

**AFFORDABLE HOUSING COMMITTEE
(AHC)
8:30 a.m. Thursday, March 23, 2023**



Meeting was held solely via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Chloe Caswell	Felipe Rael	Rick Giron
Michelle DenBleyker	George Maestas	Jessica Herrera
Dan Foster	Judy Madewell	Stacy Ruiz
Elena Gonzales, Chair		
Lisa Huval		
Matthew Loehman		
Shawn Maden		
Jolene Wolfley		
Guests:		
<i>Laura Chavez</i>		
<i>Debbie Davis</i>		
<i>Danny Korman</i>		
<i>Teryn lamoreux</i>		
<i>Shawn Watson</i>		
<i>Evelyn Camp</i>		

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

- The meeting was called to order at 8:33 am.

II. Changes/Additions to the Agenda

- ❖ Michelle DenBleyker motioned to approve the agenda as presented. The motion was seconded by Jolene Wolfley and unanimously carried.

III. Approval of Committee minutes of the January 26, 2023 AHC Meeting.

- ❖ Jolene Wolfley motioned to approve the December 2022 AHC minutes as presented. The motion was seconded Michele DenBleyker and unanimously carried with Elena Gonzales abstaining.

IV. Committee Business

A. Committee Membership

- The housing lending industry vacancy is still remaining. Anyone who is in the housing lending industry and is interested in becoming a member can contact DFCS staff for information on how to apply.

B. DFCS Update on Workforce Housing Trust funds

- Two projects were awarded out of the workforce housing fund, bringing the funds balance to zero. The draft workforce housing report will be sent out when it is ready for review.

C. DFCS Updates on Affordable Housing

Current Development Projects:

- Hiland Plaza- project is near completion and will be finalized in June.
- Calle Cuarta- City has transferred property near 4th and Candelaria to YES housing.

Request for Proposals:

- HOME RFP was awarded to Greater Albuquerque Housing Partnership for a senior housing development located on East Central.
- Barelots RFP is open and scheduled to close at the end of March.
- 4% LIHTC RFP is open and will close in April.

Housing Forward ABQ:

- The City is acquiring the Sure Stay hotel at Eubank and Lomas, the hotel will be converted into housing.
- Project based vouchers- the City would like to leverage funding to create vouchers at City owned properties.
- Changes to the zoning code has gone through the EPC process and the packet of changes is now in the Land Use Planning and Zoning Committee and will have the first hearing April 12th.

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

- There has been a limited amount of multi-family housing requests that have been submitted in the past 6-9 months.
- Platting is now being heard by the Development Hearing Officer.
- Site plans are now being reviewed by the Development Facilitation Team.

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

F. MFA Updates- None

G. AHA Updates

- Harper project should be receiving final certificates of occupancy in the next day or two.

- Broadway/McKnight should be receiving certificates of occupancy for the first phase next week.
- La Plata and Veranda should be closing in June.
- 60 St. project will break ground around the new year.
- Project based voucher applications are being accepted for Broadway and McKnight.

H. Housing Lending Industry Updates- None

I. People with Disabilities Updates- None

J. Low and Moderate Income Advocate Updates

- Walmart at Central and San Mateo closed and it is a concern for the residents who live in the area.
- In an article that was published, rent in Albuquerque has jumped 10% since last year.
- Rent control failed in the legislature.

K. Senior Citizen Advocate Updates- None

L. Housing Building Industry-

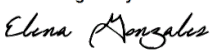
- There is a huge demand and trying to get more things on the ground.
- MFA received over \$30 million for their housing trust fund in the legislative session.
- Teryn Lamoreux with Jaynes Corporation presented on issues, challenges and trends in construction.

V. Announcements-

Lisa Huval will be leaving her position with the City of Albuquerque on April 14th, and will be joining Homewise as the Director of Real Estate Development.

VI. Next Meeting – May 25, 2023

VII. Adjourn- With there being no further business, the meeting was adjourned at 9:28 am.

Chairperson's Signature:	<p style="text-align: center;"><small>DocuSigned by:</small>  <small>2B953A3608E04CA...</small></p>
Prepared by:	_____ Jessica Herrera _____