

**Middle Rio Grande Housing Collaborative
Monday, November 25, 2024**

3:00pm

**Mid Region Council of Governments (MRCOG) Board Room
809 Copper Ave NW, Albuquerque NM 87102**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes of 9/26/24 meeting**
- 5. Approval of Minutes of 10/24/24 meeting**
- 6. Public Comment**
- 7. Presentation:**
 - Housing project update from city and county - 20 min.
- 8. Discussion:**
 - Legislative Communications
 - Update on the Executive Director position - Talia Freedman
 - Administrative updates on Fisal Agent account – MRCOG
- 9. Announcement of Next Collaborative Meeting**



**Middle Rio Grande Housing Collaborative
September 26, 2024 minutes
3:00pm**



**Mid Region Council of Governments (MRCOG) Board Room
809 Copper Ave NW, Albuquerque NM 87102**

1. Call to Order

Chair Freedman

2. Roll Call

Ms. Taila Freedman	Present
Mr. Dan Majewski	Present
Mr. Ian Robertson	Present
Mr. Lawrence Rael	Present
Mr. Steve Anaya	

3. Approval of Agenda

- Mover: Commissioner Anaya
- Second: Commissioner Majewski
- AYES: All

4. Approval of Minutes

- Mover: Commissioner Majewski
- Second: Commissioner Robertson
- AYES: All

5. Public Comment

- *Roger Valdez, Director of Center for Housing Economics:* recently working at the City of Albuquerque. Working with East Central Ministries on developing an 18-20 unit cottage project at in the International District. Working on a Community Land Trust there as well, and interested in working with the Collaborative going forward in terms of land acquisition and projects for affordable housing. Thanked the Commission for their work and he is looking forward to learning more.

6. Presentation by MRCOG as fiscal agent

- Chair Freedman introduced the item and Marah deMueule recommended there should be two separate motions. The Fiscal Agency Agreement is with MRCOG and was co-drafted by their Legal Counsel, Larry Moran. It allows them to hire the Executive Director (ED) and includes things like how to provide benefits to a full time employee working under two government entities joining together to for the Joint Powers Agreement (JPA). The Fiscal Agent Agreement gives the MRGHC the mechanism to start funding projects and the full time ED. She suggests approving the agreement itself, and also recommends a second motion to authorize the Chair to take any actions if an amendment to the Fiscal Agent Agreement is necessary, or if there is an additional fee for MRCOG to serve as the Fiscal Agent.
- Larry Moran did not have much to add. He highlighted agreement is a one-year term to give the MRGHC time to prop up a stand alone entity. It also ensures the ED answers to the MRGHC Board, not MRCOG. The ED will include PERA benefits.
- Chair Freedman asked if there are questions. Commissioner Majewski asked when the one year starts and Ms. deMueule said the terms is effective upon signature, which the Chair would sign. She also noted that she visited with the County's Tax Counsel and he was comfortable with the agreement.
- Commissioner Rael asked if the ED would be a COG employee or an independent employee with benefits. Mr. Moran said that it is not a COG employee except for administrative purposes.
- Commissioner Rael said in the past PERA says a PERA employee has to be a PERA has to be employed by a PERA entity. He wondered if this would just be a contract employee with a contract with the board. This might make the decision that would bind the MRGHC to being a Governmental Entity. Chair Freedman said her understanding is that her understanding is that they would be a Governmental Entity and asked if she is understanding that correctly. Ms. deMueule said the JPA describes the ED as an employee, and in terms of practical considerations, attracting a qualified ED would probably require offering employment and benefits. Chair Freedman asked if that answered Commissioner Rael's question and he said it clarified it

