

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

**8:30 a.m. Thursday, May 27, 2021**



*Meeting was held via Zoom*  
**AMENDED**

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

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

- The meeting was called to order at 8:31 am.
- All City staff and AHC members introduced themselves to new AHC members Matthew Pinson and Jolene Wolfley.

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

- ❖ Linda Bridge 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 January 2021 and March 2021 AHC Meeting.**

Minutes from March under section 5 on Homewise's first announcement needs the clarification there was a press release on the Emergency Mortgage Payment Assistance program which is funding by CDBG CARES funds.

- ❖ Lisa Huval motioned to approve the January 2021 AHC minutes. The motion was seconded by Jolene Wolfley and unanimously carried when roll call was

called for all present AHC members' votes the members who were not present at the January meeting abstained from voting.

- ❖ Felipe Rael motioned to approve the March 2021 AHC minutes as amended. The motion was seconded by Linda Bridge and unanimously carried when roll call was called for all present AHC members' votes the members who were not present at the March meeting abstained from voting.

#### **IV. Committee Business**

##### **A. Committee Membership –**

- Matthew Pinson and Jolene Wolfley are now an AHC voting members. Matthew is filling the Senior Advocate seat and Jolene Wolfley is filling CoA Planning Department seat.
- Linda Bridge might have termed out and clarification was given that this seat is specifically for a representative of the Albuquerque Housing Authority.
- Elena stated when she re-applied it did not specify what seat she was applying for on the online application.

##### **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. Many members have already sent the signed Conflict of Interest forms.
- Rick stated the will be emailing the new AHC Conflict of Interest forms to sign.

##### **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.

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

- Cibola Loop has an RFP out for HOME funds. The property was originally purchased utilizing CDBG funds.
- The Brown Property RFP was responded to with two proposals. A recommendation for award was approved for Yes Housing for the Calle Cuarta project. Calle Cuarta will be a 60 all affordable unit project serving a mix of 30%-80% AMI. There will also be 6 ground level retail space. There will be 4 live/work units, 8 patio homes and 11 townhomes of which, 6 will be affordable housing homeownership units.
- There will be 3.4 million available for a Home Rehab Assistance program. The department is working on putting out an RFP and there will be more

details to come. Jolene Wolfley suggested coordinating with the Planning Department's Code Enforcement on Nuisance properties.

- Linda Bridge was concerned that this will be a 2<sup>nd</sup> year that an Affordable Housing General RFP has not been obtainable. Linda asked if advocacy would be helpful. She was concerned that maybe the lack of city staff may be an issue. Rick Giron stated staffing may no longer be an issue as the Department is currently undergoing a reorganization. Lisa is now going to be Deputy Director that is solely for Affordable Housing and adding another Deputy Director position that will be focused and designated to Homelessness. Additionally, Rick is being relieved of his supervisory role which will allow him to give his full attention to Affordable Housing initiatives/RFPs.
- The Department for Family and Community Services (DFCS) is working on researching City owned properties and will have RFP's in the future. DFCS has 20 properties and they may partner with other City departments to see what other inventory is out there.

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

- Jolene Wolfley mentioned Planning has an annual cycle of amendments to zoning ordinance. This last cycle is before council to take final action in June. Included in that is work she did on Multi-Family where consolidated some of the multifamily requirements to be more general and simple. On the other side there is more design related inspired but not required design related considerations that would make buildings more climatically friendly and make living spaces more conducive. Most of those are approved redlined draft to the EPC for the City Council. Jolene offered can give a quick overview future meeting once everything is approved and show what has changed in IDO.
- Shawn Watson mentioned Planning is on month 4 Community Planning Assessments (CPA) in Near Heights. Which is the phase of writing recommendations and may be following up with some of AHC for Housing recommendations. The Southwest Mesa CPA is in month 3 of 4 phase. Planning had a housing focus group for housing and would like to share the information with the committee.

**F. DMD Updates on Projects that may relate to Affordable Housing- No representative was present for an update.**

**G. MFA Updates**

- MFA awarded 6 projects for the 2021 9% LIHTC round. The following were the projects that were awarded.
  1. Vista de Socorro: 32-unit New Construction project in Socorro
  2. Alameda Flats: 70-unit Acquisition/Rehab project in Roswell
  3. Belen Vista: 57-unit Acquisition/Rehab project in Belen
  4. Mariposa Apartments: 58-unit Acquisition/Rehab project in Taos
  5. West Berry Senior Apartments: 56-unit New Construction project in Hobbs
  6. Hiland Plaza: 91-unit New Construction in Albuquerque

**H. AHA Updates**

- Starting June 1<sup>st</sup> the annual application cycle Housing Choice Voucher Program will begin. This is an annual application process which runs from Jun 1<sup>st</sup> to June 30<sup>th</sup> and is done by a lottery method. Those who were not chosen the previously would have to reapply the next year. There is a preference for the first pool are for people who are transitioning from homelessness and fleeing domestic violence.
- AHA received good news that HUD is awarding AHA 68 Emergency Housing Vouchers. New program for people who are transitioning from homelessness and fleeing domestic violence. Those vouchers don't go through the typical waive list system and will be through referrals from the Continuum of Care (COC) partner. AHA is at the beginning stages of this new program and will be meeting with Lisa Huval and the COC partner to structure the program. The premise of the program is the COC partner screens and determines eligibility and send referral to AHA. They are prioritizing the draw from this program before drawing from the Housing Choice Vouchers pool.
- AHA will start taking applications in June for the Martineztown Rehabilitation project. The project is underway and anticipate having available units. The applications can be found on the AHA website.

**V. Announcements:**

- Rick Giron stated beginning June 1<sup>st</sup> staff will back to work and City Hall will be fully open.
- Rick stated for the time being the AHC will continue to meet virtually through Zoom.
- Elena stated Homewise will probably be fully open to the public by June 30<sup>th</sup>.

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

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

**VIII. Next Meeting – Thursday, July 22, 2021**

**IX. Adjourn**

With there being no further business, the meeting was adjourned at 9:32 am.

**Chairperson's Signature:**

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*Elena Angeles*  
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9/13/2021 | 3:35 PM MDT

**Prepared by:** \_\_\_\_\_ Amanda Lujan