

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, January 26, 2023



Meeting was held solely via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Chloe Caswell	Elena Gonzales, Chair	Rick Giron
Dan Foster	Matthew Loehman	Jessica Herrera
Lisa Huval		Monica Montoya
Shawn Maden		Stacy Ruiz
Judy Madewell		
George Maestas		
Felipe Rael		
Jolene Wolfley		
Guests:		
<i>Chris Baca</i>	<i>Laurie Frappier</i>	<i>Oriana Sanchez</i>
<i>Holly Barela</i>	<i>Danny Korman</i>	<i>Kelly Senye</i>
<i>Laura Chavez</i>	<i>Tom Mannscheck</i>	<i>Kara Summers</i>
<i>Debbie Davis</i>	<i>Margie Marino</i>	<i>Rebecca Velarde</i>
<i>Rick Davis</i>	<i>William Reiley</i>	<i>Shawn Watson</i>
<i>Michelle Den Bleyker</i>	<i>Adam Saber</i>	<i>Ed</i>

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

- The meeting was called to order at 8:30 am.

II. Changes/Additions to the Agenda

- ❖ Felipe Rael motioned to approve the agenda as presented. The motion was seconded by Lisa Huval and unanimously carried.

III. Approval of Committee minutes of the December 1, 2022 AHC Meeting.

- ❖ Felipe Rael motioned to approve the December 2022 AHC minutes as presented. The motion was seconded Shawn Maden and unanimously carried with Felipe Rael abstaining.

IV. Committee Business

A. Committee Membership

- Three new members were appointed by City Council and joined last meeting. There are two vacancies remaining, housing lending industry and housing building industry. Anyone who is in the housing building or housing lending industry who is interested in being a member contact DFCS staff for information on how to apply.

B. DFCS Update on Workforce Housing Trust funds-

- City Council has approved legislation EC-22-177 High Desert Housing in partnership with Blue Line Development and EC-22-178 Albuquerque Housing Authority for the 60th street development. One submitted for the 9% allocation under the tax credit program and the other will submit under the 4% program. The workforce housing trust fund will have a zero balance. The workforce housing report draft will be available at the next meeting for review and recommendation.

C. DFCS Updates on Affordable Housing-RFP

- Workforce housing RFP has been closed and awarded.
- HOME RFP closed on January 6th and received one applicant.
- RFP for City owned vacant lots has been released.
- RFP's for Motel conversion, 4% LIHTC project and a homeownership project will be released in the future.

Housing Forward

- Housing forward initiative was launched by the City to address the housing crises in the community. Housing forward has a goal of adding 5000 home units (rental and homeownership) across the city.
- Zoning changes proposed to promote housing production. The EPC has recommended to pass a bulk of the requested changes to City Council.
- The City has requested \$50 million in state capital outlay funds for affordable housing.
- The City is working with Council to create a landlord engagement collaboration program.
- Councilor Fiebelkorn has introduced two pieces of legislation, 060 and 059, which deals with renter's rights.

RFP process Changes

- Moving away from the AHDO and CHDO designation application and integrating those questions into the RFP to determine the applicant has the capacity and experience to carry out the projects. This will streamline the process and eliminate redundancy.
- Under the current purchasing ordinance, the City is limited to contract with nonprofit and governmental entities.
- Family and Community Services Administrative Requirements still apply.

- There has been discussion to amend the purchasing ordinance to allow the City to enter into contracts with both nonprofits and for-profits entities for affordable housing developments.

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

- Changes to IDO took effect December 25th.
- Plats will be approved by the Development Hearing Officer in a public meeting.
- Site plan will be administrative with no public meeting.
- The submittal checklist has been reordered for efficiency.
- Over 100 units requires pre-submittal neighborhood meeting and will go through DFT process. 50-100 units no pre-neighborhood meeting required and will be reviewed by DFT. Under 50 units you will go through code enforcement and do not need a pre-neighborhood meeting.

E. DMD Updates on Projects that may relate to Affordable Housing- None

F. MFA Updates-

- Nine applications for the 2023 9% LIHTC have been received. Eight are new construction and one is an acquisition rehab project. Three are located in Albuquerque.
- Two of the 4% applications were received and both are for Las Cruces.
- No closings since the last meeting.

G. AHA Updates –

- Board has approved opening housing waitlist and should be open in the next few months.
- Accepting pre-applications for project-based vouchers for Commons at Martineztown, Luminaria Senior Community, Generations at West Mesa, 6100 Harper and Broadway/McKnight.
- Ribbon cuttings are looking to be held in March for 6100 Harper and Broadway/McKnight project.
- 60 St. project is a rehab of an existing 42 units of public housing with an addition of 46 new units on an adjoining parcel.

H. Housing Lending Industry Updates- No Representative

I. People with Disabilities Updates- None

J. Low and Moderate Income Advocate Updates-

- Emergency rental assistance program is no longer accepting applications.

K. Senior Citizen Advocate Updates- None

V. Announcements- A virtual public hearing was held on January 12, 2023 for the 2023-2027 Consolidated Plan and the 2023 Annual Action Plan. The public comment period

opened Friday, January 13, 2023 and ends Saturday, February 11, 2023. The information can be found on the City website.

VI. Summary Decisions: None

VII. Public Comments (if any guests are present) – No comments

VIII. Next Meeting – March 23, 2023

IX. Adjourn- With there being no further business, the meeting was adjourned at 9:38 am.

Chairperson's Signature:	<p>DocuSigned by: <i>Elena Gonzalez</i> 2B953A3608E04CA...</p>
Prepared by:	<u>Jessica Herrera</u>