

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

9:00 a.m. Thursday, September 21, 2017



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

| MEMBERS PRESENT: | MEMBERS ABSENT: | CITY STAFF: |
|-------------------------|------------------------|---------------------------|
| Linda Bridge | Joan Black | Rick Giron |
| Doug Chaplin | John Bloomfield | Amanda Lujan |
| Mark Motsko | Lawrence Peterson | Rebecca Velarde |
| Patricia Nie, Chair | Felipe Rael | |
| Guests: | | |
| Marti Luick | Joan Costello, GAHH | Elena Gonzales, Homestart |
| Shawn Colbert | | |

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

The meeting was called to order at 9:05 am.

II. Changes/Additions to the Agenda – Approved as presented with no changes.

III. Approval of Committee minutes of May and August 2017 AHC Meeting.

- ❖ Linda Bridge motioned to approve both minutes from May 25, 2017 and August 24, 2017. The motion was seconded by Mark Motsko and unanimously carried.

IV. Committee Business

- A. **Committee Membership** –DFCS will contact the Mayor’s office concerning the Committee membership.
- B. **DFCS Updates on Affordable Housing-** The current projects that are currently underway: Casa Grande is due to be done by the end of this month and there was a week delay due to PNM. In the future Solar Villa preservation project and Generations at West Mesa both received LIHTC and hopefully break ground in January. A spreadsheet of updated commitments was provided to the group. There are no current WFHTF funds available at the moment and there are applications received requesting HOME funds. One application has been received and two are pending. They are currently challenged on how to do more with less. It was

mentioned the finalizing of the Affirmatively Furthering Fair Housing (AFFH) process. The final Assessment of Fair Housing (AFH) plan has to be submitted by October 4th. Comment period has closed. The Consolidated Plan (Con Plan) is now starting and the City of Albuquerque is contracting with MDG Associates out of California to assist with the upcoming report. There will be many focus group and public meetings ahead. The committee will need to provide future input on possible changes to the Policy Based Ranking Matrix in order to implement priorities identified in the AFH and Con Plan.

- C. **DFCS Updates on Workforce Housing Trust Funds (Report, Ordinance Changes, etc.)** – DCFS has begun to work on the WFH report, however due to the shortage of staff it is still in process. Marti Luick mentioned some ordinance changes WFH money cannot be used for down payment assistance (DPA) but can be used for rehab. Homewise did an analysis and found over 60% of housing sold under \$100,000 are cash sales. Family and Community services are looking to forgive DPA loans after affordability period. Pat Nie said she is surprised on the forgiveness of DPA loans because it is important to get the funds back to support future funding. DFCS indicated there is a pushback from HUD to forgive such loans after the affordability period.
- D. **MRA Update on 4th & Coal, Railyards, El Vado/Casa Grande RFP, De Anza Redevelopment** – No representative present.
- E. **MFA Updates- 2018 QAP draft** will be out tomorrow with a 21 day comment period. Finally filled 2 positions – Loan Processor and Program Manager. MFA is looking to hire an assistant Housing Director. The Open House last week was a success. Shawn asked if she could send a representative to give updates when she cannot attend. Pat and Rick thought that would be good to get updates and they approve, however they are not a voting member. Shawn stated she cannot vote right now either. NM Mortgage and Finance Authority received an allocation of 2.7 million of National Housing Trust Fund (NHTF) and are currently accepting applications for these funds. They are doing a round and if there are funds left over they will do a second round. They are hoping to be flexible with these funds to help support smaller projects that don't qualify for LIHTC. MFA will be receiving 3 million the next year. MFA is also looking to use their HOME funds for a single family development for sale program.
- F. **AHA Updates** –The Albuquerque Housing Authority (AHA) is starting to take applications starting October for people who are in need of accessible unit in their rental unit and are looking to renovate 5% of their housing stock to meet uniformed accessibility standards. They have a waitlist but now it will grow. The application can be found on AHA's website and will be open for a 45 day period. Even if they could no longer be able to apply they can submit a request to be notified of upcoming opening of waitlist. AHA is submitting to HUD a request to dispose of eight of their single family homes they have scattered throughout the City. Thanks to Doug Chaplin they were able to receive the local government support letter they needed. They have had resident consultation and the residents in those homes will not be displaced and will be working with them to receive homeownership counseling. Hopefully they can qualify to purchase a home if not

they will relocate them to another public housing unit. Linda stated they will work with these families if they have kids in school to keep their kids in the same school district. By replacing those units they can double who they can serve because this will be more cost effective. It could take HUD a year or two to approve. Elena from Homestart stated it would be good to start their process now. Their AFFH comment period is open for 45 days.

G. DMD Updates on Projects that may relate to Affordable Housing- Mark Motsko mentioned the upcoming October 3rd general obligation bonds ballot to be voted on for \$3.788 million in affordable housing bonds. This is not as much as last cycle but more than two cycles ago.

V. Announcements:

- Pat Nie mentioned The Federal Home Loan Bank of Dallas (FHLB Dallas) will be having a bus tour of housing projects throughout Albuquerque on October 12, 2017.

VI. Summary Decisions: N/A

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

VIII. Next Meeting – Thursday, November 16, 2017

IX. XI. Adjourn

With there being no further business, the meeting was adjourned at 9:45 am.

Chairperson's Signature: _____

Prepared by: Amanda Lujan