

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, May 25, 2023



Meeting was held solely via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Chloe Caswell		Rick Giron
Michelle DenBleyker		Jessica Herrera
Dan Foster		Abigail Stiles
Elena Gonzales, Chair		
Matthew Loehman		
Shawn Maden		
Judy Madewell		
George Maestas		
Felipe Rael		
Jolene Wolfley		
Guests:		
Evelyn Camp		
Tom Mannschreck		

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

- The meeting was called to order at 8:32 am.

II. Changes/Additions to the Agenda

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

III. Approval of Committee minutes of the March 23, 2023 AHC Meeting.

- ❖ Dan Foster motioned to approve the March 2023 AHC minutes as presented. The motion was seconded Matt Loehman and unanimously carried with Judy Madewell, George Maestas, and Felipe Rael 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. An internal vacancy is also remaining and will be filled once a Deputy Director of Housing is hired by the City.

B. DFCS Update on Workforce Housing Trust funds

- Two projects were awarded (Casitas de Camino and Route 66 Flats) out of the Workforce Housing Trust Fund, which brings the funds balance to zero.
- The draft workforce housing report was sent to committee members for review. Comments from committee members are due by June 2nd.

C. DFCS Updates on Affordable Housing

Current Development Projects:

- Hiland Plaza- Project is designed by and for the deaf community. The project is on schedule and ribbon cutting will be held later this year. 25% of the units have been pre-leased. Six of the twenty-one project-based voucher units are pre-rented and eighteen additional LIHTC units are leased up.
- Farolito- The project was awarded under the HOME RFP. The Development Agreement will be sent to City Council for approval.
- Calle Cuarta- City has transferred property near 4th and Candelaria to YES housing. Ground breaking is planned for June.
- Casitas del Camino and Route 66 Flatts have received Low Income Housing Tax Credit awards and will be moving forward in the near future.

Request for Proposals:

- City owned land RFP- There was one respondent to the RFP and the award was made to Homewise. The project will be approximately 16 units.
- Gross Receipts Tax RFP for 4% LIHTC– Four proposals were received and are currently being reviewed.

Housing Forward ABQ:

- The City purchased the Sure Stay hotel which is located at Eubank and Lomas. The 104-room hotel will be converted into ~100 units of rental housing. This will be a mixed income project with approximately 25 project-based vouchers.
- IDO meeting will be held June 5th, two pieces of legislation that are housing related will be discussed.

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

- The final amendments to IDO related to housing forward and zoning will be on the ABC to Zone website and City website. Meetings will be held June 5th and June 21st.
- There has been a little bit of activity with multi-family housing requests. There is a large project proposed for Mesa del Sol which consists of approximately 400 units.
- Site plans are being reviewed by the Development Facilitation Team. A dashboard has been created for the public to view site plans that are under review by the Development Facilitation Team.

E. DMD Updates on Projects that may relate to Affordable Housing

- The GO bond has passed through Council and will go to the voters November 7th. \$7.5 million for the WHTF and \$5 million to the Family and Community Services for Gibson Health Hub.

F. MFA Updates

- Five projects were awarded 9% tax credits. Three projects are located in Albuquerque; Calle Cuarta, Farolito, and Route 66 Flats. One project awarded in Rio Rancho, and another awarded in Anthony.
- State Board of Finance approved Mountain View 2 and 3, which is approximately \$37 million in private activity bonds for the preservation and rehabilitation of a total of 224 units.

G. AHA Updates

- Project based voucher applications are open and the list of projects open can be viewed at abqha.org.
- Broadway/McKnight first phase certificate of occupancy was received last week and will be receiving more soon.
- Certificates of occupancy have been received for all buildings at Harper.
- La Plata and Veranda should be closing in August.
- 60 St. project now named Casitas del Camino is 88 units and will close at the end of the year and begin construction during the first quarter of next year.

H. Housing Lending Industry Updates- None

I. People with Disabilities Updates- None

J. Low and Moderate Income Advocate Updates

- An Albuquerque Times article released reported that the homeless population has gone up 48% in the last year. The rental cost in New Mexico has increased 70% since 2017.
- State law makers appropriated \$84 million for housing and homeless programs.
- The Governor is creating a Housing Council.
- SNAP additional pandemic funding ended in March.
- Chloe has been attending the Land Use Planning and Zoning committee meetings in support of housing and encourages others to attend.

K. Senior Citizen Advocate Updates- None

L. Housing Building Industry-

- Calle Cuarta has received additional LIHTC funding. Ground breaking will be held June 6th at 10:00am.

V. Announcements-

- A fire occurred at 119 High St., the property could not be saved. Homewise owns the building and has received affordable housing trust funds from MFA to help with reconstruction.
- San Roque groundbreaking to be held in June.

VI. Next Meeting – July 27, 2023

VII. Adjourn- With there being no further business, the meeting was adjourned at 9:31 am.

Chairperson's Signature:	DocuSigned by: <i>Elena Gonzalez</i> 2B953A3608E04CA...

Prepared by:	_____ Jessica Herrera _____