

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, September 28, 2023



Meeting was held solely via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Michelle DenBleyker	Chloe Caswell	Rick Giron
Dan Foster	Elena Gonzales, Chair	Jessica Herrera
Shawn Maden	Matthew Loehman	Vanessa Laguna
Judy Madewell		Joseph Montoya
George Maestas		Stacy Ruiz
Felipe Rael		
Jolene Wolfley		
<u>Guests:</u>		
Evelyn Camp	Angie Ferguson	Shawn Watson
Laura Chavez	China Osborn	
Debbie Davis	Roger Valdez	

I. Call to Order and Introductions- Felipe Rael, Vice Chair

- The meeting was called to order at 8:30 am.

II. Changes/Additions to the Agenda- None

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

- ❖ Felipe Rael motioned to approve the July 2023 AHC minutes with proposed changes. The motion was seconded by Michelle DenBleyker and unanimously carried.

IV. Albuquerque Justice 40 Presentation- Presentation given by Roger Valdez with the City of Albuquerque’s Office of Equity & Inclusion

V. Committee Business- Rick/Joseph

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 Workforce Housing Report was introduced to City Council on September 18th and will be heard on October 2nd. The draft report will be sent to members.

Current Development Projects:

- PAH! Hiland Plaza- Project has been completed.
- Calle Cuarta- YES housing closed on 9/27/23.
- Casitas del Camino and Route 66 Flats- Both are moving forward.
- Sure Stay - Sure Stay is under construction and on schedule with the building permit being submitted tomorrow. This will be a three-phase project with the first phase to be completed by the first of the year. The 104-room hotel will be converted into approximately 90 units of rental housing.

Request for Proposals:

- 2022 HOME RFP- Awarded to GAHP for the Farolito senior project. Contract legislation has been sent to City Council.
- 2023 Vacant Lots RFP- Homewise was awarded for the Barelas scattered site project and currently in contract negotiations.
- 2023 Gross Receipts Tax RFP – \$8 million has been awarded to YES Housing for the West Mesa Ridge project. Currently in contract development.
- 2023 HOME RFP- Currently in development and the RFP should be released next week.
- CIP RFP- Will be released in the near future.

Housing Forward ABQ:

- Motel conversions- Sure Stay motel has been renamed and will now be called Los Altos Lofts. Staff have toured several hotels and may make an offer on one in the near future.
- IDO- updated every year and is open for comments and suggestions.
- New Funding/ Initiatives- Presentation was given to City Council on September 18th. Presentation will be sent out to members. \$20 million in funding has been requested.
- WHTF- Municipal election will be held in November for \$7.5 million in bonds.

C. City Department of Planning Updates- Jolene

- IDO is updated every year and open for comments.

D. City Department of Municipal Development- None

E. Albuquerque Housing Authority Updates- Dan

- ARP- Completed projects at Commons, 6100 Harper and Broadway/McKnight. All properties are 100% occupied
- Projects at 120 La Plata NE and 9000 Vernada NE are scheduled to close late October or early November.
- Casitas del Camino to close the first quarter of next year.
- Accepting waitlist applications at Commons at Martineztown, Luminaria Senior, Generations at West Mesa, Harper, Broadway, and PAH! Hiland Plaza.

F. Housing Building Industry Updates- Michelle

- Calle Cuarta received notice to proceed.
- West Mesa Ridge will be moving forward.

G. Housing Lending Industry Updates– George

- Draft QAP released for comment on August 15th. Comment period August 15th- September 5th. Updated QAP will be presented to the Board on September 18th.
- Registration is open for training sessions. LIHTC Fundamentals will be held on October 19th and 2024 QAP workshop will be held October 26th.
- San Roque closed on September 22nd.
- Mountain View 2 and 3 projects closed on August 31st.
- Calle Cuarta has closed.
- La Serena will close in October.
- Ribbon cutting will be held for Hiland Plaza.

H. Low and Moderate Income Advocate Updates- Elena- None

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

J. Not for Profit Housing Sector- Felipe

- PAH! Hiland Plaza ribbon cutting is scheduled for next week. 78% of units have been preleased and 40% of the units are occupied.

K. People with Disabilities Advocate Updates- Matthew- None

L. Senior Citizen Advocate Updates- Judy

- Judy has encountered clients who own mobile homes and cannot afford to pay for the lot. Landlords are seizing their property when clients do not pay for their lot. City staff suggested these clients reach out to the City's Eviction Prevention Program for rental assistance.

M. Housing Lending Industry- None (Vacant)

VI. Announcements- The City will be sending out a survey to members. City of Albuquerque in conjunction with Albuquerque Housing Authority has been awarded The Choice Neighborhoods Planning Grant.

VII. Summary of Decisions and Assignments- None

VIII. Public Comments- None

IX. Next Meeting – November 30, 2023 meeting will be held in person at 700 4th St. SW.

X. Adjourn- With there being no further business, the meeting was adjourned at 9:52 am.

❖ Felipe Rael motioned to adjourn. The motion was seconded by Dan Foster and unanimously carried.

Chairperson's Signature:

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Gonzales Elena
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Prepared by: Jessica Herrera