some but really he just wonders if from a practical perspective he understands there is funding for an ED for at least a year, and thinks if the ED is a PERA employee, does the MRGHC fall under the umbrella of PERA. Ms. deMueule ask for clarification on what the question is and Commissioner Rael asked if the MRGHC is a special unit of government like the COG is. Mr. deMueule said that is why MRGHC is the supervision but the administration attachment is under MRCOG. Under federal tax law this is a form of government. Chair Freedman clarified, what is PERA—it is Public Employee Retirement Association. Chair Freedman said her understanding is they're an independent government agency and MRCOG is the Fiscal Agency until they are on their feet. She asked if their employees would have to be under PERA and Ms. deMueule said her understanding is yes. Chair Freedman clarified that they have to have the ED be an employee because that is what the JPA says, and Ms. deMueule said yes, unless the amend the JPA, which could take months. There is some back and forth between Legal and the Commissioners as to whether it is actually in the JPA that the ED has to be an employee. Commissioner Rael suggests the Fiscal Agreement is alright but they can discuss whether the ED is an employee or a contractor later and Mr. Moran and Ms. deMueule can do some research and clarify this. Chair Freedman noted that this could be a contract employee who becomes a full time employee and Commissioner Rael agrees and says this could be at least a project for a year, even though the plan is to make this a long term agency ultimately.

- Chair Rael motions to accept the Fiscal Agent Agreement. Commissioner Anaya seconded. All agreed. Chair Freedman asked for a motion to allow her to amend the Fiscal Agent Agreement. Commissioner Majewski moved and Commissioner Robertson seconded. All in favor.
- County Commissioner Baca noted that the ED position has been advertised and closes on October 25th. She noted that the conversation can continue as the Commission vets and interviews applicants. Chair Freedman said they confirmed they have

flexibility between an employee or a contractor later because there is flexibility in the JPA, so the discussion can continue.

- Commissioner Majewski asked if it makes a difference in terms of how quickly an ED can be hired whether they are hired as a contractor or an employee and Ms. deMueule said there is not a difference but it the difference between being a contractor or an employee might matter to a potential applicant.

7. Presentation of County Housing Projects

- Caroline Tobias, Bernalillo County Executive Economic Development Manager to present: The City representative is not available this meeting, but she is going to present the County projects. She notes that the Agenda Packet has a list of projects on spreadsheets. There are 7 properties that have BernCo beside them to outline what is available at the moment and set aside for affordable housing. The 6th and Coal property is closest to being ready to activate. This list is meant to be a guide for conversation and a live document. Project type is the size of land and what is possible there. 6th and Coal is planned to be Senior Housing.
- Chair Freedman points out that project type is also bound by zoning, so in some cases the project type may have been selected because of that. Ms. Tobias says that is an excellent point, but most of it is based on the size of the property and what would be a feasible development. The zoning is listed but re-zoning is possible, but the focus is that, for instance, a multi-family housing project needs a certain amount of land for a contractor to bid on an RFP for the project. The project type shows what the size of the parcel can accommodate. Single family can also mean duplexes or condos etc.
- Commissioner Robertson asked what funding secured means on the document and Ms. Tobias said in the focus was on how these projects can work with the MRGHC. The secured funding is funding they actually have that apply to the project and could activate the project right away. For instance, 6th and Coal has Behavioral Health (BHI) funds, equity in the land, and Bernalillo County Housing could activate project based vouchers on the property, and these can be the incentive stack, or a little gift, to entice a developer to develop a project. That being said, the BHI funds could be used somewhere else, but the capital stack is already feasible there. Ms. Tobias also noted there is a

spreadsheet that talks about funds specifically and there are funds from the legislature that the City and County have in the amount of \$1.183m that are currently executed with DFA and they are in the possession of those funds. They would like to use those onto a collaborative project. There are other funds identified on the list but from the County's perspective the \$1.183m is all they have secured at this time. After the project type is suggestions and ideas to activate the lands, but they are not solid projects or decisions. They can also partner with MRA and the City of Albuquerque to start activating historic properties downtown.

- Ms. deMueule asked if County Commissioner Barboa would like to comment on any of this.
- Commissioner Barboa said she is exciting about the housing work they are doing in southeast Albuquerque in the International District. They were given funds from the Governor for the community land trust through East Central Ministries to build cooperative affordable housing. They still have to go through the process to expend the fund but hope that can be part of this collaborative. She would like to see that be one of many models the collaborative considers. She said that in some meetings she has learned there should be some market landscape work done to understand why developers bid on some projects and not others, and help the community understand what types of projects are feasible. Commissioner Barboa said he question is she is asking the MRGHC to do a housing study and learn about the process of running RFI's to get some input from developers.
- Chair Freedman said part of what the group should be doing is seeing where the holes in housing are and some sort of study might be worth considering. She also thinks they need to be in communication with the community to understand those needs. They may be separate pieces, and they have to consider where the holes are even if they are in market rate housing and not just affordable.
- Monica Roybal- reminded the Commission there is also a housing study that the City developed in conjunction with the COG. Chair Freedman thanked her and noted it might be good to have a sub committee of two to review that type of data so someone on the Commission who has looked at both City and County data to review where housing gaps may be, hopefully with the strength of the ED.

