

Middle Rio Grande Housing Collaborative

Thursday, December 19, 2024

3:00pm

Mid Region Council of Governments (MRCOG) Board Room

809 Copper Ave NW, Albuquerque NM 87102

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes of 11/14/24 meeting**
- 5. Approval of Minutes of 11/25/24 meeting**
- 6. Public Comment**
- 7. Action Item: MOU Bernalillo County and MRGHC**
 - a. Approve Memorandum of Understanding to adhere to the quarterly reporting requirements for the County's \$500,000 appropriation**
- 8. Presentation:**
 - a. Affordable Housing Act - Joseph Montoya**
- 9. Discussion:**
 - a. Update of Executive Director position - Talia Freedman**
- 10. Announcement of Next Collaborative Meeting**

Middle Rio Grande Housing Collaborative

November 14, 2024 12:00pm

Mid Region Council of Governments (MRCOG) Board Room

809 Copper Ave NW, Albuquerque NM 87102

1. Call to Order

2. Roll Call

3. Approval of Agenda

Chair makes a Motion to Approve the Agenda

Commissioner, Steve Anaya, second.

(All in favor)

4. Introductions of the Board

5. Interviews of qualified applicants for MRGHC Executive Director position

- **Joseph Lessard (Applicant)**

Question 1: Can you please tell us about yourself and how this would be a good fit?

Applicant states that he began his broad career in Dallas, Texas after graduate school and from there went into the private sector for a few years. He was the City Manager in Austin, Texas. In terms of housing experience, he oversaw the Planning Department which included economic development operations. He oversaw a study that was done in Ashland to see what the City could do about affordable housing as far as ADU's, minor incentives, code, changes, etc. He spent most of his time in Ashland dealing with the issues of homelessness. After the position with the City, he went into the private sector which included some work for an investment firm that was moving into affordable housing. Also, in the private sector, he worked with a firm on a fund that purchased raw land and entitled it for development. There is some familiarity with the development process, governmental processes, and also familiarity with homelessness and housing incentives.

Question 2: What are the biggest strengths that you would bring to the position?

Applicant states that he looks at the position as a real estate effort that would require a great deal of patience, and one would have to be very detail oriented. He states that understanding the market and development requirements would be a part of the position. He is thought of to be obsessed with things lining up. He states that he possesses each of the mention criteria. He believes he has experience in this line of work and has been successful at it.

Question 3: What was a goal that you made for yourself and how did you accomplish it?

Applicant states that, while at the City of Austin, there was an economic slump, and one of the barriers to the economic development was endangered species that fall under the Endangered Species Act by the Federal Government. The City was trying to resolve the issue and joined county and state agencies to work together on a plan to develop and protect habitats. The problem was that the project could not be funded and so, his goal was to acquire funding for the preservation system that was made up of 34,000 acres. The City had done a bond election for 22 million to cover part of the project. He states that he devised a different way of doing tax increment financing called, tax benefit financing. He states that the model has been used around the country and he is known in Central Texas for his innovative financing. His perseverance and attention to detail paid off for this project.

Question 4: Tell us about a time in which you've had difficulties or a difficult situation with a coworker.

Applicant states that he may not have had difficulties with the coworker, but has had some issues with staff members who worked in his department or for him. One instance was, he had delegated some creative problem-solving work throughout the City of Austin, and two field managers avoided the procurement process and did some acquisitions that were contrary to state law in city policy. The information was disclosed to him by a department head that was unsure of how to deal with these issues. He instructed them to come up with some way of establishing how the organization could set a precedent when dealing with issues. In the end, a letter of reprimand was put in the employee's files for three years, and could be removed based upon the employee's performance. There have been a couple issues with employees that have crossed boundaries but that gives an idea of trying to be sensitive to the organizational needs as well as the personnel needs for the organization.

Question 5: What are your compensations expectations?

Applicant stated that given his experience, it would be in the range of \$180,000 to \$240,000, annually.

Question 6: If offered the position, how soon could you relocate?

Applicant states that the first of the year.

