

**AFFORDABLE HOUSING COMMITTEE (AHC)  
8:30 a.m. Thursday, January 25th, 2024**



**Meeting was held in person (with Zoom option)**

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Michelle DenBleyker	Joseph Montoya	Rick Giron
Dan Foster	Elena Gonzales, Chair	Vanessa Laguna
George Maestas	Matthew Loehman	
Felipe Rael, Vice Chair	Shawn Maden	
Jolen Wolfey	Chloe Casewell	
<b>Guests:</b>		
China Osborn		
Kendra Yevoli		
Abigail Stiles		
Angie Ferguson		
E Camp		
Debbie Davis		
Laura Chavez		

- **Call to Order and Introductions- Felipe Rael, Vice Chair**
  - The meeting was called to order at 8:36 am.
- **Changes/Additions to the Agenda- None**
- **Approval of Committee minutes of the November 28<sup>th</sup>, 2023 AHC Meeting.**
  - ❖ Felipe Rael (Vice Chair) motioned to approve the November 28th AHC minutes with proposed changes by George Maestas (MFA). The motion was seconded by Dan Foster and unanimously carried.
- **Committee Discussion/Approval of 2024 Meeting Schedule-** To be held every fourth Thursday at 8:30am in the morning.
- **Committee Business- Rick**
  - A. **Committee Membership**
    - Joseph Montoya, Deputy Director of Housing was approved by council on December 4<sup>th</sup>, 2023.
    - AHC has eleven of twelve committee members.
    - Last Vacancy is the Housing Lending Industry.

- Kendra from Ventana Fund submitted her application to become a member and will need to go through City processes.

**B. City Department of Health, Housing and Homelessness Services Updates- Rick**

Current Development Projects:

- Calle Cuarta near 4<sup>th</sup> and Candelaria with YES Housing.
- Casitas del Camino & Route 66 Flatts- Funding through Workforce Housing Trust Fund.
- Los Altos Lofts/Sure Stay Hotel– In the process of being converted into Affordable Housing Units; First phase of the conversion will be completed at the end of March.
- Barelás Scattered sites still working with Homewise to get under contract.
- West Mesa Ridge is a project that has been awarded \$8 Million (from \$20M GRT/Housing Forward Funds); Draft contract being negotiated; then routed to City Council for final approval.

Request for Proposals:

- 2023 HOME RFP that went out in the amount of \$2.4 Million to the Greater Albuquerque Partnership for its Somos Apartments project.
- Property Management RFP will be released in the coming months; currently contracted with Monarch Properties.
- Workforce Housing Trust Funds- \$7.5 million bond approved by voters in November 2023, for affordable housing development; RFP to be released in spring 2024
- 2024 HOME RFP- Grant funds received will be available July 1, 2024; RFP to be released in summer 2024.
- City has put in a \$20 Million for affordable housing development.
- City owned land acquired other parcels from other City Departments.

**C. City Department of Planning Updates- Jolene & China**

- Have not had a lot of apartment developments for approval.
- Have had more inquiries from people who want to develop town homes.
- IDO update got through EPC.
- Cottage developments did pass through EPC.
- Cottage developments depending on the development allows 650-1200 sq. feet up to five Acres.
- Two projects coming up is a housing study and access to Tolami data project in the next month and will help with the issue of where there are available lots.

**D. City Department of Municipal Development- Shawn-Absent**

**E. Albuquerque Housing Authority Updates- Dan**

- Developments for Albuquerque Housing Authority have all been closed December 28<sup>th</sup>, 2023 which were 120 La Plata and 9000 Veranda.

- Casitas Del Camino project AHA is reworking with subcontractors on the design changes to get them to follow building code.
- Working through submitting 4% tax credit application shortly.
- AHA website accepting pre-applications for a number of projects.
- February 14<sup>th</sup>, 2024 annual plan, admissions, continued occupancy plan and five-year Capital Plans for public comment.

**F. Housing Building Industry Updates-** Michelle

- Calle Cuarta- Poured first foundation.
- West Mesa Ridge is progressing.
- Hopeful to get help from the legislature with funding.

**G. Housing Lending Industry Updates–** George

- Eleven intents to submit letters in December.
- Application deadline January 22<sup>nd</sup>, 2024 at noon and received eight applications that staff are scoring them.
- Closings 9000 Veranda and Harper location.
- Soft close on La Serena.
- Upcoming closings 4% project called Encino Gardens close in February 2024.
- Route 66 flats will close around March time frame.

**H. Low- and Moderate-Income Advocate Updates-** Elena-Absent

**I. Low and Moderate Income Advocate Updates –** Chloe- Absent

**J. Not for Profit Housing Sector-** Felipe

- Farolito Apartments for Seniors plans to close and start construction by April 1<sup>st</sup>, 2024 for 82 units; Farolito is a sister property to Luminaria Apartments.
- Finished up PAH Highland Plaza thanks to MFA, AHA and the City.
- Albuquerque Greater Housing Partnership has learned specific things to assist hard of hearing and blind individuals at PAH Highland Plaza.

**K. People with Disabilities Advocate Updates-** Matthew-Absent

**L. Senior Citizen Advocate Updates-** Judy

- Information on what governor is asking for in terms of state and housing.
- \$250 Million for a one time appropriation for the New Mexico Housing Trust Fund.
- \$250 Million to the opportunity enterprise revolving fund.
- Governor is opening an office of Housing funding 1 million dollars.
- Will run similar to CYFD or large state department type situation.

**M. Housing Lending Industry-** None (Vacant)

- **Announcements-**

**Rick** (on behalf of Joseph)-

- Public hearing for 2024 Action Plan, which is the annual update to the City’s five-year Consolidated Plan. The Action Plan contains City priorities for its HUD funding.
- Choice Neighborhood Planning Grant- The City and AHA continue to work together to hire a Planning Coordinator; Will ask for input from other City Departments, Community Agencies and the Community at large.
- **Kendra**- Ventana Fund- Focused on rehabilitation of units more than anything else. First new construction loan was approved at the board level consisting of 8 units; Lots of activity in T or C.
- **Felipe**- Federal Home Loan Bank of Dallas –Affordable Housing Program Workshop in Albuquerque on 2/28/2024 (<https://www.fhfb.com/events/3091/ahp-workshop-albuquerque-nm>)
  - Register online
  - There will be 1 or 2 sessions for those that cannot make it February 28<sup>th</sup>, 2024.
  - Keep an eye out for CDFI initiatives federal home bank information.

- **Summary of Decisions and Assignments**- None
- **Public Comments**- None
- **Next Meeting** – March 28, 2024 meeting will be held in-person at 700 4<sup>th</sup> St. SW (a Zoom option will be available).
- **Adjourn**- With there being no further business, the meeting was adjourned at 9:23 am.

❖ Felipe Rael motioned to adjourn.

**Chairperson’s Signature:**

DocuSigned by:  
*Gonzales Elena*  
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**Prepared by:** \_\_\_\_\_ Vanessa Laguna \_\_\_\_\_