

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, January 23, 2020



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

AMENDED

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Linda Bridge	Lisa Huval	Rick Giron
Shawn Colbert	Mark Motsko	Amanda Lujan
Joan Costello	Diane Mourning Brown	
Elena Gonzales; Vice Chair		
Karen Iverson		
Patricia Nie, Chair		
Felipe Rael		
Guests:		
Kevin Drexel, MFA	Ira Griffin, Pavilion Construction	Shawn Watson, CABQ Planning Dept.

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

The meeting was called to order at 8:31 am.

II. Changes/Additions to the Agenda

There were no changes to agenda. Agenda was approved as presented.

III. Approval of Committee minutes of September 2019 AHC Meeting.

Correct Diana Mourning Browns name from Morning to Mourning on Members absent section. Correct section C. third to last sentence deleting the words “canceling it”. Section C. Second to last sentence deleting the words “that the” from sentence. Section F. second sentence to delete the words “there will be” from sentence.

- ❖ Joan Costello motioned to approve the minutes from AHC December AHC meeting as amended with the corrections that were noted. The motion was seconded by Felipe Rael and unanimously carried while Linda Bridge abstained from voting due to not being present at last meeting.

IV. Committee Business

- A. **Committee Membership** – Rick Giron provided updates on vacancies and new memberships. Mark Motsko will no longer be a member of the AHC. A new DMD representative will be appointed soon. Kevin Drexel has submitted his application for membership. Pat Nie sent a reminder email to Alan Fowler on applying to sit on AHC.
- B. **DFCS Discussion on Conflict of Interest Policy and Certification** - Rick Giron reminded the AHC members of the conflict of Interest Certification and Policy packet. The Conflict of Interest Disclosure is a Transparency requirement for the City of Albuquerque and will have to be done every January.
- C. **DFCS Updates on Affordable Housing- Current projects, Action Plan, Current RFPs, etc.** - Rick Giron provided updates on current projects and Affordable Housing commitments. Generations at West Mesa is now completed, however, Catholic Charities has requested an additional \$400,000 to supplement the one million in change orders pending due to unexpected costs. Nuevo Atrisco is near completion. Inca Project is been hit 17 times with theft and vandalism. Security measures are being taken with APD camera trailer, fencing and security. This is causing a delay in construction due to the need to order more items and having to store tools offsite and the burdensome of time to set up every day. The Action Plan is currently being evaluated on the increase of funding due to the Minor Home Repair Program being stalled and the DSA Home Retrofit no longer operating. Each of those projects add \$500,000 increase of funding. Elena Gonzales commented the need for a retrofit program for the citizens of Albuquerque. Elena suggested even a Roof Repair program would be beneficial. Two developments were introduced to Council last night. First one is the Santana Project located in Nob Hill with the Supportive Housing Coalition. The second project is the Luminaria Project with Greater Albuquerque Housing Partnership and is located on Eubank and Central (formally known site of Ponderosa Mobile Home Park). The two projects will be voted on at Council on February 3, 2020. Rick Giron stated all Capital Improvement Projects are required to pay prevailing wages. There should be more updates on Cibola Loop at the next meeting.
- D. **DFCS Updates on Workforce Housing Trust Fund- Bond Election, 2019 Report, etc.** –Rick Giron mentioned the Brown Property RFP. The Brown Property is currently experiencing trespassing issues with transients occupying the vacant buildings and lighting bonfires inside the vacant buildings making the building unsalvageable. Councilor Benton wanted to preserve and restore the existing structures, however the buildings are no longer salvageable and are going to be demolished within a week. Giron provided the AHC a draft of the 2019 WFHTF Report. Rick asked the AHC to send him comments on the draft by next

Friday. Rick will send the report electronically so the AHC can do track changes to the draft.

