



City of Albuquerque

Department of Health, Housing & Homelessness

Timothy M. Keller, Mayor

Gilbert Ramirez, Director

AFFORDABLE HOUSING COMMITTEE

ZOOM: <https://cabq.zoom.us/j/82857173643>

Meeting ID: 828 5717 3643

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George Maestas, Chair

Dan Foster, Co-Chair

Joseph Montoya

Michelle DenBleyker

Shawn Maden – Absent

Miriam Hicks

Chloe Caswell

Lisa Huval

Minutes

THURSDAY, JULY 17, 2025

8:30 A.M.

- I. Call to order
 - The Affordable Housing Committee meeting of July 17, 2025, was called to order by Chair George Maestas at 8:33 a.m.
- II. Introductions of Membership (new member- Lisa Huval) and Guests
 - Chair George Maestas introduced committee members and guests. New member Lisa Huval joined later in the meeting and was formally introduced by city staff.
- III. Review and approval of agenda for July 17, 2025
 - Amendment noted: Laura Chavez is removed from the agenda; she resigned her seat from the board.
 - Motion to approve the amended agenda was made by Dan Foster, seconded by Michelle DenBleyker. All in favor and approved unanimously
- IV. Review and approval of minutes from May 15, 2025
 - Corrections made:
 - "accusation" changed to "acquisition"
 - removed "evidently"
 - Motion to approve with amendments made by Miriam Hicks, seconded by Michelle DenBleyker. All in favor and approved unanimously.
- V. Committee Membership - Rick
 - Current Vacancies – Planning Dept.; Housing for People with Disabilities Advocate; Senior Citizen Advocate
 - Planning department is working to fill their vacancy, while the Housing for People with Disabilities and Senior Citizen Advocate positions remain open.

- Conflict of Interest
- Members were reminded to submit updated forms for the new fiscal year

VI. New/Old Business - Rick

- RFPs
 - Two homeownership RFPs are currently open – Barelás and Southwest Mesa.
 - A Request for Information (RFI) on city- owned land closed with 15 responses; pending funding for potential RFP development.
 - Upcoming Multi-family RFPs: HOME funded RFP, expected by or before September 1, 2025. Capital Outlay Funded RFP for Downtown Albuquerque, rental only; pending legal review.
- WHTF Report and Funding
 - All funds have been allocated to Uptown Connect project, which is still under negotiation.
 - The annual report was presented, the committee was asked to review it and provide feedback within a week.
- PNM Coordinating Efforts
 - City, County, and MFA collaborating on delays in service connections.
 - A survey will be sent to developers to anonymously report delays and costs.

VII. Committee Member Updates:

- CABQ (HHH) – Joseph
 - Provided update on federal and state funding challenges and expressed concern about potential federal cuts.
 - Noted ongoing coordination with the state on affordable housing funding.
 - Workforce Housing Trust Fund ordinance is with administration to consider increasing to \$30 million.
- CABQ (Planning) – VACANT
 - Mikaela from the Planning Department, discussed changes to the Integrated Development Ordinance aimed at increasing housing production. She highlighted proposed legislative zoning conversions in centers and corridors to allow for more housing options.
- CABQ (DMD) – Shawn – ABSENT
- CABQ/Albuquerque Housing Authority – Dan
 - Announced he will be leaving the committee.
 - Reported power being installed to current construction sites.
 - Discussed progress on accepting pre-applications, turning over unit at Veranda, and preparing for the first phase of La Plata units by this month
- Housing Building Industry – Michelle
 - Reported power being installed at Calle Cuarta and discussed plans for ribbon-cutting events and future closings.
- Housing Lending Industry – George
 - Shared updates on the 9% LIHTC recommendations, including the approval of an Albuquerque project, and mentioned ongoing efforts to simplify QAPs and address cost containment issues.
 - Discussed the positive impacts of the recent bill.
- Housing Lending Industry – Lisa
 - Shared progress on Homewise's Sombra del O. West Day Project.
 - Expressed concern over potential federal budget cuts, which impact Homewise's ability to assist low-income households.
- Low- and Moderate-Income Advocate – Chloe
 - No updates
- Not-for-Profit Housing Sector – Miriam
 - Reported that construction projects are progressing well, with resident move-ins planned for late January through April

- Housing for People with Disabilities Advocate – VACANT
- Senior Citizen Advocate – VACANT

VIII. Public Comment (optional)

- No public comment.

IX. Announcements

- No announcements.

X. Adjournment.

- There being no further business before the Board, Chair George Maestas motioned to adjourn at 10:04 a.m

Chairperson's Signature:

Signed by:



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Prepared by: Crystal Avila

