

**AFFORDABLE HOUSING COMMITTEE  
(AHC)**

8:30 a.m. Friday, September 28, 2018



**Office of Neighborhood Revitalization  
Large Meeting Room  
700 4<sup>th</sup> Street, SW  
Albuquerque, NM 87102**

**AMENDED**

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>CITY STAFF:</b>
Linda Bridge	Matthew Butkus	Rick Giron
Joan Costello	Shawn Colbert	
Elena Gonzales	Mark Motsko	
Lisa Huval	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 8:36 am.

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

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

*Linda Bridge asked that the minutes be changed under AHA updates from tentatively looking at opening it up for the month of September to tentatively looking at opening it up for a two month period from the month of September 15<sup>th</sup> – November 15<sup>th</sup>.*

- ❖ Elena Gonzales motioned to approve the minutes with the requested changes to the August 2018 minutes. The motion was seconded by Joan Costello and unanimously carried.

**II. Committee Business**

- A. **Committee Membership** – Lisa Huval is the new member of the AHC. Lisa is the new representative of the Department of Family and Community Services and

taking the seat Doug Chaplin held. Applications have been turned in for the senior advocate and Felipe has applied as well. AHC still has three vacant positions. One Building Advocate, one Senior Advocate, and one Lending Advocate.

- B. DFCS Updates on Affordable Housing** – DFCS informed the AHC on recent projects. Generation at West Mesa is on track. Solar Villa had a fire at the start of the project luckily was not before the construction began and has not affected the timeline of the project and nearing the completion of the project. The Consolidated Plan was submitted to HUD and was approved. DFCS is beginning drafting the Action Plan. DFCS released an RFP last Friday with the new updated ranking matrix. The pre-proposal meeting is being held after this meeting at 10:00 am. Linda Bridge expressed her disappointment that the eligible entities still do not include Housing Authorities. Linda has been working with staff for years requesting the change. Linda asked for support from the AHC to amendment is made to allow Housing Authorities or any other public bodies whose mission is supporting the development of affordable housing to be included as an eligible entity and the threshold requirement adjusted. Linda feels this furthers the need as stated in the Consolidated Plan for 20,000 units serving people at or below 30% AMI. AHA serves that population. Rick asked if the Housing Authority would submit application for potential tax credit projects and increase the housing not just sustaining current stock with rehab projects. Linda stated it could be both, initially it is preservation. Preservation is stated in the Consolidated Plan as a priority, but that does not seem to transfer into the scoring matrix. Linda mentioned another problem with the ranking matrix it leans more to new construction rather than rehab and this becomes harder to score. Lisa stated this is definitely something they are going to look into.

Elena Gonzales asked what about the homeownership application revision? Rick stated multifamily was a priority for updating because of tax credits. DFCS will update the homeownership application process next. Cibola Loop is going to be the driving force on making the update of the homeownership development application. Homeownership will probably be the next RFP out and in order to do so the application process needs to update. DFCS is currently working with the consultant to update application.

Rick stated Rebecca Velarde is no longer with the City of Albuquerque. She is now with MFA. The City now has a vacant position for Community Development Division Manager. Lisa stated the job has been posted for two weeks and they are in the process of reviewing all the applicants and hope to move quickly on filling that position.

- C. DFCS Updates on Workforce Housing Trust Funds (Report, Ordinance Changes, etc.)**—Rick stated there has not been any progress on this since last meeting because of all the challenges on getting the RFP and Consolidated Plan out. Pat Nie asked how AHC can make it a priority. Felipe suggested having a sort of matrix so that everybody could fill in to make it easier to plug in the data. Rick appreciated the suggestion; however DFCS is little further than that. Lisa stated a draft should be done by next meeting and has to make it priority to make it happen and perhaps maybe simplifying the report. DFCS is going to make a timeline with the report to be finalized before the holidays.

Lisa Huval stated Marti Luick is working on changes on the Workforce Housing Ordinance. The most controversial piece that is proposed to be changed is recapture/resale provisions for the homeownership assistance. Marti is organizing the committee she put together to meet about changing of the ordinance and she wants to have that done by end of October. If all goes well the legislation will probably be introduced maybe in November/December. Elena stated there has only been one meeting.

**D. MRA Update on 4<sup>th</sup> & Coal, Railyards, El Vado/Casa Grande RFP, De Anza Redevelopment** – Matthew Butkus was not present to provide an update.

**E. MFA Updates-** Shawn Colbert was not present to provide an update.

**F. AHA Updates** – Linda Bridge stated AHA is currently taking application until November 15<sup>th</sup> for public housing. Encourage agencies who work with low-income persons to get their applications in. The applications can be done online. AHA will also help people who need assistance to apply online with computers set up in the office. Lisa asked how the lottery is going for Section 8 housing. Linda stated they are still going through their first draw from the homeless pool. It is taking a lot longer to get that population housed. The first draw was in April and the second draw will happen soon if it hasn't already happened. The timeline is definitely taking longer. AHA is getting ready to open up regional offices at several AHA properties around Albuquerque. Staff will be permanently located at these locations giving more of a site presence and giving a geographic distribution. Tenants won't have to go to the main office to recertify. AHA has their 2017 Annual report out, and if people want a copy there is hard copies available and electronic copies on the AHA website.

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

### **III. Announcements:**

- Pat Nie gave an update on the Neighborhood Lift program. Elena stated Homewise are probably at 40% deployment. Pat stated there is roughly still 1.5 million left for homeownership grants.
- Pat Nie Wells Fargo Housing Foundation program called Priority Markets program and the City of Albuquerque market was on the list. Wells Fargo was happy to announce informally Greater Albuquerque Habitat for Humanity was selected for homeownership grants.
- Pat Nie stated Debbie Randall started with Wells Fargo this week and comes from Share NM. She will be the community affairs person working on grants.
- Rick Giron stated DFCS has a new city attorney named Patricia Padrino. Patricia will be working on updating templates, contracts and development agreements and has been given a priority list. Lisa stated Patricia comes from the State Medicaid office. Before the attorney worked for several departments and now

Patricia will work primarily with the Department of Family and Community Services. Hopefully, things can move along more quickly.

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

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

**VI. Next Meeting – Thursday, November 15, 2018**

**VII. XI. Adjourn**

With there being no further business, the meeting was adjourned at 9:12 am.

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

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