- Commissioner Robertson said that in the last few meetings people have talked about resources and educational opportunities that they have had, and that Commissioners need to learn more about this. For instance, he is a market rate developer and does not know a lot about the affordable housing arena and would like to learn more.
- Commissioner Majewski said there was one more spreadsheet they haven't gone over that he would like to learn about. Ms. Tobias said this is really regarding the next agenda item about the Legislative asks. These spreadsheets are all living documents, so this is just a snapshot of a point in time at this point. Chair Freedman says they are going to move into the next two items.

8. Discussion of:

- **Recap of City/County meeting on the Collaborative**
- Chair Freedman says there was a collaborative meeting with City, County, and the MRGHC that did not have a quorum for any body—it was a working group, but they went over what they may ask the Governor and the Legislature for this Legislative Session. Her understanding is that often funds are requested for a specific project and if the project stalls, the funds are unable to be expended. The intent is to ask for funds a little differently by citing projects the funds would be intended for, but the Resolution refers to the project list as being living documents and the ask from the Legislature would be a blanket that goes over all of the projects so funding could be spent on the project that can move forward without tying it to one particular project.
- Ms. Tobias says her understanding is that working with the City and Developers, most of the projects on the list have already started and the gap has already been identified for the projects. She cannot speak to the City projects specifically, but with exception of the Downtowner, which hasn't broken ground, the other projects are in construction and the gap is costs that have come up that were unanticipated.
- Commissioner Rael asks if they are done with the discussion items and Chair Freedman says they are not yet.
 - **Updates on the Executive Director position**

- Chair Freedman says the job has been posted and resumes will be sent to herself and Commissioner Anaya because they are the hiring committee. There is not an update other than that.
 - **Update from County Legal on tax filing**
 - **Administrative updates**
- Chair Freedman asks Ms. deMueule if there are other updates. Ms. deMueule said she will make a note to herself to circulate material from a National Conference she attended for members to review. _____ asked if the COG can send the ED Position Post to Commissioners to circulate to widen advertising for the position.

9. Discussion and Possible Decision of:

- **State funding requests**
- Chair Freedman said the State Funding requests are the worksheets they have been looking at.
 - **Legislative strategy and priorities**
- Chair Freedman said some strategy is to ask the Governor and the Legislature for funding, and the other piece is to ask MFA to earmark funds so the Collaborative can have a lending piece to the packages they are approaching developers with—so land, funding, and lending.
- Commissioner Rael says there are several things in the Resolution they should further discuss. In the Resolution they are identifying to the Legislature their requests for funding from the State and also asking for a portion of funding from MFA, but they are also appropriating \$1.83m for a specific project, and they are also, in some ways, blessing the list of projects identified as project that are in need of funding. He believes they should go through the list one by one because there are projects on the list he would like to talk about more. One of his questions is whether the projects on the list are market rate or affordable housing. He worries if they ask the Legislature for funds for market rate housing, not that it is not needed, but typically the legislature does not fund market rate housing. Chair Freedman agrees that all of the Legislative asks should be for affordable housing projects. Commissioner Rael continues that it is fine to tell the Legislature know the projects are all necessary, he just isn't sure which of the projects are market rate vs affordable. His other question is for the 6th and Coal project, while he is supportive of

the funding, he would like to better understand what the entire gap for the project is. Is \$1.1m identified the gap that will fully fund that project?