Question 7: Do you have any experience working in New Mexico? Have you experienced the culture of New Mexico?

Applicant states that he has not worked in New Mexico. He has friends that live north of Albuquerque and he has visited Santa Fe as well as Las Cruces. Applicant also states that he has driven through NM on a motorcycle ride from Austin to Canada. He states that he is not fully versed on the culture, but he has lived in Austin, which has a unique culture with a slogan of "Keep Austin Weird." He states that he has lived in circumstances where you have to listen, learn, and pay attention and adapt to the needs of the community.

Question 8: In your previous experience with dealing with homelessness in Ashland, how do you see the problem intersect with what we are doing here with a Collaborative in Albuquerque?

Applicant states that following the economic crash in 2008, there was a period where housing production fell off and the lower to middle class are now in a bubble, where they no longer enjoy the kind of security they had prior to 2008. Any major disruption in their economic situation can put people into homelessness. So, looking at the continuum about, how do you keep people in their home? Affordable housing is part of the spectrum, and needing to assure the workforce and assure the quality of life. Affordable housing is the other side of homelessness. In Ashland, it was a tourist town and the service industry was the lifeblood and so, they needed to be supported or there would be a major economic development issue. It is a continuum of economic opportunity that you're trying to create. It's not just affordability of housing but affordability of all things.

Question 9: With your experience in local government, how would you bring both city and county entities together?

Applicant states that the habitat plan with the City of Austin was a City and a County initiative. The county had to step up on the City project in terms of acquiring funding. The County now leads in the managing and overseeing of the preservation system. He states it comes down to a personal relationship built on trust. It helps to have a vision and know where you're going and understanding what will be accomplished. It is a collaborative process, not a dictatorial process.

Another issue in Ashland was that it is a major fire zone. They had a fire that started in Ashland, but moved north to Talent, Oregon and they had no Emergency Operation Center. As the City Manager, I knew Talent could not afford the center but he states that he received a phone call from the President of Southern Oregon University and they came together to come up with ideas. They came up with the idea of using an empty facility from the University while the City staffed the Emergency Operation Center and the school district provided the training. It is a case where just about every major issue requires the cooperation and collaboration of other players.

Question 10: If offered the position, how do you see the first 100 days?

Applicant states that there would need to be an assessment. What has happened to date? Have you looked at RFI's, RFQ's and RFP's for housing? What are the concepts that you have pursued for land banking? Have you done any market studies to identify what the housing need is? Have you done anything to identify the availability of affordable housing that might disappear because they are converting to market rate? There is a lot of background to get familiar with. You would need to understand what you are trying to explain to the legislature and the governor. What is it that you can accomplish in this collaborative effort? What are your targets going to be over the next 2 to 3 years? He states you need to lay out the vision so that everyone understands where you're going and what the funding is for. He states that you start by understanding the landscape, and the real estate market. Look at what has been done to date. What needs to be done? Have you looked at ADU's? Have you looked at code changes? Have you looked at compatibility standards? Have you looked at parking requirements so, that ADU's can be successful? Have you done public outreach to the community? Do you understand your target market? Do you have an explanation of what you were trying to accomplish? In the first 100 days,

this would need to be put together quickly if legislature starts in January. What will the outreach look like? How are you going to work with a Community? How are you going to work with stakeholders, your nonprofits, and development community?

Applicant asks if the position is administrative managerial or real estate organization?

Madam Chair states that the position is in its infancy, and whoever takes the position, they can figure that out together. There are limitations as to what can be done until an Affordable Housing Act is developed. One primary directive is to not duplicate efforts of the City and County. It will take some figuring out on what our niche is, and where we fit in, in the ability to uphold everybody else's activities and also create a path for ourselves.

Applicant asks if there is a target income level. He states that most affordable housing programs are tax incentives from the federal government for developers to develop affordable housing and generally the focus is on 60 to 120% of average income. He understands that the broader mandate is for a lower to middle income area. Applicant understand that the position is in the formation stage.

