificate of Occupancy this week. As for the Luminaria project the City is now working on the Environmental Review.
  - Cibola Loop RFP-Rick mentioned a clarification on requirements on the 2<sup>nd</sup> RFP. This City is looking at next steps and looking into challenges with homeownership and it may be changed to rental development.
  - General Affordable Housing RFP- Rick stated General Affordable Housing RFP closed at the end of August. The City received only one response. Unfortunately, one proposal was turned away because it was attempted to be delivered after 4 pm. The procurement rules are very ridged that the proposal had to be received prior to 4 pm. The one proposal accepted was reviewed and scored by the Ad Hoc Committee, and received a recommendation for award, as it scored very high on the ranking matrix. The project is now in the development agreement process. The City is trying to get this development reviewed and approved by legal and council prior to the January 15<sup>th</sup> LIHTC deadline. The project is called the Highland Plaza project and is located near Central and San Mateo.

The Developer of Highland Plaza is Greater Albuquerque Housing Partnership (GAHP). GAHP is requesting for HOME funds and will also receive an additional CHDO Set-aside because GAHP is a Community Housing Development Organization (CHDO).

- E. **MRA Update on Projects that may relate to Affordable Housing (Railyards, etc.)** – Karen Iverson provided updates to AHC. MRA submitted an Annual Report to Albuquerque Development Commission. There will soon be an announcement about the Edo RFP and the applications that were received. There was also a Requests for Expression of Interest for the Railyards that went out. The 1<sup>st</sup> and Silver RFP out and is due November.
- F. **DMD Updates on Projects that may relate to Affordable Housing (WHTF Bond, etc.)**- Mark Motsko was not present to give update and Shawn Maden did not have any updates to report on
- G. **MFA Updates** – Shawn Colbert introduced George Maestas who will be taking her place on the AHC once his application is approved. The office is now closed to public. They have been working on the QAP and the public comment period is open. MFA has eight active projects in Albuquerque that MFA has funding in. The MFA Housing Summit was cancelled this year due to COVID but look forward to holding the Housing Summit next year.
- H. **AHA Updates** – Linda Bridge stated AHA received applications for the housing choice voucher program and are currently pulling applicants for first draw. The first pull is from applicants who are transitioning from homelessness. The process will be slower than prior years but is moving along. Linda is excited AHA will be closing on their first transition of public housing units to project based subsidy through the HUD Rental Assistance Demonstration Program. The first project will be a 96 unit in Martineztown expected to close this fall. They will be utilizing tax exempt bonds, Low Income Tax Credits, and State Capital Outlay.

**V. Announcements:**

- Mayor Keller thanked the AHC members for serving on the Affordable Housing Committee Board. Elena commented on the Brown Property conflict of interest issue. Lisa provided clarification on the lessons learned from the Brown Property RFP. Linda Bridge mentioned to the Mayor that October is National Housing America Month. AHA would like to partner with the City of Albuquerque for advocacy efforts.
- Elena stated Homewise is offering Emergency Mortgage Assistance Fund for families whose income was effected by COVID.
- Pat Nie mentioned Wells Fargo has funding that was been provided to some national and regional organizations to offer free financial coaching and counseling. . Wells Fargo is also offering web based sessions for councilors for housing on rental and homeownership.
- Bill Reilly with Habitat mentioned the lumber crisis. The lumber cost has increased significantly and could drive up construction costs and extending timelines on projects. They are hoping this crisis is temporary.

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

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

**VIII. Next Meeting** – Thursday, November 19, 2020

**IX. Adjourn**

With there being no further business, the meeting was adjourned at 10:15 am.

<b>Chairperson's Signature:</b>	<small>DocuSigned by:</small> <i>Patricia Nie, AHC Chair</i> <small>DA99ABAC062D4C7...</small>	Patricia Nie, AHC Chair
<b>Prepared by:</b>	Amanda Lujan	