

**AFFORDABLE HOUSING COMMITTEE**

**(AHC)**

**8:30 a.m. Thursday, November 15, 2018**



**Office of Neighborhood Revitalization**

**Large Meeting Room**

**700 4<sup>th</sup> Street, SW**

**Albuquerque, NM 87102**

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Linda Bridge	Lisa Huval	Rick Giron
Matthew Butkus	Mark Motsko	
Shawn Colbert		
Joan Costello		
Elena Gonzales		
Diane Mourning Brown		
Patricia Nie, Chair		
Felipe Rael		
<b>Guests:</b>		

**I. Call to Order and Introductions- Pat Nie, Chair**

The meeting was called to order at 8:32 am.

**II. Changes/Additions to the Agenda**

**I. Approval of Committee minutes of September 2018 AHC Meeting.**

Affordable Housing Committee (AHC) asked that several typographical errors be corrected on the September 2018 Minutes.

- ❖ Elena Gonzales motioned to approve the minutes with the requested changes to the September 2018 minutes. The motion was seconded by Linda Bridge and unanimously carried.

**II. Committee Business**

- A. **Committee Membership** – Rick Giron stated Felipe Rael reappointment should be before council on Monday. There are three vacant positions (1 Building

Industry, 1 Lending Industry, and 1 Senior Advocate). DFCS has been informed that there is an application submitted for the Senior Advocate and will keep the AHC posted. DFCS asked if anybody could recommend a person who can fill the vacant positions to have them contact Rick.

- B. DFCS Updates on Affordable Housing** –Rick stated the RFP that closed November 7, 2018. Received three proposals and are currently under review. The Department of Family and Community Services (DFCS) is hopeful, but finds meeting the Low-income Housing Tax Credit deadline challenging. DFCS is currently drafting 2019 Action Plan working on the priorities. In the past DFCS had a rolling RFQ process and now DFCS is doing a true rolling RFP process with 2-3 rounds a year making this a more competitive process. The first round will be concurrent with the LIHTC round and another to allocate HOME, CHDO, and other Workforce Housing funding that is available. The new process is more formal and with more strict deadlines making the process more competitive due to the internal audit findings. One project that is in the horizon is the Cibola Loop homeownership project. The City has purchased a five acre parcel near Cibola High School to develop affordable housing. Stay tuned for updates on an upcoming RFP. Solar Villa project is near completion. Generations at West Mesa (located at 57<sup>th</sup> and Central) broke ground and underway. The Inca rehab project (Comanche and Wyoming) is under construction right now. The Nuevo Atrisco is currently at the financing stages with the rising costs of construction.
- C. DFCS Updates on Workforce Housing Trust Funds (Draft report to be sent to Council)**— Rick provided the AHC a copy of the Draft WFHTF report and asked for edits and are hopeful to submit to Council in the near future. Please send email of recommended edits and additions to Rick via email by COB November 26, 2018.
- D. MRA Update on 4<sup>th</sup> & Coal, Railyards, De Anza Redevelopment** – Matthew Butkus provided updates on current MRA projects. 4<sup>th</sup> and Coal is currently one-two months behind schedule, however should be completed late April/May 2019. The same guys bought the parking lot immediately on the south on 4<sup>th</sup> street that they plan to use for parking and are currently coming up with a plan to redesign 4<sup>th</sup> street. If the City will accept their redesign is another story. The Railyards is moving along. The City has hired a contractor to manage the Environmental Remediation Contracts and Construction Contracts on that site. Aside from that next steps have not been determined. The City might go out for new Master Developer, or the City might start building it in pieces. The MRA has discussed breaking it into 6-7 parcels and putting each one out for RFP. The De Anza redevelopment in Nob Hill is moving along and should be completed spring 2019. MRA recently put out an RFP ending in April for the city parking lot located at 3<sup>rd</sup> and Marquette. The City would like this site to be used as some type of public amenity. Rick asked what happens to the people who currently park on the site. Matthew stated there is no requirement to replace that parking, but they do have to come up with a plan for parking for the site.
- E. MFA Updates-** Shawn Colbert stated MFA filled the Tax Credit Manager position by Rebecca Velarde, but Assistant Director of Housing Development that was hired back in April decided to move back to Texas. Rebecca was now selected to for the Assistant Director of Housing Development position and will

be acting as the Tax Credit Manager until that position is filled. They are currently conducting interviews to fill the Tax Credit Manager position. Tax Credit Analyst position is open as well.

F. **AHA Updates** – Linda Bridge stated today is the last day AHA is accepting applications for their public housing and has been open for two months and will be closing at midnight tonight.

G. **DMD Updates on Projects that may relate to Affordable Housing-** Mark Motsko was not present to provide an update.

### III. Announcements:

- Joan Costello stated Habitat for Humanity International is honoring Dr. Martin Luther King. In support of The King Center’s MLK 50 Forward Challenge and in conjunction with Habitat for Humanity affiliates across the country commemorating the 50th anniversary of Dr. King’s assassination, as well as the passing of the Fair Housing Act of 1968, Greater Albuquerque Habitat for Humanity, the NM MLK Jr. State Commission, and the NM State Office of African American Affairs are joining hands to create the Beloved Community Initiative. This initiative will begin with supporting the building of an affordable and safe home for a low-income family on Albuquerque’s west mesa while increasing awareness of the Habitat for Humanity homeownership program within Albuquerque’s low-income communities of color. Construction of the Beloved Community Home first home has broken ground.
- The Beloved Community Concert - Benefit for Greater Albuquerque Habitat for Humanity is Tuesday, November 27, 2018 at the African American Performing Arts Center & Exhibit Hall. The tickets can be purchased online.

IV. **Summary Decisions:** N/A

V. **Public Comments (if any guests are present) -**

VI. **Next Meeting** – Thursday, January 17, 2019

VII. **XI. Adjourn**

With there being no further business, the meeting was adjourned at 9:21 am.

Chairperson’s Signature: \_\_\_\_\_

Prepared by: \_\_\_\_\_ Amanda Lujan