- **Hallie Brown (Applicant)**

Question 1: Can you please tell us about yourself as well as any housing experience that you may have?

Applicant states that she is from New Mexico and grew up in Edgewood. She graduated from UNM with a bachelor's degree in International Studies in Sociology. She did a brief stint in the US Peace Corps and came back to UNM for her master's in Public Policy. She has worked in a wide variety of public sector roles. She has served as the Village Clerk and Manager in the Village of Tijeras for 2 years. There, she gained experience doing constituent services, liaising intergovernmental agencies, City Council, Boards and Commissions. From there, she went to a nonprofit based in Albuquerque, called United Voices for Newcomer Rights, working with immigrants and refugees. She ran a transitional shelter for migrants that were establishing their lives in Albuquerque, or working to reach sponsors in the United States. She has helped families get placed in housing programs. She currently works at the New Mexico Department of Finance and Administration as the Bureau Chief for capital navigation and funding assistance in the new infrastructure division which was created in the last legislative session. This bureau works to identify funding opportunities to complete infrastructure projects, including affordable housing projects throughout New Mexico. She is able to provide a helping hand while navigating financing grant opportunities that a lot of rural communities need.

Question 2: What do you feel like your biggest strengths are that you would bring to this position?

Applicant states that she is incredibly organized. She is able to manage complex workloads that have conflicting deadlines and priorities. She states that the experience of working directly for the Mayor of Tijeras, as well as working with all of the City Counselors and the Board of Directors, as well as the nonprofit organization, have given her good time management and capacity management skills. She is able to understand tasks that are

assigned by a wide variety of stake holders and prioritize them to best meet the needs of the organization. She states that she feels really grounded in the community and really enjoys roles that allow her to interface with the public and also make meaningful change in the communities that she belongs to. She states that the role would be impactful where she could be of service to the community in a capacity that is direly needed. The work of the collaborative is going to be really impactful in the coming years.

Question 3: What was a goal that you made for yourself and how did you accomplish it?

Applicant states that in her current role, she administered the New Mexico Match Fund, which is a grant program that is for all public entities in New Mexico, it allows them to get grants or to meet local cost share requirements for federal grants. She states that the legislature created this program to level the playing field and allow more entities to access federal funds. She was able to work alongside the Division Director in the Governor's Office to implement this program. The bill itself is two pages of content outlining the basic summary of what the program is supposed to accomplish for New Mexico. They were tasked with interpreting the legislation, identifying how to make the funding the most impactful and accessible. She states that she is thankful to be a part of a process that within six months, the appropriated funding has been committed to the grant program. The program was a huge success of hers, and she's really proud of the work they produce. She has heard from applicants of the grant program that the application process is straightforward and accessible. The funding has gone towards helping a lot in New Mexico communities. She believes that her work will translate well into this new role in particular because she has learned a lot about how to liaise with constituents that are accessing services or programs. It is her understanding that the work of the Collaborative will include a lot of liaising between different governing bodies, constituent groups and public authorities who are making decisions on housing, and she thinks she is equipped with the skills to gracefully interact in those types of situations.

Question 4: Tell us about a time in which you had a difficult situation or difficulties with a co-worker.

Applicant states that during her time in the Village of Tijeras, it was a tense situation to enter into. She inherited a staff that was committed to their jobs, but had historically been micromanaged and undervalued. There were difficult interactions but in general and in understanding the dynamics, it was more of a moral issue. Often just grounding yourself and trying to understand why the relationships might be difficult. As a young woman, coming in to manage a municipal government, she faced a lot of issues with her credibility and had to establish trust within the group. After understanding the history of what had happened in the workplace and trying to prevent it from happening again, she was able to create really productive, working dynamics with all of her colleagues. She states that she feels equipped to handle difficult situations. She has done the full gamut of hiring, firing, putting on performance improvement plans and managing different expectations and capabilities. Also, making sure that if there is a resource gap, causing workplace conflicts, doing her best as a leader to address those.

Question 5: What are your salary expectations?

