



City of Albuquerque

Department of Health, Housing & Homelessness

Timothy M. Keller, Mayor

Gilbert Ramirez, Department Director

AFFORDABLE HOUSING COMMITTEE

Thursday, May, 28, 2026

Members Present

- George Maestas, Chair
- Chloe Caswell
- Maisie Creelman
- Michelle DenBleyker
- John Gauthier
- Joseph Greenwood
- Miriam Hicks
- Lisa Huval
- Shawn Maden

- Marijo Rymer
- Jessica Sapunar-Jursich

Others Present

- Rick Giron
- Jessica Herrera
- Erin Engelbrecht
- Abigail Stiles
- Virgil Looney
- Evelyn Camp
- Cristina Rogers

MINUTES

- I. Call to order.**
 - a. The Affordable Housing Committee Meeting of May 28, 2026, was called to order by Chair George Maestas at 8:33am.
- II. Introductions of Membership, New Members, and guests**
- III. Review and approval of agenda for Thursday May 28, 2026**
 - a. Chair George Maestas then asked for a motion to approve the agenda. Member Michelle DenBleyker moved to approve the agenda. Member Miriam Hicks seconded. Motion approved 10-0.
- IV. Review and approval of minutes from January 16, 2026 and March 19, 2026**
 - a. Chair George Maestas asked for a motion to approve the minutes from January 16, 2026. Member Miriam Hicks moved to approve the minutes. Member Michelle DenBleyker seconded. Motion approved 9-0, with Jessica Sapunar-Jursich abstaining.
 - b. Chair George Maestas asked for a motion to approve the minutes from March 19, 2026 as corrected. Member John Gauthier moved to approve the minutes as corrected. Member Miriam Hicks seconded. Motion approved 8-0, with Jessica Sapunar-Jursich and Maisie Creelman abstaining.
- V. Committee Membership- Rick**
 - a. Rick announced several recent committee appointments: Maisie Creelman appointed March 16th to represent Housing for People with Disabilities, Marijo Rymer was appointed March 16th as the Senior Citizen Advocate, Jessica Sapunar-Jursich appointed April 6th with the City of Albuquerque's Planning Department, and Joseph Greenwood appointed as the Low- and Moderate-Income advocate. The committee currently has 11 of the 12 positions filled. One vacancy remains for the Department of Health, Housing and Homelessness Deputy Director. The

new Deputy Director is expected to be hired within the next few weeks, after which the Deputy Director is anticipated to be appointed to the committee. George Maestas and Shawn Maden's terms are set to expire next month.

- b. Committee Nominations and Vote for AHC Chair and Co-Chair-
 - George Maestas asked for nominations for Chair and Co-Chair: George Maestas nominates Michelle DenBleyker for Co-Chair. Committee approves 9-0, with Michelle DenBleyker abstainingMarijo Rymer joined the meeting.
 - Lisa Huval nominates Chloe Caswell for Chair. Committee approves 9-0, with Chloe Caswell and Marijo Rymer abstaining.

VI. New and Old Business-Rick

- a. RFP's (HOME, WHTF, etc.)- Rick provided an update on upcoming RFP's, the City expects to release four RFPs over the next few months. To receive notifications on the releases, sign up for the City's RFP list serv at cabq.gov. Workforce Housing Trust Fund will include two funding tracks, one for Homeownership and one for Multifamily rental. The City will also release its annual HOME RFP for \$2.3 million to develop new rental units. Additionally, there will be HOME-ARP RFP for approximately \$7.4 million for housing specific populations that will be focused in the international district.
- b. Direct Allocation Projects- There are 3 state funded projects, Lomas Tower, Gizmo building, and Romero project. The projects have been evaluated and the City is close to making announcements. The Romero project has been awarded and the development agreement is being worked on. There were questions on the City's new procurement process for direct allocations. Miriam wanted the record to state that this new process does not appear to be a faster process. Rick explained that although City Council authorized direct allocations, the City is still required to Develop eligibility criteria and have an evaluation process. As a result, these projects underwent a review process similar to a traditional RFP.
- c. Updates Affordable housing Initiatives-The City has responded to three different projects. The City requested \$570,000 for Homeowner Rehab to work with Homewise to expand on the Homeowner Rehab Program. \$2 million for energy efficiency improvements for the 606 City-owned apartment units and \$2 million to assist with the completion of the Beach apartment stairs.
- d. Revised Social Services Procurement Rules- The City has revised its Social Services Procurement Rules to expedite affordable housing development by removing a bottleneck in the approval process. Under the new process, once the department makes a recommendation for award, it is sent directly to City Council for approval. This allows Council to approve the project earlier, enabling developers to move forward with applications for funding sources without waiting for a finalized development agreement. The development agreement is negotiated afterward, which provides flexibility to incorporate all information into an agreement and only having to create the agreement once.
- e. Beach Stairs Reconstruction- Rick explained that the original design trapped moisture between the stairs and the building structure, causing rust and deterioration over time. It was determined that rebuilding the stairs as designed would be cost prohibitive and could jeopardize the 74 units. The solution implemented is replacing the enclosed stairs with standalone steel open air stairways that allow better drainage and will prevent future damage. This changes the original design but preserves the building and its housing units. The first phase has involved significant problem solving, and the remaining phases are expected to move faster.