- Ms. Tobias said all of the projects from the City of Albuquerque and Bernalillo County are affordable, other than the Downtowner, which was added at the recommendation of a Councilor. She will get updates on if that project is still market rate. Commissioner Rael suggests taking the Downtowner off the list if it is market rate because he wants to make sure they are not asking for funds for a project that is market rate. For now they should take the Downtowner off of the list and they can include it later if it is an affordable housing project.
- County Chair Baca offers that the projects are not in priority order. Her understanding is the Downtowner will be mixed rate and City Councilor Baca wanted this on the list. She wonders if they can break the list into affordable and market rate. Building sustainable communities with mixed rate housing is the intention so the project does not drop off the list because it is a need. Commissioner Robertson adds that mixed rate housing has better outcomes for the affordable housing tenants that live there, so it is a good suggestion because it doesn't remove the project for the list, but nods to the academic research that shows outcomes are better with mixed rate housing. Commissioner Rael says he thinks it will be challenging to ask Legislators to fund any market rate project. He does not have a problem if they want to carve out the difference in the projects. He wants to make sure there is not confusion for the Legislators whether the projects are affordable or not.
- Chair Freedman said it is in their mission to peruse mixed rate projects as well, but to be clear that mixed rate is not market rate. She would like to get more information or a presentation on that particular project for clarification. Commissioner Rael notes this speaks to the point that the MRGHC is trying to get something ready for the Legislature, but they need to also get together some standards and structure. What projects are they going to have together as a collaborative? That is a long term task for the MRGHC once they get their ED. Going back to the 6th and Coal project, he doesn't mind

allocating the funds, but would like to know more about the project and the timelines.

- Ms. Tobias said the list is just resources and they have not yet reached out to the development community so they can propose what that affordable project might look like. This list is more of a resource stack that could entice a developer to make the project pencil. They're offering \$1.1m for developer incentive funds to make the stack appeal to developers to put Senior affordable housing on the land. There is not yet a project total—they are trying to leverage resources to activate development. Land banking is very new to the County and they have gone through the process of finding out what that would take and going to the State Board of Finance as a County when they have land, it has to go through a set process, which looks different than the City's process. As for 6th and Coal, they have an internal understanding of that process and funds to the point that they could put the RFP out this fall so when the Legislative Session begins they can say they have activated funds already given to the County for Affordable housing. The award would not happen until the new year. The County believes that is possible for that specific project.
- Commissioner Rael said one of the concerns that is raised is that on the list there are several projects that ask for less than a million in gap funding; how long should they tie up \$1.1 in capital funds? Do some of the projects have a smaller need and they could complete those projects with those funds? He was under the impression that project was further along and the \$1.1 would complete the project, but didn't realize it is just part of the capital stack. This is the challenge with housing. Chair Freedman asks for clarification, he is saying that if a project is further along and the funding they have would finish the project, it might make more sense to put that funding into projects that can finish with the gap funding. Commissioner Rael points out the Legislature prefers for awarded funds to be spent quickly. Ms. Tobias says 6th and Coal might be the most ideal location to use funding quickly, but the Resolution just reflects that there are projects that could use funding. Chair Freedman asked if the MRGHC can approve the Resolution without mentioning a specific project because the goals of the MRGHC are still being developed. Ms. deMueule said the list of properties is exhibit A in the Resolution so

an option is to amend the Resolution to specify that all projects will be affordable housing. Chair Freedman specified that projects need to have an affordable housing component; the private industry can develop market-rate housing but that is not the goal of the collaborative. The definition of affordable housing is 30% of Area Median Income; she suggests an amendment specifying that projects will have an affordable housing element. Chair Freedman poses the idea of calling attention to this and then scheduling a special meeting. The only project on the list that doesn't include affordable housing is the Downtowner. Ms. Tobias said that conversations with the developer did not definitively establish the project will include affordable housing. County Commissioner Baca suggested the Resolution can be amended to add the funds will support affordable housing and the exhibit could categorize the Downtowner differently but the intent of the Resolution would still reflect that the funds will only go toward affordable housing projects. County Commissioner Barboa noted that the City and County can gift funds and land for affordable housing projects because of the Housing Act. She also noted that the City has done some analysis of affordable housing, but she thinks there is a wide range of types of housing or shelter is needed. There is a need for wellness hotels or low-barrier housing. Zoning needs to also be a consideration as the MRGHC considers projects. County Commissioner Baca says that currently the Downtowner is not planned to be an affordable housing project so that can be dropped from the list. She adds that the Resolution could be amended to note the attachment as possible projects to allow for flexibility.

