



# City of Albuquerque

## Department of Health, Housing & Homelessness

Timothy M. Keller, Mayor

Gilbert Ramirez, Director

### AFFORDABLE HOUSING COMMITTEE

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

Meeting ID: 865 7678 7575

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George Maestas, Chair

Michelle DenBleyker

Shawn Maden

Lisa Huval

Chloe Caswell

Maisie Creelman (absent)

Miriam Hicks

Marijo Rymer (absent)

John Gauthier

## MINUTES

**THURSDAY, March 19, 2026  
8:30 A.M.**

- I. Call to order.
  - o Chair George Maestas called the meeting to order at 8:32 a.m.
- II. Introductions of Membership and Guests
  - o Maisie Creelman (Housing for People with Disabilities appointment approved by Council 3/16/2026)
  - o Marijo Rymer (Senior Citizen Advocate appointment approved by Council 3/16/2026)
  - o Committee members introduced themselves. Neither Ms. Creelman or Ms. Rymer were in attendance. Additional attendees and staff present were acknowledged for the Zoom webinar record.
- III. Review and approval of agenda for March 19, 2026
  - o A motion was made by Miriam Hicks to approve the agenda, seconded by Michelle DenBleyker. All in favor and approved unanimously by roll call.
- IV. Review and approval of minutes from January 15, 2025

- Due to a redundancy error in the Housing Lending Industry updates, it was determined that HHH staff would review the transcript and make corrections to the draft minutes. Therefore, no motion was made and the January 15<sup>th</sup> minutes will be reviewed and approved at the May 2026 meeting.

V. Committee Membership - Rick

- Current Vacancies –
  - *HHH (formerly DFCS)* – pending hiring Deputy Director of Housing
  - *Planning Department* – Planning application submitted, awaiting appointment
  - *Low- and Moderate-Income Advocate* – Awaiting notification of applicants
- Discussion needing both a Committee Chair and Co-Chair to be able to conduct meetings in the event that there is an absence.
  - Committee to vote on Chair and Co-Chair at May 2026 Meeting

VI. New/Old Business - Rick

- RFPs (HOME, WHTF, etc.)
  - Reported on development agreements and need for City Council legislation
  - Two Homeownership RFPs planned to be released in April with Workforce Housing funding
  - Three Rental RFPs planned to be released in May-July with Workforce Housing, HOME ARP, and HOME funding. The City's HUD Action Plan has been sent to Council for approval (HOME, CDBG, and ESG funds).
  - Juniper Flats acquisition did not occur and now conducting due diligence for other opportunities to preserve the \$5 Million State grant.
  - Beach Stairs Reconstruction- first phase of demolition complete. New stairs being fabricated and will be a modified standalone design to address water infiltration issues and preserve the 74 units of housing for the future.
  - PNM Survey Results from secondary effort was a success- 14 responses received from stakeholders identifying challenges with PNM responsiveness and the costs to affordable housing projects. Erin Engelbrecht is working on executive summary to present to Administration.
  - State Prevailing Wage applicability will be evaluated on a case-by-case basis.
  - Direct allocations of State funding to project- HHH came up with a new process to evaluate direct allocations of State funding by City Council. However, since most planned recipients and their projects must still be evaluated to ensure compliance with the State Affordable Housing Act, there have been challenges with obtaining the necessary documentation to meet the requirements of the Act. To date, only one entity/project has been approved.
  - Amending of HHH Social Services Procurement Rules- The proposed change would allow HHH to take an RFP's Recommendation of Award to City Council, instead of an actual development agreement (which is a very lengthy negotiation process). The result is an expedited process, allowing developers to illustrate City Council approval of the project sooner and allowing a development agreement to be negotiated once, instead of having to be renegotiated prior to financial closing.

VII. Committee Member Updates:

- CABQ (HHH) – VACANT
- CABQ (Planning) – Update provided by Jessica Sapunar-Jursich regarding the City's adopted housing reforms for the Integrated Development Ordinance (IDO), that will lower costs per unit and increase housing choices. Those changes are to go into effect on April 11<sup>th</sup>. Corresponding informational slides were provided to the AHC via email.
- CABQ (DMD) – Shawn- No updates at this time.

