

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

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



Meeting was held via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Linda Bridge	Lisa Huval	Rick Giron
Diane Mourning Brown	Mark Motsko	Amanda Lujan
Shawn Colbert		Monica Montoya
Elena Gonzales		
Karen Iverson		
Patricia Nie, Chair		
Felipe Rael		
Guests:		
Bill Reilly, Habitat for Humanity	Ira Griffin, Pavilion Construction	
Shawn Maden, City DMD representative awaiting appointment	Shawn Watson, City Planning Department	

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

The meeting was called to order at 8:34 am.

II. Changes/Additions to the Agenda

- ❖ Karen Iverson motioned to approve the agenda as presented. The motion was seconded by Linda Bridge and unanimously carried when roll call was called for all present AHC members' votes.

III. Approval of Committee minutes of May 2020 AHC Meeting.

Bill Reilly's name was misspelled on 3A.

- ❖ Felipe motioned to approve the minutes from May 2020 with the correction that was noted. The motion was seconded by Shawn Colbert and unanimously carried when roll call was called for all present AHC members' votes.

IV. Committee Business

- A. **Committee Membership** – Rick Giron stated there were no updates on memberships due to COVID and people working remotely. Ira Griffin, Shawn Maden and Bill Reilly submitted applications. Elena requested term dates and update on vacancies at next AHC meetings or send them out. DFCS will work on updating it as well on the website.
- B. **DFCS Updates on Workforce Housing Trust Funds** –
 - Brown RFP Discussion, Rick Giron stated the City has met with the community and determined they will using a three pronged approach with Economic Development, Affordable Homeownership, and Affordable Rental. They have been working with Council and the community to fine-tune the RFP and brought the matrices to be reviewed by the committee. The committee provided valuable input and comments were spot on to revise the matrices. In the process has to apologize because there were challenges presented by City Legal of potential conflict of interest because developers who sat on the committee could have potential inside information. Therefore, the committee members are prohibited in submitting an application for this Brown RFP. Family and Community Services has determined that GAHP, Homewise, Habitat for Humanity, and AHA would recuse themselves from other voting or Ad Hoc committees to prohibit them from being excluded from submitting applications. Elena Gonzales feels they were led to believe they were covered when they disclosed on Conflict of Interest form that was signed. Rick apologized on behalf of the Department and stated that in City Legal's review of the conflict of interest disclosure forms and the member's activities with regards to the RFP, it was determined that there was an evident conflict. Linda Bridge would like to know if the indirect or direct interests that need to be considered such as builders, lenders, and other indirect contractors and would they need to recuse as well. Rick stated these are all great comments that will be considered. Felipe Rael suggested if the Developers at large can give a collective review of input. Rick stated they considered that approach and there was not enough time on this RFP. One thing that was determined as legal looked into the WHTF /Affordable Housing ordinance it has been determined that it is not a requirement to have AHC approve the matrices/ evaluation tool. The department has made the decision to not seek the AHC approval on any ranking matrix. Felipe suggested in the future to disclose potential conflicts prior to disclosing it to the committee to give the AHC opportunity to recuse themselves.
 - Rick stated the 2019 WHTF Report is at Council and will be heard at the August meeting.