- Chair Freedman motioned to move the Resolution forward with the changes County Commissioner Baca suggested, including the HUD definition of affordable housing projects. Commissioner Rael seconded. Commissioner Robertson asked if they should use the word component. Chair Freedman said she thinks they would have to assign a percentage of affordable housing if they did that. Ms. Tobias specified that Appendix A includes possible projects, but they are options, not projects the MRGHC is committing to. Commissioner Rael suggests they add land banking as an activity funds can be spent on. He also says he would like to only include multi-family

projects and thinks including single-family houses would lend itself to criticism. Ms. deMueule asked for clarification of what amendment the Commission is discussing. Chair Freedman said her understanding is the reason to include single family is because the City or County owns some land that is too small for multi-housing projects. Audience member Roger Valdez spoke to give the commission some historical context about some of the single-family housing. East Central Ministries has been working on a community land trust and there has been some confusion as to who owns the land if funding for the land comes from the Legislature. Commissioner Robertson asked if the MRGHC can pass the Resolution and can later determine there are types of projects that they do not want to consider. Ms. deMueule said the Commission should be able to direct the Executive Director once hired, so there is flexibility. The Resolution serves multiple purposes; to show how existing funding will be expended, but also to ask the Legislature for additional funding. She thinks sending the message a significant amount of time before the Legislative Session is helpful. County Commissioner Baca suggested removing the single family housing, but the important point is showing the Legislature the City and County are working together and that there is a need for funding that far exceeds what the Commission is asking the Legislature for. Commissioner Rael agrees that the Downtowner should come off of the list of projects, but the rest of the list is just showing possible projects.

- Chair Freedman withdraws her motion, and instead motioned to pass the Resolution, but to amend the Exhibit so it clearly marks public land that is available for future development and the current project list removes the Downtowner. That is seconded by Commissioner Anaya, who also notes a typo to be corrected. The commissioners voted on the amendment and it was unanimous. Commissioner Rael says he wants the Commission to be included in decision making, but the Resolution says the City and County will determine projects. For the first year of the MRGHC this might make sense because the Commissioners are still developing the role of the Collaborative. He just wanted to bring that to the Collaborative's attention. He then motioned to pass the Resolution as amended, which was seconded by Commissioner Majewski and was unanimously voted for.

10. Announcement of Next Collaborative Meeting

- Chair Freedman said the next meeting will be on the 24th of October.

11. Adjournment

- Chair Freedman announced the adjournment of the meeting.

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Middle Rio Grande Housing Collaborative

October 24, 2024 minutes

3:00pm

Mid Region Council of Governments (MRCOG) Board Room

809 Copper Ave NW, Albuquerque NM 87102

1. Call to Order

2. Roll Call

Mr. Steve Anaya	Absent
Ms. Taila Freedman	Present
Mr. Dan Majewski	Present
Mr. Lawrence Rael	Present
Mr. Ian Robertson	Present

3. Approval of Agenda

- Mover: Commissioner Majewski
- Second: Commissioner Robertson
- AYES: Freedman, Majewski and Robertson

*Commissioner Rael was not present for this vote.

4. Public Comment:

- Roger Valdez, Center for Housing Economics. They are currently working on a 21-unit affordable cottage in the International District with East Central Ministries. Also involved in clarifying issues with the anti-donation clause. The county received capital outlay money to purchase land with the purpose of donating to the community land trust in the international district. Working with the county to do that legally and transparently.
- John Bolton, Director of East Central Ministries, has lived near the international district for 26 years. Over the years they have done community development. This past year and a half they have focused on housing and community response to solutions to housing. They purchased five vacant lots in the international district. They worked with the legislature and are now developing a land trust. They want to be partners and fill in the missing gaps in helping people to transition into smaller units.
- William with East Central Ministries. Prior to joining East Central Ministries was a community advocate. He was on the task force team, meeting at the monthly potlucks and organizing with communities engaged. The land trust board just started meeting this Sunday.