Applicant stated that based on her experience, it would be in the range of \$100,000 and \$125,000 annually. She states that she has experience entering into a brand-new role and a brand-new organization and understands the work that comes with that. She is open to negotiations and conversations as far as what the commission thinks is commiserate with her experience. She understands the challenge of establishing something from the ground up and can anticipate it based on the materials for this role that she was able to review.

Question 6: Do you, [in your current role] have a lot of money for affordable housing?

Applicant states that she has worked a lot with HUD and has comfort working with the federal grant process. She states that she has inside perspective having come from DFA and working with the Executive to stand up a housing office for the State. She has situational awareness about what is going to be coming down the pipeline.

Question 7: Moving to the next legislative process, tell me a little bit about any thoughts about whether or not there's going to be some opportunities to find some additional support from the legislature on this housing initiative.

Applicant states that in her current role, there is some situational awareness of what may be expected in the next legislative session. She states that when it comes to capital outlay in particular, the infrastructure division was created with reforming and modernizing the capital outlay system in mind. So, her department right now works on updating the ICIP system (infrastructure, capital improvement plan system). She states that she works closely with entities on getting those plans submitted. If selected for this role, she would make sure that the Collaborative has the proper credentials to submit an ICIP and maybe not this next session but, to at least get some legislative priorities established for the Collaborative. As we're developing out the work that the Collaborative is going to be engaged in and defining, the mission and objectives, that legislators are aware of, particularly those that are serving on committees that are relevant to the work of the Collaborative. As far as the Legislative Finance Committee, some of the interim committees that do work on economic and rural development ends up, taking on the work of housing, because the State hasn't created the infrastructure to support affordable housing projects in the same way it has created infrastructure to support water and road projects. With the next legislation, and if offered the role, it'll be a great learning opportunity to be able to listen in and participate in and spread the good word to the legislators about the work the Collaborative is doing. She states that she has worked through the capital outlay process at the nonprofit, and then on a systematic level in her role at DFA and would be really excited to bring that experience to this role.

Applicant asks how each of the commissioners what brought them to work on the Collaborative.

- **Madame Chair, Talia Freedman states that she is in residential real estate professionally and has taken a strong interest in affordable housing with a City Counselor suggesting her to the commission.**
- **Vice-President, Dan Majewski states that he has been doing community driven advocacy work for a lot of his life. Being self-employed, his main role is Executive Director of the State Chapter of the Urban Land Institute, and through that**

community, learning more about real estate, and getting to know more about land-use is how he is now here. He states that he can resonate with the urgency and the importance of the issue. He states that he is happy to be here and hoping to do great things as a commission.

- Commissioner, Lawrence Rael states that with his role in the City, this has been a challenge for Albuquerque as the community has so many homeless folks that are looking for places to live. The income levels are just not there and he has an interest of trying to get the City, County and State to create opportunities to give our residents a place to live.
- Secretary, Ian Robertson states that he is a ULI member and also used to be an architect. From living in Austin, and later, New York, he was involved in a number of homeless shelters, and saw what an incredibly important issue it was, and how hard it was to solve. Then he became a market rate housing developer, and heard about an opening with the commission and thought that he could offer perspective outside of the normal channels or be a sounding board for what the market rate is doing and create a reality check against the affordable housing side of things. Another thing, is that this coordination component is where a lot of cities are going, and that is exciting to be a part of. He states that the person for this job is going to be super passionate about pulling strings together and lining them up to see the different strengths and weaknesses that already exist to be balanced out to create a solution.
- Commissioner, Steven Anaya states that he has been involved in housing, finance and community development for 30 years. He states that he was a State Director of USDA Rural Development and Directed Fannie Mae offices and recently retired from the Realtors Association. Currently, he sits on City Council in Moriarty. The collaboration and cooperation that is needed to get any project done is seen here. He also has been on the Council of Government Board for years, and the whole regional cooperation is a great effort to focus in on and see how it is going to get done.

Question 8: If you're offered the position, when would you be able to begin?

Applicant states that a respectable timeframe would be 2 to 4 weeks to give her current employer ample notice.

