

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, July 28, 2022



Meeting was held solely via Zoom

| MEMBERS PRESENT: | MEMBERS ABSENT: | CITY STAFF: |
|-------------------------|------------------------|--------------------|
| Linda Bridge | Elena Gonzales, Chair | Rick Giron |
| Matthew Loehman | Lisa Huval | Jessica Herrera |
| Shawn Maden | Matthew Pinson | Stacy Ruiz |
| George Maestas | | Cecilia Webb |
| Felipe Rael, Vice Chair | | |
| Jolene Wolfley | | |
| Guests: | | |
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I. Call to Order and Introductions- Felipe Rael, Vice Chair

- The meeting was called to order at 8:31 am.

II. Changes/Additions to the Agenda

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

III. Approval of Committee minutes of the May 26, 2022 AHC Meeting.

- ❖ Felipe Rael motioned to approve the March 2022 AHC minutes with proposed changes. The motion was seconded by Linda Bridge and unanimously carried with Matthew Loehman abstaining.

IV. Committee Business

A. Committee Membership

- Housing Lending Industry seat is vacant.
- Low and Moderate Income Advocate seat is vacant.
- Linda Bridge with Albuquerque Housing Authority fills the AHA seat. She has termed out but can serve until her replacement is approved.

- Housing Building Industry seat is vacant.
- Boards and Commissions provided a list to DFCS of vacancies and a list of 7 applicants. Reviews of the applicants will be made and recommendations will be submitted for Council approval.

B. DFCS Update on Workforce Housing Trust funds-

- Current WFHTF balance is \$5,201,335, which is the amount that is in the most recent RFP that closed on July 15th. Three applications have been received for the funding. The applications are being reviewed by the ad hoc committee and the recommendation for rewards will be made in the near future.
- Work Force Housing report is in route to City Council.

C. DFCS Updates on Affordable Housing-

- Current HOME fund allocation for the program year 2022 is \$4,152,714.00. This amount is allocated for Affordable housing. An RFP will be released in the next month.
- Calle Cuarta developer has had significant challenges due to the increased construction costs associated with the project. Additionally, the projected construction costs/sales prices for the home ownership units have increased beyond reasonable levels. Therefore, an amendment will be made to the development agreement that will change the affordable townhome units to market rate, which does not affect the overall WHTF affordability requirements of the Brown Property.
- CDBG-CV funds will be used to acquire a motel and for the conversion of the motel into living units for permanent affordable housing.
- The City has submitted its allocation plan to HUD for review and approval.
- City Council has approved GRT funding for affordable housing: \$20 million for development and \$15 million for vouchers.

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

- Update to the IDO is effective beginning today.
- Effective today people can apply for safe outdoor space. Information available on website.
- Effective December 28th the Development Review Board will be replaced by a Development Hearing Officer.
- Central area community planning assessment is underway and has had a few activities.
- Southwest mesa community planning assessment will be relaunched soon.

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

- 2023 GO bond program will be submitted to EPC for approval. In the submission, the CIP committee has allocated funding of \$4 million towards affordable housing, \$5 million towards Gibson health hub and \$1 million for services for homelessness.

F. MFA Updates-

- MFA released a homeless and at risk of homelessness RFP utilizing \$7.6 million of the HOME ARP funds and \$2 million FRF funding received from the State. Two responses were received and preliminary reward letters have been sent out. The protest deadline ends today.
- Closings have slowed down. Projects that have been approved have not been moving forward due to issues related to Covid and the increase in construction costs and labor.
- Have seen an increase in 4% requests. A 4% project has closed in Grants last month and another will close in Artesia today.
- Working on updates to the QAP.

G. AHA Updates –

- The Board has approved the change to the administrative plan and budget to use administrative funds to help voucher holders be more competitive in this market. The administrative funds can be used to help with application fees, holding fees, security deposits and utility deposits.
- Martineztown renovation is in the last phase and is expected to be completed in September.
- Rebuild on Broadway and McKnight expected to be completed in October.
- Harper rehab units will be completed later this year.
- La Plata and Miranda are moving forward and will close by the end of the year or early next year.

H. Housing Lending Industry Updates- No Representative, no updates received

I. Senior Citizen Advocate Updates- No Representative, no updates received

J. People with Disabilities Updates- No updates at this time.

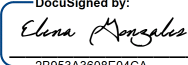
V. Announcements- Early bird deadline for the Housing Summit ends soon. Rick Giron has reached out to Matthew Pinson and has not yet heard back.

VI. Summary Decisions: None

VII. Public Comments (if any guests are present) – No comments

VIII. Next Meeting – September 22, 2022

IX. Adjourn- With there being no further business, the meeting was adjourned at 9:26 am.

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| Chairperson's Signature:  <small>2B953A3608E04CA...</small> |
| Prepared by: _____ Jessica Herrera |