



HOMELESS COORDINATING COUNCIL

Housing Committee

December 2nd 2020

1:00-2:30 p.m.

Minutes

Co-Chairs: Betty Valdez (BernCo Housing Dept, Executive Director), Mark Childs (Professor Emeritus UNM School of Architecture & Planning), Lisa Huval, (Deputy Director of Housing & Homelessness CABQ FCS Dept)

Attendees: Lisa Huval, (CABQ FCS Dept); Betty Valdez (BernCo Housing Dept); Councilor Isaac Benton (CABQ), Commissioner Debbie O’Malley (BernCo), Felipe Rael (Greater ABQ Housing Partnership), Izzy Hernandez (MFA), Jenny Metzler (AHCH), John Ames (HopeWorks), Leonette Archuleta (BernCo), Linda Bridge (AHA), Robert Baade (BHI Supportive Housing), Laura Norman (CABQ consultant), Quinn Donnay (DFCS), Bobby Griego (CABQ Planning), Dennis Plummer (Heading Home)

Item:	Discussion of high impact strategy implementation
Continue developing specific plan for implementing high impact strategies for affordable housing	<p>Lisa Huval reviewed the agenda for today’s meeting which is to identify concrete steps to move the high level strategies forward. Introductions. Minutes of the 11.18.20 meeting approved.</p> <p>Lisa Huval shared a matrix on her screen with the committee which served as the working document. The matrix has sub-strategies, action steps and lead entity – with many boxes filled in from last meeting. Reminder to the group that while there are more than 3 high impact strategies for this committee, consensus is to focus on 3 first. Today, work toward completion of lead entity and timeline columns.</p> <p>INCREASING SUPPLY OF PSH: Optimize and fully leverage existing resources – next step is that <u>Lisa Huval will talk with Mark Childs who could not attend today, regarding next steps on UNM conducting study.</u></p>
Develop specific plan for implementation	<p>Identification or creation of new and recurring funding – Commissioner O’Malley shared that she has reached out to the County lobbyist for information; <u>will call again tomorrow, and Councilor Isaac Benton will plan to join that call.</u> They will learn more detail on the government side of funding opportunities. Izzy Hernandez reported that MFA has a \$10 million request in to the Legislature for the NM Housing Trust Fund.</p> <p>WHTF (Workforce Housing Trust Fund) was moved from this section of matrix to section ‘Act Aggressively to Preserve’, because it did have a dedicated fund source.</p>



The committee discussed whether the plan was to move forward in this Legislative session with proposals – consensus was yes, but need to move quickly. The Dec 16 meeting of this committee (or sooner) should be where more specifics are identified.

Fully utilizing Medicaid. Discussed whether this required Legislative changes or regulatory changes from the Department/Medicaid Office, or both. Jenny Metzler suggested a review of what is being proposed already and see where this committee could lend support, both Legislative and Regulatory. Maybe a phased approach will be best. She will provide this analysis/inventory by the Dec 16 meeting of this committee.

Develop landlord incentives: Explore allowing this as an expense in City General Fund contracts; City/Lisa Huval can look at reviving this, because was once allowed. Jenny Metzler also has information regarding this topic and will include in the analysis/inventory for next meeting.

Address capacity issues: Lisa Huval said that a goal is to support existing providers as well as support new partners as needed to address capacity issues.

ACT AGGRESSIVELY TO PRESERVE EXISTING SUBSIDIZED AND MKT RATE AFFORDABLE UNITS:

Maximize existing fund sources: Izzy Hernandez offered a clarification on NM affordable housing tax credit; a question was raised last meeting whether this can only be used for bricks and mortar. He confirmed that this is the case, so this item removed from the matrix. And he offered timeline on when he would know more about MFA's plan to maximize the NM affordable tax credit and the Federal 4% tax credit –Board meets in February and will approve its strategic plan.

Regarding WHTF, Councilor Benton mentioned that the City is working on a capital program now; Lisa Huval will study further.

Discussed working group with MFA and City; Izzy Hernandez thought that while a working group could meet, the process for low income tax credit allocation is defined. Balance between metro and rural, and new and preservation projects always sought. Linda Bridge thought there would be value in a conversation about more preservation not just support new construction, if preservation is a high impact strategy of this committee.

Maybe a subcommittee of this committee (Felipe, Linda, Izzy) could discuss weighing in on QAP and emphasize preservation? Izzy Hernandez will talk to his office and possibly set up a meeting to have this discussion. Felipe Rael pointed out that at last year's QAP hearing, the ratio of spending 2 to 1 new construction projects vs rehab did come up. When the draft comes out for QAP, perhaps this committee can send comments. Lisa Huval confirmed that the City can also look at its funding criteria too. Betty Valdez is not sure if the County has additional resources for



	<p>this, but she is willing to take this specific issue back.</p> <p><i>DEVELOP MORE AFFORDABLE HOUSING THROUGH REGULATORY, INFRASTRUCTURE AND FUNDING SUPPORT:</i></p> <p>Identify land-banking opportunities: Individual conversations with community partners are the way to move this forward. For example, APS may have land to sell and if so, Robert Baade offered to have initial conversation with APS as needed. Looking for win-wins for the institution with land and the public; City and County will be listed as leads on this sub-strategy.</p> <p>Create zoning changes that promote development of affordable housing: a targeted, time-limited task force could meet, with city planning department taking the lead. February to begin, then 3 months to complete work. Bobby Griego will have an initial discussion with city planners and ask them to review from their perspective. IDO has places in it that refer to affordable housing including incentives such as additional density.</p>
	<p>Next meeting: December 16th, 1:00-2:30 p.m.</p>