6. Madame chair moves that the committee convene to a closed session to review the applications for position of "Executive Director".

Vice-President, Dan Majewski, second.

Roll call vote to go into closed session:

Chair, Talia Freedman (Yes)

Vice-President, Dan Majewski (Yes)

Commissioner, Lawrence Rael (Yes)

Secretary, Ian Robertson (Yes)

Commissioner, Steven Anaya (Yes)

(All in favor)

Motion passed

7. CLOSED SESSION

8. Madame Chair moves to return to open session at 1:45 P.M.

Secretary, Ian Robertson, second.

(All in favor)

Roll call vote to return into open session:

Chair, Talia Freedman (Yes)

Vice-President, Dan Majewski (Yes)

Commissioner, Lawrence Rael (Yes)

Secretary, Ian Robertson (Yes)

Commissioner, Steven Anaya (Yes)

(All in favor)

9. Madam Chair asks if there is a motion to vote on the selection for the Executive Director.

Commissioner, Lawrence Rael makes a motion to approve Hallie Brown as the new Executive Director of the Collaborative.

Vice-President, Dan Majewski, second.

(All in favor)

10. Commissioner, Steven Anaya moves for Madam Chair to enter into contract negotiations with Hallie Brown.

Commissioner, Lawrence Rael, second.

(All in favor)

11. Adjournment.

**MEMORANDUM OF UNDERSTANDING FOR THE REPORTING OF COUNTY
FUNDING CONTRIBUTIONS TO THE MIDDLE RIO GRANDE HOUSING
COLLABORATIVE**

THIS MEMORANDUM OF UNDERSTANDING ("the MOU") is made and entered into by and between Bernalillo County, New Mexico ("the County"), a political subdivision of the State of New Mexico, and the Middle Rio Grande Housing Collaborative ("the MRGHC"), a joint powers entity formed pursuant to Joint Powers Act, NMSA 1978, § 11-1-1 *et seq.*, effective as of the date of the last signatory hereto.

WHEREAS, on February 21, 2023 the Bernalillo County Commission approved Administrative Resolution 2023-26, declaring the County's intent to collaborate with the City of Albuquerque to establish the MRGHC;

WHEREAS, the resolution appropriated \$500,000 of County funds to the MRGHC to ensure the collaborative's success and with stated intent that the appropriation would be used to leverage other sources of funding;

WHEREAS, the Department of Finance approved the Joint Powers Agreement which established the MRGHC on August 22, 2023;

WHEREAS, the Joint Powers Agreement requires the MRGHC to provide a strict accounting of all receipts and disbursements to the County and the City of Albuquerque on at least an annual basis; and

NOW, THEREFORE, it is agreed between the Parties:

1. The MRGHC shall work with its Fiscal Agent to ensure full and accurate reporting regarding all funds contributed by the County.
2. Reporting to the County shall be done quarterly, commencing upon the first quarter of the fiscal year after receipt of the County's \$500,000 appropriation.
3. The Quarterly Reporting shall consist of a ledger showing the funding source and all expenditures, accompanied by supporting documentation such as invoices/proof of payment.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the last date of execution shown below.

COUNTY OF BERNALILLO

Cindy Chavez, County Manager

Date

APPROVED AS TO FORM:

W. Ken Martinez, County Attorney

MIDDLE RIO GRANDE HOUSING COLLABORATIVE, a Joint Powers entity

Talia Freedman, Chair
Board of Commissioners

Date

MIDDLE RIO GRANDE HOUSING COLLABORATIVE

Monday, November 25, 2024

3:00 p.m.