5. Presentation:

- City and County Presentation of Current Affordable Housing Projects

Joseph Montoya:

- City and County work well together, and the presentation is in coordination to show the areas we collaborate in. Housing Forward is to provide a marking emphasis behind the things municipality can do to effectuate the affordable housing.
 - The two main issues land use issues and subsidies. To be able to provide financial assistance, workforce issues, building materials have gone up.
 - The goal is to make sure that everyone in Albuquerque can have a place they can afford. 80% of Albuquerque cannot afford a median home. This has increased every year over the past eight years.
 - Gap of 30,000 housing units. About 60% are paying more than 30% of their income for housing. 3,500 people experiencing homelessness.
- Commissioner Freedman-is the homeless count adults only?
- Mr. Montoya- once a year there is a homeless count. This is an undercount. It doesn't include kids who may be staying at a friends house, etc. Rent has increased to 28% relative to income.
 - Regional Housing study with MRCOG and Planning Department. Needing 1500 housing units for people with under 30% median income. 28,000 housing units for people at 50% AMI.
- Commissioner Rael-Would like an example of numbers, for instance someone making \$25,000 and spending 30% of income on housing, what does that look like? Give an example of what kind of jobs for example, teachers, firefighters, data entry, etc. This would be helpful to the audience.
- Commissioner Freedman-30% of median income for a single person in Albuquerque is a little over \$18,000. 30% of that is no form of housing in Albuquerque.
- Amanda Colburn- Bernalillo County Housing uses fair market rents 120% of HUD rate. For a one-bedroom unit at 120% of the HUD fair Market rent is what they can issue in a voucher or total between a clients \$1,206. Can be up to two people. A two bedroom which can be up to four people is \$1,466. Those are the HUD rates. Fair Market rate. A 3-bedroom house for anyone from six to eight people is roughly \$2,066. Fair market rent is \$2,500 if you are lucky.
- Commissioner Rael-its important to get these numbers on the table. He would like to have the information when they talk to elected officials about the need for funding, they can have an appreciation for that. Is there a differentiation between urban and rural areas or is it a standard area.

- Ms. Colburn-Bernalillo County uses one standard number. Other Housings may use numbers based on zip codes.
- Mr. Montoya-likes the idea of personalizing it. A voucher is a nice unit if there is a unit to put it to.
- The City's goal is to create 5,000 additional units over a five-year period of time. There needs to be funding available to achieve this goal. One of the reasons for the affordable housing crisis is supply and demand. Supply is low and there are less than 2,500 units combined. Only producing half of the units compared to ten years ago. Need to increase production. Majority of people will still need to be subsidized one way or another.
- City of Albuquerque runs various programs such as mortgage reduction programs, rental assistance and rehabilitation program. Downpayment and deposit assistance.
- Commissioner Majewski-What is the difference between the City and County voucher programs?
- Mr. Montoya the County operates a federal voucher program. The City Housing Authority runs the federal voucher program. The City has put funding towards vouchers. Huge eviction problems during Covid and the City put an enormous amount of funding towards the vouchers. The city is more for an emergency verses the federal that are lasting.
 - Would like to transfer some of the vouchers the city has to mirror housing choice vouchers in order to subsidies developments to get more points for federal money.
- Commissioner Rael- to clarify the City of Albuquerque has a Housing Authority that does the federal program. Bernalillo County has a housing authority that does for the unincorporated area. Family Services does the vouchers Mr. Montoya is describing.
- Mr. Montoya-The City of Albuquerque Housing Authority is no longer a component because its an independent agency. They have a separate area.
- Commissioner Freedman-Bernalillo County Housing is not exclusively the unincorporated areas but the entire county?
- Ms. Colburn-correct
- Commissioner Majewski-Someone from the City can get vouchers from the city or county but someone living in the unincorporated area can only get vouchers from the county?
- Mr. Montoya-there is a mutual market area they are interchangeably.
- Commissioner Majewski is the funding for the vouchers coming from the same place?
- Ms. Colburn-I will explain in the presentation
- Mr. Montoya-the city also provides housing through the MRA (Metropolitan Redevelopment) which assists developers with financing primarily with assistance with tax abatement. Assisted with 36 developments, primarily rental.
- The City assists new construction and rehab and preservation.
- Commissioner Freedman-If the City or County develop something that they own, the federal government doesn't provide enough subsidies to maintain on an ongoing basis.

