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City of Albuquerque

Department of Health, Housing & Homelessness

Timothy M. Keller, Mayor **Gilbert Ramirez, Department Director**

AFFORDABLE HOUSING COMMITTEE

Thursday, July, 16, 2026

Members Present

- Michelle DenBleyker, Co-Chair
- George Maestas
- Maisie Creelman
- Miriam Hicks
- Lisa Huval
- Jessica Sapunar-Jursich

Others Present

- Evelyn Camp
- Erin Engelbrecht
- Dan Foster
- Rick Giron
- Jessica Herrera
- Cristina Rogers
- Rodger Valdez

MINUTES

I. Call to order.

a. The Affordable Housing Committee Meeting of July 16, 2026, was called to order by Co-Chair Michelle DenBleyker at 8:33am.

II. Introductions of Membership, New Members, and guests

a. Jordan Barela, Community Development, Deputy Director for Health, Housing and Homelessness was introduced to the Committee.

III. Review and approval of agenda for Thursday, July 16, 2026

a. Co-Chair Michelle DenBleyker asked for a motion to approve the agenda. Member Maise Creelman moved to approve the agenda. Member George Maestas seconded. Motion approved 6-0.

IV. Review and approval of minutes from May 28, 2026

a. Co-Chair Michelle DenBleyker asked for a motion to approve the minutes from May 28, 2026 as corrected. Member Miriam Hicks moved to approve the minutes. Member Jessica Sapunar-Jursich seconded. Motion approved 6-0.

V. Committee Membership- Rick

a. Rick announced the application for the Department of Health, Housing and Homelessness Deputy Director Jordan Barela is pending. George Maestas and Shawn Maden's terms have expired however they will continue as members until replacements have been appointed.

VI. New and Old Business-Rick

a. RFP's (HOME, WHTF, etc.)- Rick provided an update that 3 RFP's (HOME ARP, HOME & WHTF) have been published, the deadline for HOME-ARP applications is September 30, 2026, while HOME & WHTF applications are due September 4, 2026. Two RFP's for Homeownership may be released in the future.

b. Direct Allocation Projects- There are 3 state funded projects, Lomas Tower, Gizmo building, and Romero project. The projects have been evaluated and the Development

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agreements are being negotiated.

c. Updates Affordable Housing Initiatives-The City has 606 City-owned apartment units. Phase I of The Beach apartment stair rehabilitation project is nearly complete. Phase II will begin soon thereafter. The entire project is expected to be completed in June 2027. Nearly 50% of the City funded project-based vouchers are currently being used. The City is increasing affordability through City-owned units and has initiated the process of making all 606 units affordable.

VII. Committee Member Updates

a. CABQ (HHH)- Jordan Barela (Pending Appointment)
Working with nonprofit organizations to identify ways omeownership programs can work within the City's current parameters. 21st Century Road to Housing Act bill was passed on July 10th. HHH has looked at the bill to determine what sections of the bill may impact the City. The next steps are to build a multidisciplinary team to evaluate the implications and determine what the City do from the Administrative perspective to be best positioned to leverage new funding sources.

b. CABQ (Planning)- Jessica Sapunar-Jursich
Working in partnership with City Departments and agencies on two grants from the Department of Senior Affairs through AARP to support cottage development. One grant provides technical assistance for sketch designs, while the second is for the AARP design competition.

c. CABQ (DMD)- Shawn- Absent

d. CABQ/ Albuquerque Housing Authority- John- Absent
John provided Michelle DenBleyker with an update for Albuquerque Housing Authority (AHA). AHA has two waitlists open and those can be accessed on the AHA website. AHA website will be going through updates. Construction is underway at Casitas del Camino and is ahead of schedule. Work has begun on the asphalt murals for the Choice Neighborhood Initiative. The murals are located at Grove and Southern and at Kathryn and Kentucky.

e. Housing Building Industry- Michelle
West Mesa Ridge is currently under construction and progressing well. Phase II has been through the State Board of Finance, and MFA has awarded gap financing and will close in October or November.

f. Housing Lending Industry-George
One 4% LIHTC application has been received for a project located on Albuquerque's westside, it consists of 61 units for seniors. 9% LIHTC received for San Mateo Manor has closed on financing, it consists of 50 units for seniors. The LIHTC team is currently working on updates to the QAP. A QAP hearing is scheduled for August 27th from 9-11a.m.

g. Housing Lending Industry- Lisa
The Office of Housing has posted an RFI for housing development projects in partnership with government entities. 30 applications have been received and are being reviewed on a rolling basis as they are received. $30 million in General Fund has been received. $10 million is being set aside for housing projects and $20 million for homeless programs. An RFP will be released for those funds in the near future.

h. Low- and Moderate-Income Advocate- Joseph
Working on community advocacy on cottage development alongside a handful of people who have varying levels of expertise and specialties related to what cottage communities can look like. Moderate income advocates would like to invest in and own their own units.

i. Low-and Moderate-Income Advocate-Chloe -Absent

j. Not for profit Housing Sector- Miriam

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Somos should be achieving certificate of occupancy by the end of the month. Somos is 10% leased, and all of the 30% AMI units have been leased. The waitlists for project-based vouchers at Luminaria and Hiland projects have a waitlist of more than 2000 people. In New Mexico there is a housing shortage of 39,780 units serving 30% AMI and below that are needed.

k. Housing for People with Disabilities Advocate- Maisie
No updates.

l. Senior Citizen Advocate-Marijo- Absent

VIII. **Public Comment**

Roger Valdez with the Center for Housing Economics stated that, during the last legislative session, a GRT deduction for affordable housing was passed and will go into effect July 1, 2027.

IX. **Announcements**

Next meeting is scheduled for September 17, 2026.

X. **Adjournment.**

There being no further business, the meeting was adjourned at 9:33 a.m.

Approved: DocuSigned by: Chloe Caswell 18B95C4FB5CF443... Date: 10/28/2026 | 11:01 AM CDT