

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, July 27, 2023



Meeting was held solely via Zoom

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

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

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

III. Approval of Committee minutes of the May 2023 AHC Meeting.

- ❖ Felipe Rael motioned to approve the May 2023 AHC minutes with proposed changes. The motion was seconded by Matthew Loehman and unanimously carried.

IV. Committee Business

A. Committee Membership

- Joseph Montoya, Deputy Director of Housing is awaiting approval from City Council to fill the internal seat. 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. City Department of Family and Community Services- Rick, Joseph

Workforce Housing Trust funds:

- The WHTF funds balance is zero.
- Bonds to allocate approximately \$7.5 million in WHTF will be voted on in November.
- The Workforce Housing Report has been sent to City Council and is set to be introduced in September.

Current Development Projects:

- PAH! Hiland Plaza- 67% of the units have been pre-leased. There is one project-based voucher unit left to lease. Certificate of occupancy should be received by Tuesday or the beginning of August. This community is in partnership with the Deaf Culture Center of NM and is designed with the deaf community for the deaf community.
- Calle Cuarta- YES housing is planning to close by mid-August.
- Casitas del Camino- AHA will begin the rehabilitation of existing public housing units and building of new units in early 2024. AHA is working through the HUD process. The current timeline to request bond cap is in January 2024.
- Route 66 Flats- Will be a new supportive housing project by High Desert Housing.
- Sure Stay- Sure Stay hotel located at Eubank and Lomas was purchased by the City in June. City is looking at project completion by the end of the year. The 104-room hotel will be converted into approximately 90 units of rental housing. There will be approximately 25 project-based housing vouchers provided by the City.

Request for Proposals:

- Gross Receipts Tax RFP for 4% LIHTC– Four proposals were received and are under review by the Ad Hoc committee.
- HOME RFP- Release date is set for August and the application will be located on the City website.
- WHTF RFP- To be released in the spring of 2024.
- City owned land RFP- RFP has been awarded to Homewise for the development of lots located in Barelas neighborhood. The Development Agreement will be sent to City Council for approval.

Housing Forward ABQ:

- A goal of creating 5000 units has been set. A whitepaper is being worked on and will be presented at the next meeting.

C. City Department of Planning Updates- Michael

- City Council approved accessory dwelling units in Low density R-1 zoning areas and alternative kitchen standards. These Amended zoning rules were approved July 21st and are effective July 27th.
- Working with Family and Community Services and the Council of Governments on conducting a metro area wide housing study. The study is to be completed in March or April of next year.

D. City Department of Municipal Development- None

E. Albuquerque Housing Authority Updates- Linda

- Ribbon cutting for Broadway/McKnight was held last week.
- Housing Vouchers opened in June and received several thousand applications, although the amount of applications decreased.
- Public housing applications are being accepted through the end of the month.

F. Housing Building Industry Updates- Michelle

- Construction costs have continued to climb over the last several years.
- Supply chain issues have hindered work on construction projects.
- Insurance costs have risen and have been difficult to obtain.

G. Housing Lending Industry Updates– George

- San Roque ground breaking to be held on August 22nd.
- La Serena is a 4% project and is for senior housing.
- Mountain View 2 and 3 projects will close the first week of August.
- Updates to the QAP draft will be released August 15th and a public hearing will be held August 30th.
- Ownership change training will be held on August 30th.

H. Low and Moderate Income Advocate Updates- Elena

- Interest rates and housing prices have been increasing. Low and moderate income borrowers have less purchasing power.
- For the 75-unit townhome subdivision on the westside Homewise uses cross subsidizing to help lower income borrowers.
- Homewise signed a new homebuyer assistance contract for \$1.2 million with the City of Albuquerque. Potential low-income borrowers can access up to \$40,000 in assistance.

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

J. Not for Profit Housing Sector- Felipe

- Duration of construction is taking about 50% longer which increases costs.

K. People with Disabilities Advocate Updates- Matthew

- Monthly housing prices have increased.

L. Senior Citizen Advocate Updates- Judy

- There is a shortage in transitional housing.

M. Housing Lending Industry- None (Vacant)

V. Announcements- None

VI. Summary of Decisions and Assignments- None

VII. Public Comments- Tom Mannschreck stated he will reach out to Laura Chavez at SHC to encourage participation in meetings.

VIII. Next Meeting – September 28, 2023 may be held in person at 700 4th St. SW (or virtual/hybrid).

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

- ❖ Michelle DenBleyker motioned to adjourn. The motion was seconded by Judy Madewell and unanimously carried.

Chairperson's Signature: _____

DocuSigned by:

Elena Gonzalez

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Prepared by: Jessica Herrera