- Mr. Montoya: the City of Albuquerque no longer operates the housing authority but when they did, it was at a loss. The City of Albuquerque owns and operates 600 units currently that are not the housing authority.
 - Zoning and IDO are important. The city staff have made attempts to provide higher density development. Current software doesn't track ADU but it's not very many.
 - The City is the second per capita, converting hotel rooms to permanent housing. There is one currently open on Eubank/Lomas.
- Commissioner Majewski-are there any more in the pipeline?
- Mr. Montoya-The City does not have any more funds.
- Commissioner Rael-hierarchy of issues that prevent affordable housing there is a zoning component and financing. The reason the hotels are an option is they are already zoned. The financing structure, to what extent do you rehab a hotel that might have asbestos, etc. This does give a better approach to being a diverse toolbox.
- Mr. Montoya-construction costs have gone up. The city has used job training and other development programs.
 - 1600 units in Bernalillo County are a nuisance.
 - Source of income ordinance to prohibit discrimination based on income.
 - Used maximum amount of federal resources after and during COVID. If the funds are not replaced many of the programs implemented will go away.
- Commissioner Robertson-have any of the programs looked at workforce housing?
- Mr. Montoya-his department has not because they are regulated by the affordable housing. He can give a presentation on it so there is an understanding of what they can and can't do.
 - MRA does play a role where they invest in non affordable units.
- Amanda Colburn-Director of Bernalillo County Housing Department.**
 - Recognized as a housing authority under HUD.
 - Subsidies from HUD to get them on the streets. They have 2500 vouchers.
 - Bernalillo County is 100% leased up
 - Clients are required to pay 30% of income and up to 40% if they can afford it.
- Commissioner Majewski-what does it mean to be 100% leased up?
- Ms. Colburn-means 100% of vouchers are in use.
- Commissioner Rael-the numbers that Joseph referred to on how many units are needed, is Bernalillo County in agreement? It would be helpful to know if County and City numbers are the same.
- Ms. Colburn- agreed they are similar.

- A family of four bring \$28,600 annually. They have two children and get an allowance of \$960, which makes their income \$2,303 monthly. They would pay \$691 at 30% or \$921 at 40%. They also have a utility allowance. \$1200, they have \$198 utility allowance, and the tenant would pay \$493 at 30% or \$723 at 40%. The county will pay \$707. 120% of HUDs rent.
 - Not changing their Fair Market Rents this year because if they do, they wouldn't have enough money and put less vouchers out on the street.
 - 82% of housing authorities are in shortfall.
- Commissioner Rael-From a practical point and having the conversation if you lower the amount, you are putting more people at risk of not being able to get into a place. Does it play a role with the legislator or the City and County being able to put in the money for gap financing? Being able to use local funds so all the federal funds aren't being used or they can be spread out, so more people are eligible.
- Ms. Colburn, they had 4000 people on the waiting list but now they are at 1500 for various reasons. They aren't opening the waiting list again for a long time.
- Commissioner Rael-there might be some opportunities in order to get the gap financing in place.
- Commissioner Freedman-are you referring to gap financing for vouchers?
- Commissioner Rael- being able to recognize if a person has a voucher however they are short, recognizing that gap and being able to bridge the gap with local or state funds, we may serve more people.
- Commissioner Robertson-realizing that all vouchers are out but they can't use them.
- Ms. Colburn-if we are 100% leased that means that the county gets all of their funds and a little bit more the following year.
 - In the last 15 years the county has received 21 new vouchers.
- Commissioner Freedman- likes the idea of using gap financing for vouchers and not just development.
- Mr. Montoya-City of Albuquerque has a contract provides assistance to help people find housing and give them their first/second months rent.
- Commissioner Freedman-question for Amanda, when going through the waiting list is it possible that some of the individuals fell off your list because they are unhoused and unable to be communicated with? Do you know what those numbers are?
- Ms. Colburn-In another program (not HUD) they try to capture those individuals.
 - It's the landlord's responsibility to ensure the tenant is following the lease. It can be tricky because both landlords and tenants have to follow their guidelines.

