



City of Albuquerque

Department of Health, Housing and Homelessness

Timothy M. Keller, Mayor

Ellen Braden, Acting Director

HOUSING AND NEIGHBORHOOD ECONOMIC DEVELOPMENT FUND COMMITTEE

ZOOM: <https://cabq.zoom.us/j/89640329667>

- Frances Armijo
- Jennifer Facio Maddox, Chair
- Sonora Rodriguez, Co-Chair
- Kelle Senyé
- Moises Gonzalez
- Catherine Mexal
- Onastine Nunez Jaramillo
- Crystal Avila, Sr. Admin. Assistant
- Yolanda Krantz, Management Analyst II
- Patricia Padrino, City Attorney
- Stacy Ruiz, Community Development Project Manager
- Monica Montoya, Community Services Division Manager
- Christina Rogers, Guest
- Jennifer Brokaw, Guest

MINUTES

TUESDAY, JANUARY 27, 2026

2:00 P.M.

- I. Call to order
 - Chair Jennifer Facio Maddox called the meeting to order at 2:02 PM.
- II. Review and approval of agenda for Tuesday, January 27, 2026
 - A motion was made by Catherine Mexal to approve the agenda, seconded by Sonora Rodriguez. All in favor and approved unanimously 7-0.
- III. Review and approval of minutes from Tuesday, November 25, 2025
 - A motion to approve the minutes was made by Catherine Mexal, seconded by Onastine Nunez Jaramillo. All in favor and approved unanimously 7-0.
- IV. Public Comment
 - Cristina Rogers provided public comment regarding rehabilitation needs identified through the Main Street Program. She noted local businesses are seeking funding assistance following the end of the Renovate and Reinvest grant and highlighted needs related to historic building maintenance and infrastructure improvements. She stated she will share compiled data with staff to support planning and outreach efforts.
 - Staff announced a transition in committee staffing:
Stacy Ruiz, Community Development Project Manager, will assume responsibility coordinating the HNEDF Committee.

V. Housing Rehabilitation Program Update and Economic Development Update

• **Housing Rehabilitation Program Update:**

Staff reported that the City is working with Homewise to finalize contract documents, including scope of work and lending requirements. The agreement will be routed for City Council approval, with a projected program start in July 2026. A mapping tool has been developed to ensure assistance is limited to eligible “pocket of poverty” areas.

- Program eligibility requirements discussed include:
 - Household income at or below 80% Area Median Income (AMI)
 - Property must be owner-occupied and the primary residence
 - Homeowners must be current on mortgage, property taxes, and insurance

Funding assistance is generally capped at \$50,000 per home, with exceptions allowed for health and safety needs upon City approval. Homewise will provide quarterly progress reports, and updates will be shared with the committee.

- **Economic Development Update:**

Staff discussed ongoing coordination of economic development efforts supporting neighborhood revitalization and commercial corridor improvements. Conversation included community needs identified in Barelás and alignment of available funding resources. Staff also referenced a proposed housing development project on City-owned land issued through an RFP process, which remains pending City Council approval and is expected to move forward over several years.

VI. Adjournment

- Chair Jennifer Facio Maddox adjourned the meeting to order at 2:47 PM.