

**AFFORDABLE HOUSING COMMITTEE
(AHC)
8:30 a.m. Thursday, November 30th, 2023**



Meeting was held in person

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Chloe Caswell	Judy Madewell	Rick Giron
Michelle DenBleyker		Vanessa Laguna
Dan Foster		Joseph Montoya
Elena Gonzales, Chair		
Matthew Loehman		
Shawn Maden		
George Maestas	George Maestas	
Felipe Rael, Vice Chair		
Jolene Wolfley (Via Zoom)		
Guests:		
China Osborn	Jacobo Martinez (MFA)	
Roger Valdez		
Ryan Labor		

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- None

III. Approval of Committee minutes of the September 28th, 2023 AHC Meeting.

- ❖ Elena Gonzales (Chair) motioned to approve the September 28th AHC minutes with proposed changes by Felipe Rael (Vice Chair). The motion was seconded by Shawn Maden and unanimously carried.

IV. Committee Discussion/Approval of 2024 Meeting Schedule- To be held every fourth Thursday at 8:30am in the morning.

V. Committee Business- Rick/Joseph

A. Committee Membership

- Joseph Montoya, Deputy Director of Housing has submitted his application and has been introduced as City Council to fill the internal seat And will be acted upon at next council meeting on December 5th
- Housing Lending Industry-Vacant

B. City Department of Health. Housing and Homelessness - Rick/Joseph

Current Development Projects:

- PAH! Hiland Plaza- Project has been completed & has recently opened. (91% leased, 100% by end of year.) Felipe Rael, Vice Chair
- Calle Cuarta- Under Construction.
- Casitas del Camino & Route 66 Flats were both funded through workforce housing, received LIHTC allocations, and awaiting construction.
- Los Altos Lofts (SureStay) – Challenges with supply chain issues for electrical and plumbing will. Project to be completed by end of June 2024.
- West Mesa Ridge is newest project that has been awarded and funded and is now going through the contract process & going to City Council for approval.

Request for Proposals:

- RFP that just closed was a HOME RFP had four responses to it allocated approximately \$2.4 million and is currently in the review process.
- Other RFPs awarded city owned land in the Barelás Neighborhood vacant lots put out to RFP drafted development agreement with Homewise. In contract negotiations legal staff reviewing at this time. Will create 16 Homeownership properties. Scattered site project.
- 2023 Gross Receipts Tax RFP – West Mesa Ridge project will be seeking 4% LIHTC.
- \$7.5 million of Workforce Housing Trust Funds were approved by the voters earlier this month and will be put into an RFP in spring 2024.
- 2023 HOME RFP- Grant funds available July 1, 2024 will be put into a summer 2024 RFP.
- Property Management RFP – An RFP to seek a Property Management company to oversee the 594 units of housing that the city owns will be released in early 2024.

Housing Forward ABQ: Rick & Joseph

- Constantly looking at new hotels and ways to create affordable housing.
- Looking at co-developing and co-financing different projects.
- Create land and or buildings to put to use for affordable housing.
- Will be putting out an RFP for commercial/office to housing conversion.
- City has had correspondence with governor's office to receive funding.
- Working with legislative council services on policies for affordable housing.

C. City Department of Planning Updates- Jolene & China

- IDO amendment cycle there is a hearing this month at the planning commission.

- Duplexes are being introduced, to allow duplexes as an option. Or do a duplex where it is attached to house or inside your house for more single-family housing.
- Southwest Mesa Community planning assessment on its way to council.
- East Gateway area is underway now its in a phase of doing focus groups.
- Cottage development can be used more to create affordable housing, allows for smaller homes to be built with a Camino kitchen or other living area and are trying to allow for duplexes to be attached on one side that will give more flexibility.

D. City Department of Municipal Development- Shawn

- \$7.5 million from the workforce housing trust fund expected to be available in March then begin two-year cycle again and has to be appropriated by city council.

E. Albuquerque Housing Authority Updates- Dan

- HUD approved RAD conversion for 9000 Veranda.
- Casitas Del Camino project progress: plan finalization got approved.
- Waitlist openings not sure on what projects, no openings on units at this time.
- Successful in a joint application with City for Choice Neighborhoods Planning Grant for public housing and public renovation.

F. Housing Building Industry Updates- Michelle

- Calle Cuarta closed on its financing.
- Bought Southern Tire Mart Property.
- West Mesa Ridge had been funded and 2 to 3 developments on site for 128 family units and possibly bring in YDI Head Start Center to be part of development.

G. Housing Lending Industry Updates– Jacobo

- Governors' office approved Qualified Allocation Plan intent up on website.
- Dec 20th letter of interest to be in, Jan.17th last draft of questions, Jan 22nd @ noon last day for FAQ's.
- Encino Gardens a 4% acquisition rehab eastside of town & received a couple loan from MFA.
- La Serena on the Westside moved closing date further out.

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

- Next year start a subdivision called Sombra de Oeste, which will be a 75-unit townhome subdivision with 2 to 3 bedrooms more of a need for 3 bedrooms.

I. Low and Moderate Income Advocate Updates – Chloe- None

J. Not for Profit Housing Sector- Felipe-None

K. People with Disabilities Advocate Updates- Matthew-

- National Statistics for persons with disabilities is 20% in New Mexico
- 2021 Poverty rate is higher than the national rate at 17%
- Examples of how properties take into consideration persons with disabilities and how they accommodate those with disabilities?

L. Senior Citizen Advocate Updates- None

M. Housing Lending Industry- None (Vacant)

VI. Announcements- Felipe & Joseph- County also doing their long-range process, Felipe to send out info. County applied for special HUD grant application.


VII. Summary of Decisions and Assignments- None

VIII. Public Comments- None

IX. Next Meeting – January 25, 2024 meeting will be held in person at 700 4th St. SW with a Zoom link for those who cannot be there in-person.

X. Adjourn- With there being no further business, the meeting was adjourned at 9:56 am.

- ❖ Elena Gonzales motioned to adjourn. The motion was seconded by Felipe Rael and unanimously carried.

Chairperson's Signature:  DocuSigned by:
Gonzales Elena
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Prepared by: Vanessa Laguna