- Section 8-vouchers
 - VASH program-work with the VA. 180 of the vouchers are dedicated to veterans.
 - Family Unification program in collaboration with CYFD.
 - Project based vouchers-the vouchers live with the property.
- Mr. Montoya-Downtown @ 700-2nd this was a good example of the City and County working together. The City financed it with tax credit development and the County participated with the vouchers. MFA first development of single room occupancy developed in the State of NM.
- Ms. Colburn-Project based vouchers (PBV) have 75 total. 21 at Sebold village and 54 at Centro Familiar Senior Housing.
- Have their own waiting list
- Commissioner Freedman-is there a reason for having project-based vouchers at a community verses a regular voucher?
- Ms. Colburn-helps to keep the rent in the area controlled.
 - Only a percentage of PBV can be in a project and only a percentage of overall vouchers can be PBV.
- Commissioner Freedman-does the tenant still pay 30% or 40%
- Ms. Colburn-correct, they still pay 30% or 40%
 - Community Connections Supportive Housing Program-program targets individuals with mental illness or co-occurring disorders or other disabilities. This program is paid out of Behavioral Health Tax credits.
 - They have approximately 370 vouchers for this program. One of the requirements is they have to have case management (UNM or Crossroads for Women).
 - Work with UNM and they manage the wait list and make contact with these individuals.
 - Budget is approximately \$3.5M in vouchers
 - Waitlist is about 1000 people
 - Individuals are eligible if they have felony convictions, where with HUD they aren't eligible.
 - Home ownership program-175 people on this program. Voucher is to help first time homeowner with their monthly homeownership expense.
 - FSS (Family Self Sufficient)-have five years to set goals and meet goals. HUD puts money into Escrow for them and at the end when they graduate, they get a check. They recently had a graduate that received \$42,000.
 - Home rehab program through MFA-only in the unincorporated areas. Life, safety and code is what they rehab on.

- Landlord Collaboration Program-if clients damage property, landlords can submit a claim to repair the damages up to \$7,500.

Marcos Gonzales-Economic Development Department

- Conduit Financing on IRB or Commercial Development projects and Affordable housing Developments.
 - Over the last ten years the county has done project revenue bonds which have funded about 19 projects and 4000 units. \$416M private investment and 102 permanent jobs and 2200 construction jobs.
 - Conduit financing allows a private investor to invest in a project through a lease back structure. They aren't charged property tax; they use those savings to contribute to their capital stack. This helps to bring down that cost. What might be a market rate unit this helps bring down the cost to an affordable unit.
 - Federal government rules only consider gross income. It doesn't consider individuals debt such as student loans, childcare, etc. Their gross income might be more and not qualify to live in these facilities or to qualify based on federal government rules. Asked Congressional Delegation to look at considering net income verses gross income.
 - Tax exemption is paired within the State who gets Volume Cap from the federal government to issue non-taxable debt. This allows debt and equity. The equity is from the tax credit. Allocated tax credits from the Mortgage Finance Authority and you go out and sell it. Mixed in with the debt structure, they don't pay federal taxes.
 - Example is San Rouge Apartments and Encino Gardens.
 - PRB is not only for construction of new units but rehab of units.
 - Once these projects last 30-40 years, would want the owner to do it again to keep the affordability. MFA extended affordability to 40 years.
 - Calle Cuarte-North Valley project that the City and County to purchase the property. RFP went through the City process and Yes Housing was selected. Capital Outlay, City Trust fund went in and Covid construction costs got too high. County provided tax exemptions for the first time for a project not using the traditional financing structure.
 - New properties and existing properties list-working with the City on how we issue RFPs for development and coupling with funding. When giving a property that's the public equity into a project.

- Commissioner Robertson-When projects go out of the affordable rate do, they fall into workforce?
 - Mr. Gonzales-the projects go into market rate.
6. Discussion:
- Update on Executive Director:
 - Commissioner Freedman-Executive Director position closes tomorrow and two applicants so far.
 - Commissioner Rael-recommended a special meeting for the Executive Director position
 - Subcommittee discussion
 - Commissioner Freedman-Commissioner Robertson has agreed to head the education committee. Commissioner Majeski will work\ with developers as they reach out and create a database. A Finance Committee will need to be developed.
 - Bylaws:
 - Commissioner Freedman Recommends tabling the bylaw conversation and scheduling the next meeting. Staff will send out recommendations of dates.

7. Announcement of next meeting: Recommends staff send out an email and propose dates since the meeting falls on Thanksgiving.

8. Adjournment