- C. **DFCS Updates on Affordable Housing**— Rick Giron gave update on current projects. Nuevo Atrisco is close to finishing up and will let the committee know of any ribbon cuttings. The department is currently working on implementing our contracts in the 2020 Action Plan. There are COVID contracts that are being executed. The staff has been amazing on working remotely and executing contracts in a timely manner. Cibola Loop RFP was released on Sunday for the second time and is due by September 4, 2020. Under this new RFP the matrix was changed in HOME subsidy limit and HOME sales price limit. The General Affordable Housing RFP is no longer rolling RFP. This RFP was released on Monday and due August 25, 2020 This RFP has only HOME funds tied to it. There are approximately \$2 million dollars of WHTF that are available that were not included in this RFP. The City is currently looking into another RFP for Workforce Housing that will not be available this LIHTC round. Luminaria project and Santana project was selected. However, the Santana was not selected this LIHTC round and has an executed development agreement. If the Santana project does not move forward the \$950,000 will de-obligated and returned to WHTF.
- D. **MRA Update on Projects that may relate to Affordable Housing (Railyards, etc.)** – Karen Iverson provided updates to AHC. There were four responses back from EDO RFP. MRA has finished the Alvarado masterplan. There is going to have an RFP for the Silver lot. EDO RFP to target affordability but does not have a specific component of affordable Housing for more diversity because there is a lot of affordable housing in that area. They have changed the MRA Bond application. They have changed their prevailing wage policy for MR. The is no prevailing wage from 5-15%. MRA is excited to roll out help with restaurants for outdoor dining. They already have 40 applications.
- E. **DMD Updates on Projects that may relate to Affordable Housing (WHTF Bond, etc.)**- Mark Motsko was not present to give update.
- F. **MFA Updates** – Shawn Colbert provided update to AHC. LIHTC awards were announced at the June Board meeting. This year Albuquerque was awarded four projects (Luminaria/ GAHP, Broadway McKnight, 5100 Harper/AHA project, Vista Grande to be known after renovation as Copper Terrace/Yes Housing). Two tribal projects, Los Lunas- Encantada, and Sunland Park- Villa Mirasol. The new QAP for 2021 is in draft form. The timeline has moved up one month due to many requests from the community for the 2021 applications January 15, 2021 and announcements in May. There are two new Development Loan Managers. Jacobo Martinez and Tim Martinez that started June 1st. The office is still closed to visitors but call first to make an appointment. George Maestas is still planning to replace Shawn on this committee.
- G. **AHA Updates** – Linda Bridge stated they opened up to take applications in the month of June for the housing choice voucher program. There was concern on access due to COVID, but with help through community partners and computer stations socially distanced at the AHA office they received 5,000 applications. They are continuing to issue vouchers while figuring how to do so in a remote environment and maintain access for program participants. The process will be slower than prior years but is moving along. They continue to take applications for project based vouchers that are open for 7 projects. The housing choice

voucher applications are to be turned in only in the month of June but project choice vouchers are open all year. AHA received additional funding from the CARES Act to be used for initiatives to support staff and residents. One of the first uses of the funds was to acquire and distribute masks, cleaning supplies and hand sanitizer for Public Housing residents.

V. Announcements:

- Elena Gonzales stated Homewise has an emergency mortgage assistance program to help low-income families. Homewise received a small amount from the CARES Act. From the City of Albuquerque. This will prevent default and foreclosure for help with up to three months of assistance. Homewise is trying to raise more funds. The application is short and easy. Homewise just rolled out an online certified homebuyer classes. Elena said she can send the links out for anybody is interested.
- Monica Montoya stated Eviction Program has increased the limit up to \$3,000 for up to 3 months back during these COVID times for rent and utilities assistance. This program is ran out of the City of Albuquerque Social Service Centers and is usually only \$500 per applicant in normal times. Interested people can going apply at their local City of Albuquerque Health and Social Service Center in their quadrant. (Los Griegos, Alamosa, East Central, and John Marshall).
- Diane Mourning Brown stated the Governor has declared July 26th as Americans with Disability Act Day. There has been national and local calls for this proclamation. Hopefully she can start making these public building more accessible.
- Rick Giron mentioned the process has changed because of the pandemic for submission of proposals. Usually they are submitted at City Clerk’s office at the Plaza del Sol building and now they have to be submitted to the Department of Family of Community Services office on the 5th Floor from 9am – 4pm. Please allow time to go through a health screening.

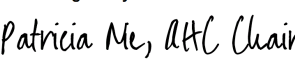
VI. Summary Decisions: N/A

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

VIII. Next Meeting – Thursday, September 24, 2020

IX. Adjourn

With there being no further business, the meeting was adjourned at 10:00 am.

Chairperson’s Signature:	<p style="text-align: center;"><small>DocuSigned by:</small>  <small>DA99ABAC062D4C7...</small></p>	Patricia Nie, AHC Chair
Prepared by:	Amanda Lujan	