



# City of Albuquerque

## Department of Health, Housing & Homelessness

Timothy M. Keller, Mayor

Ellen Braden, Acting Director

### AFFORDABLE HOUSING COMMITTEE

**ZOOM:** <https://cabq.zoom.us/j/86576787575>

Meeting ID: 865 7678 7575

+12532158782,,87941805305# US (Tacoma) +13462487799,,87941805305# US (Houston)

George Maestas, Chair

Michelle DenBleyker

Shawn Maden

Miriam Hicks

Chloe Caswell

Lisa Huval

John Gauthier

### MINUTES

**THURSDAY, January 15, 2026**

**8:30 A.M.**

- I. Call to order.
  - Chair George Maestas called the meeting to order at 8:36 a.m.
- II. Introductions of Membership and Guests
  - John Gauthier- Albuquerque Housing Authority (appointed 12/15/2025)
  - Committee members and guests introduced themselves. John Gauthier was formally introduced as the newly appointed representative from the Albuquerque Housing Authority. Additional attendees and staff present introduced themselves for the record.
- III. Review and approval of agenda for January 15, 2026
  - A motion was made by Michelle DenBleyker to approve the agenda, seconded by Lisa Huval. All in favor and approved unanimously.
- IV. Review and approval of minutes from September 25, 2025 and November 20, 2025 (no quorum)
  - A motion was made by Michelle DenBleyker to approve the minutes, seconded by Miriam Hicks. All in favor and approved unanimously.
- V. Committee Membership - Rick
  - Current Vacancies –
    - *HHH (formerly DFCS)* - Acting Deputy Director Monica Montoya currently serving in an interim capacity pending permanent appointment.
    - *Planning Department* - expected to be filled soon
    - *Housing for People with Disabilities* – Application for Housing for People with

- Disabilities representative is in process.
  - *Low and Moderate Income Advocate*
  - *Senior Citizen Advocate*
- Advocate positions must be filled by non-City employees.

Members were encouraged to promote applications through Boards and Commissions

.New/Old Business - Rick

- RFPs (HOME, WHTF, etc.)
- Reported the City received HUD allocations including HOME, CDBG, and ESG funds.
- Planning underway for the 2026 program year beginning July 1
- Public hearing held regarding allocation priorities
- Public comment period opened for 30 days
- Future HOME funds to be issued through RFP for affordable housing development 2025 HOME RFP awarded to Sol Housing for the Cosecha I project, pending City Council approval of a development agreement Possible Purchase of Juniper Flats
- Discussed the recently approved \$10 million Workforce Housing Bond, noting it represents a significant reinvestment in workforce housing initiatives.
  - Possible Purchase of Juniper Flats
  - Project envisioned creating approximately 204 housing units.
  - Due diligence identified additional improvement needs.
  - The City reduced its purchase offer, which was rejected.
  - The project is no longer viable and the City will pivot toward other opportunities.
- Beach Stairs Reconstruction
- On the first-phase of reconstruction, it will likely be a five-phase project
  - PNM Survey Results and discussion on next steps
- Survey would show the hardship that developers go through with delays and the costs associated, which could be talking points with the state.
- The committee agreed to re-send the survey out for more responses.

VI. Committee Member Updates:

- CABQ (HHH) – VACANT
- CABQ (Planning) – VACANT
- CABQ (DMD) – Shawn
- Provided updates from the Department of Municipal Development related to ongoing coordination supporting housing and development projects.
- Discussed interdepartmental collaboration focused on infrastructure improvements, site readiness, and development review processes intended to help projects move forward efficiently.
- Noted that coordination across departments remains important to minimize delays that may affect construction timelines and project financing.
  - CABQ/Albuquerque Housing Authority – VACANT
  - Housing Building Industry – Michelle
  - Reported elevated material costs, labor shortages, and pricing volatility impacting project feasibility.
  - Noted that affordable housing developments remain particularly sensitive to cost increases.
  - Emphasized the continued importance of public subsidy programs and cost-efficient construction methods.
  - Housing Lending Industry – George
  - Discussed the Qualified Action Plan, split into two, a 9% and a 4% action plan; approved by the Board and signed by the Governor, went into effect as of December 1<sup>st</sup>
  - Desert Willow is expected to close late February
  - Received 11 intent-to-submit letters, 8 new constructions, 3 acquisition rehabilitation; 3 of those are

located in Albuquerque; a couple are tribal applications.

- 9% applications deadline is January 20 at noon, preliminary reservation letters should be issued on March 20th.
- Route 66 Flats ribbon cutting scheduled for February 3<sup>rd</sup>.
  - Housing Lending Industry – Lisa
- Discussed higher interest rates and tighter credit markets.
- Noted that developers increasingly rely on multiple funding sources.
- Emphasized the value of predictable public funding programs in supporting lender confidence.
  - Low and Moderate Income Advocate – VACANT
  - Low and Moderate Income Advocate – Chloe
- Shared community concerns related to affordability and housing access.
- Emphasized ongoing demand for deeply affordable units, rising rents, and limited availability for low- and moderate-income households
  - Not-for-Profit Housing Sector – Miriam
- Provided updates from nonprofit housing providers, noting continued efforts to develop and preserve affordable housing despite funding and cost challenges.
- Discussed growing demand for supportive housing models that combine affordable units with services.
- Emphasized the importance of partnerships between nonprofit developers, lenders, and public agencies to sustain housing production.
  - Housing for People with Disabilities Advocate – VACANT
  - Senior Citizen Advocate – VACANT

VII. Public Comment (optional)

- Roger Valdez provided public comment regarding proposed legislation supporting affordable housing development, including a Gross Receipts Tax (GRT) deduction utilizing Non-Taxable Transaction Certificates (NTTCs). The proposal aims to reduce construction costs and improve housing production while having limited long-term fiscal impact.

VIII. Announcements

- The committee discussed upcoming legislative efforts and encouraged member participation and support. Regular related meetings were announced, and members were invited to stay engaged as bills advance through legislative committees.

IX. Adjournment.

- Chair George Maestas adjourned the meeting at 9:48 a.m.

Chairperson's Signature:  Signed by:  
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Prepared by: Crystal Avila