VII. Committee Member Updates

- a. CABQ (HHH)- Vacant
- b. CABQ (Planning)- Jessica Sapunar-Jursich
Homewise contacted Planning to learn more about the Casita ADU plan sets. Homewise is developing a lending program to help homeowner use home equity loans to finance the construction of ADUs and casitas. However, they have found that some homeowners do not have enough equity to fully cover construction costs, so it's not a perfect fix at this point. The City recently approved building permits for its first cottage development, a project by Roger Valdez, in the International District. Additionally, the April 2026 update to the IDO now allows cottage developments citywide on lots 10,000 sq. ft. or larger.
- c. CABQ (DMD)- Shawn
The GO Bond process has begun and requests are due by the end of the day. Hicks asked about increasing the cap from \$10 million to \$20 million. Discussions have occurred but there is not a current update. The last cycle funded the full \$10 million plus an additional \$2.5 million for Workforce Housing Trust Fund.
- d. CABQ/ Albuquerque Housing Authority- John
Albuquerque Housing Authority (AHA) has been increasing supportive services and has partnered with the UNM off campus work study program, which provides tutoring at AHA properties. AHA is being considered for three national awards for the, resident portal assistance classes, emergency food program, and the UNM off campus work study partnership. The resident portal assistance classes are held on the second and fourth Wednesday of each month and help to assist residents in accessing and navigating the online portal. The emergency food program was established in December and provides non-perishable food items to families living in AHA properties or those receiving Section 8 vouchers. At the La Plata and Veranda properties, all units and community rooms are complete, fully leased and received furniture and IT equipment. An open house is anticipated for late May or early June. Construction is underway at Casitas del Camino. The abatement and demolition of older units at that site have begun and the new foundations are being poured. Early action activities have been completed for the Choice Neighborhoods initiative. The installation of artwork panels at the Grove, Pennsylvania and Wainwright Manor properties was completed in April. The art work has gone in at the Wainwright Manor and a ceremony was held. The asphalt murals are expected to be started within the next few weeks in the International District.
- e. Housing Building Industry- Michelle
West Mesa Ridge has held the groundbreaking ceremony and is starting construction on the first phase this week. The hope is to close on the second phase before the end of the year.
- f. Housing Lending Industry-George
Desert Willow is a rehab project located in northwest Albuquerque closed on May 11th. Two 4% LIHTC applications for projects in Albuquerque have been received, West Mesa Ridge (2nd phase) and Uptown Connect. Uptown Connect is a 176-unit development for households with children located in the Uptown area. 9% LIHTC awards were recommended by the Housing New Mexico Board of Directors on May 20th. The projects are located in Taos, Deming, Laguna Pueblo, Bernalillo, and Albuquerque. The Albuquerque project, Edward Romero Terrace 2, will be a 51-unit new construction development for seniors age 55 and older, adjacent to the existing Edward Romero Terrace. Listening sessions will begin soon to gather feedback for updates to the QAP. Dates will be shared by email. For more information reach out to George or contact Jeanne Redondo.
- g. Housing Lending Industry- Lisa

The Office of Housing received \$30 million in General Fund and \$26 million in Capital Outlay for FY27 and is actively deploying those funds. An RFI is currently posted on the Department of Workforce Solutions website seeking applications from governmental entities for housing development projects. The RFI will remain open through the end of the year or until all funds are awarded. There were quite a few responses received the first round. The Office of Housing is meeting regularly with Housing New Mexico and NMFA.

h. Low- and Moderate-Income Advocate- Joseph
No updates.

i. Low-and Moderate-Income Advocate-Chloe
A recent Legislative Finance Committee report released found that homelessness in Bernalillo County increased 83% from 2022 to 2023 and 100% from 2022 to 2024. The report also estimated the State needs 40,000 additional low-income rental units. These figures are based on point in time counts, which are notoriously low. There is concern about the acquisition of PNM parent company by Blackstone. There is concern about the affordability for low- and moderate-income individuals in New Mexico if it is acquired by a private equity firm.

j. Not for profit Housing Sector- Miriam
Farolito is fully occupied and has a growing waitlist. Samos, located in the International District is anticipated to be completed late summer. This development is already pre-leasing the 70 units, all of which are accessible or adaptable. Theresa Marin, property manager at Cuatro is handling the pre-leasing process. Information can be found on the Sol Housing website.

k. Housing for People with Disabilities Advocate- Maisie
We are no longer able to provide renovation for individuals with disabilities due to the loss of funding. This is a great loss because, as there was a long list of individuals who need this assistance.

l. Senior Citizen Advocate-Marijo
No Updates.

VIII. **Public Comment**

None

IX. **Announcements**

Next meeting is scheduled for July 16, 2026.

X. **Adjournment.**

There being no further business, the meeting was adjourned at 10:10am.

Approved:  Signed by: Michelle DenBleyker@nshousing.org Date: 7/30/2026 | 6:46 AM MDT
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