- CABQ/Albuquerque Housing Authority – John – Attended NARO conference in Washington DC last week conducting a lot of advocacy on the Hill for HOME funding, the 21<sup>st</sup> Century Road to Housing Act. The bill covers Rental Assistance Demonstration Program, restricting investors from purchasing single-family homes, and increasing opportunity for home loans/down payment assistance. Challenges with the HUD SAVE system was also discussed.
  - The collaboration between AHA and HHH to submit an application for the Choice Neighborhoods Implementation Grant submitted and should be notified in the Fall of 2026.
  - Updates on AHA developments- La Plata and Veranda are nearly complete. Casitas del Camino groundbreaking next week.
  
- Housing Building Industry – Michelle
  - Closed on the West Mesa Ridge A Financing. The City contributed \$8 Million to the project.
  - Working to schedule a groundbreaking event and begin construction.
  - Calle Cuarta went through its loan conversion two weeks ago and still have live/work units and retail units available.
  - Hope to Have West Mesa Ridge B closed by year end.
  
- Housing Lending Industry – George
  - West Mesa Ridge A closed on financing.
  - Desert Willow is now expected to close in April.
  - Received 4 intent-to-submit letters for 4%- Silver Gardens, Villa Hermosa, Volcano Road Apartments and AHEPA.
  - Allocation Review Committee met yesterday to make recommendations for 2026 9% awards, which will go out this week. Board of Directors to hear on May 20<sup>th</sup>.
  - Farolito ribbon cutting event will occur tomorrow and Casitas del Camino groundbreaking event on March 26<sup>th</sup>.
  
- Housing Lending Industry – Lisa
  - Current allocation that was part of our the 110 million that was allocated to.
  - Office of Housing in this current budget year and have almost fully allocated those dollars to specific projects across the State. Those funds do need to be fully expended by June 30th of this year.
  - Some good news coming out of the legislative session for the Office of Housing. The 1st one is that the office received a 3-year appropriation, so it received an appropriation of \$666,000 for staffing and operations for the Office of Housing. It is a three-year appropriation out of the GROW fund, which will receive that amount for the next 3 years.
  - The Office of Housing also received \$30 million appropriation and general fund dollars for affordable housing and homelessness projects across the State. Again, those dollars have will have an expenditure deadline of June 30, 2027.
  - We received also \$5 million appropriations specifically for rental assistance from the General Fund and will have a appropriate or expenditure deadline of June 30th of next year.
  - Capital outlay bill provided an appropriation of \$26,575,000 for housing and homelessness projects statewide.
  - Department issued a proposed rule change to clarify definition of public works, that would not apply to privately owned residential projects. There was a hearing on March 4<sup>th</sup> to gather comments, which are in the process of being reviewed before a rule change takes effect.

- Low and Moderate Income Advocate – VACANT
  
- Low and Moderate Income Advocate – Chloe
  - People are struggling to find affordable housing, but I really appreciate all the work that you all are doing. That makes such a huge difference, and I take all of the things that I learned here back to folks that I work with, both clients and professionals. We've been sending a lot of people to the waitlist for housing authority and a number of wait lists that have been open.
  
- Not-for-Profit Housing Sector – Miriam
  - Farolito grand opening tomorrow and is 65% occupied and 78% pre-leased.
  - Somos is 50% complete, with a completion date of July 17<sup>th</sup>. The project is 70 1 BR units, 80% senior, 20% unrestricted (85% affordable, 15% market rate), with commercial space looking for new businesses. Will be first project to comply with the new requirements for the 2021 International Energy Conservation Code (IECC), which has been challenging for project schedule and budget.
  - Challenges with site security during construction.
  
- Housing for People with Disabilities Advocate – VACANT
- Senior Citizen Advocate – VACANT

VIII. Public Comment (optional)

- Virgil Looney, FUSE fellow provided details to the City/AHA efforts on the Choice Neighborhood Implementation grant application for the International District. The amount applied for was the maximum amount (\$26 Million), with likely notification of awards in August 2026.


IX. Announcements

- Next AHC Meeting scheduled for May 21, 2026

X. Adjournment.

- Chair George Maestas adjourned the meeting at 9:40 a.m.

Chairperson's Signature: \_\_\_\_\_

Signed by:  
  
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Prepared by: Crystal Avila