- E. MRA Updates on 4th & Coal, Railyards, De Anza Redevelopments-** Karen Iverson provided updates of MRA projects to the AHC. DeAnza ribbon cutting on March 10th and the sign lighting ceremony was held earlier this month. An RFP will be issued this month for the northern gateway of the Railyard. There will be an RFP for funding for the Edo district on central (between I25/Broadway). This is a different RFP because it is funding not land. The funding came from old funding from the Old Albuquerque High repayments. There may be a second pot in the RFP for projects east of the railroad tracks to Broadway between Lomas and Coal. The MRA's focus will be on market rate and would be interested in hearing the AHC perspective on this. The downtown area has had a lot of affordable housing but feel market rate development is needed to diversify the population. Pat Nie asked if a market study was done showing the demand for market rate in that area. Karen stated one was done for the railyards and all market rate downtown seems to be leased up quickly. Felipe Rael stated he currently does not see a healthy balance in our community right now, and there is nobody filling the middle market space. There is hardly any housing in the 80-120% AMI range. Felipe asks what AMI range MRA is thinking about. Karen asks how to filter that range so it is not a huge monitoring burden. Shawn Colbert suggested Karen looking at Capital Magnets CDFI requirements with a less stringent compliance/monitoring component and more driven by the rent limits and flexible in the use of the funds. Rick asked if there are any updates on Affordable Housing on the Railyards site. Karen stated they are right now focused on this small piece and she is not sure if affordable housing will fit in there. In the big picture they have immediate goal posts that will be working on. Right now they are doing immediate uses out there and see incremental uses right now and feel the housing is a part of the bigger picture. Karen stated the MRA has been meeting with Rick and Lisa on working on an investment strategy to ensure the surrounding neighborhoods residents stay there. There is a multipoint strategy that includes ideas on investing on mortgage assistance loans, home repair program, and educating the population about the senior tax abatement. This all came from suggestions from the community about equity at the railyards. Rick wanted the AHC to be aware that the city is looking into the future to combat what could be ahead for the community from the Railyards. Elena mentioned she belongs to the Barelás Neighborhood Association and some of those efforts are being done right now with Homewise in the Barelás and South Broadway area.
- F. MFA Updates-** Shawn Colbert stated Jay Czar retired on January 10th and Isidoro Hernandez is the new Executive Director. The Deputy Director Programs position is currently open and hope to fill that position as soon as possible. QAP question period is currently open. LIHTC applications are due at 5pm on the 14th.
- G. AHA Updates** – Linda Bridge provided AHA updates to the AHC. AHA is currently in the Annual Plan process with the plan being drafted, public comments/Public Hearing will be mid-February. The plan should be to the Board in April and submitted to HUD by May. Vouchers are being disbursed for Generations at West Mesa and Nuevo Atrisco. The regular vouchers are done annually, however project specific vouchers waitlist can be opened up as needed.

The new Deputy Director is Thea Guerin and plans to introduce her at a AHC meeting.

H. **DMD Updates on Projects that may relate to Affordable Housing-** Mark Motsko was not present to provide an update.

I.

V. Announcements:

- Pat Nie mentioned Wells Fargo Housing Affordability Challenge program. The challenge invites proposals detailing scalable solutions that address one of three focus areas (Housing Construction, Housing Finance, and Resident Services and Support). Applications deadline in February 19, 2020. A webinar will be held in early February. Six projects will be selected.
- Pat Nie mentioned there was an error on the data tracking what was available for the Neighborhood Lift Program and there could possibly be 50-60 grants still available.
- Rick Giron mentioned the ribbon cutting for Generations at West Mesa is scheduled for February 27th at 10am.
- Felipe Rael mentioned The Federal Home Loan Bank Affordable Housing Program (AHP) will have a workshop on Wednesday, March 25th here in Albuquerque. It will run from 8:30 until Noon.

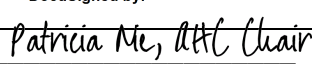
VI. Summary Decisions: N/A

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

VIII. Adjourn

With there being no further business, the meeting was adjourned at 9:57 am.

IX. Next Meeting – Thursday, March 26, 2020.

Chairperson's Signature:	 <p><small>DocuSigned by: DA99ABAC062D4C7...</small></p>	Patricia Nie, AHC Chair
Prepared by:	Amanda Lujan	