MID REGION COUNCIL OF GOVERNMENTS (MRCOG) BOARD ROOM

809 COPPER AVE NW

ALBUQUERQUE, NEW MEXICO 87102

A P P E A R A N C E S

TALIA FREEDMAN, Chair

DAN MAJEWSKI, Vice Chair

IAN ROBERTSON, Secretary

LAWRENCE RAEL, Commissioner

STEVEN ANAYA, Commissioner

BEFORE: PAUL BACA PROFESSIONAL COURT REPORTERS

500 4th Street, Northwest, Suite 105

Albuquerque, New Mexico 87102

1 TRANSCRIPT OF PROCEEDINGS

2 CHAIR FREEDMAN: Okay. I think we're going to
3 call the meeting to order, of the Middle Rio Grande
4 Council of Governors Boardroom, and we're the Middle Rio
5 Grande Housing Collaborative. And we'll go ahead and take
6 a roll call. I'm Talia Freedman, Chair.

7 VICE CHAIR MAJEWSKI: Dan Majewski, Vice
8 Chair.

9 COMMISSIONER ANAYA: Steve Anaya,
10 Commissioner.

11 COMMISSIONER RAEL: Lawrence Rael,
12 Commissioner.

13 CHAIR FREEDMAN: And Ian Robertson is on his
14 way. So, do we have a motion to approve the agenda?

15 VICE CHAIR MAJEWSKI: I make a motion.

16 COMMISSIONER RAEL: Second.

17 CHAIR FREEDMAN: All those in favor.

18 ALL: Aye.

19 CHAIR FREEDMAN: Okay. And then, we need a
20 motion to approve the minutes from 9/26/24.

21 VICE CHAIR MAJEWSKI: Moved.

22 COMMISSIONER RAEL: Second.

23 CHAIR FREEDMAN: All those in favor.

24 ALL: Aye.

1 CHAIR FREEDMAN: And we need a motion to
2 approve the minutes from 10/24/24.

3 COMMISSIONER ANAYA: On these also, just say,
4 is there any extension [inaudible 0:01:11]

5 CHAIR FREEDMAN: Oh, okay.

6 COMMISSIONER ANAYA: Yeah.

7 CHAIR FREEDMAN: And then it just goes
8 forward?

9 COMMISSIONER ANAYA: Yeah.

10 CHAIR FREEDMAN: Okay. So, I'm sorry, just
11 procedurally, I didn't say, are there any abstentions to
12 approving the minutes?

13 COMMISSIONER ANAYA: Or -- no, any
14 objections.

15 CHAIR FREEDMAN: Objections.

16 COMMISSIONER ANAYA: Yeah.

17 CHAIR FREEDMAN: Okay. So, any objections to
18 approving the minutes for 10/24?

19 COMMISSIONER ANAYA: No.

20 COMMISSIONER RAEL: No.

21 CHAIR FREEDMAN: So, those pass as well. So,
22 now we have a few moments for public comment.

23 MR. VALDEZ: Did you say public comment?

24 CHAIR FREEDMAN: Yes.

25 VICE CHAIR MAJEWSKI: Yes.

1 MR. VALDEZ: I'm Roger Valdez, Center for
2 Housing Economics and working with the Central Ministries
3 on projects in the international district, and just
4 wanted to say, we're getting closer to making our project
5 at [inaudible 0:01:56] a reality [inaudible 0:01:57] see
6 city regulators, most recently, and just looking forward
7 to working with you all in session to identify the
8 resources to fund that project [inaudible 0:02:08]

9 CHAIR FREEDMAN: Great, thank you.

10 COMMISSIONER RAEL: Madam Chair.

11 CHAIR FREEDMAN: Yes.

12 COMMISSIONER RAEL: Is [inaudible 0:02:15] on
13 our list [inaudible 0:02:17] in our resolution?

14 COMMISSIONER BACA: It's in the [inaudible
15 0:02:21]

16 COMMISSIONER RAEL: It's in the [inaudible
17 0:02:22]

18 COMMISSIONER BACA: [Inaudible 0:02:23]

19 COMMISSIONER RAEL: Okay, I just wanted to
20 know if it was on the list. Okay, thank you.

21 CHAIR FREEDMAN: Okay. Any other public
22 comment? Okay, I think that's it. So, now, we have a
23 presentation from the city and the county about the list
24 of projects that we have in front of us, that we also sat
25 with our resolution. And as we know, it's a living,

1 breathing documents and things might change over time,
2 and we just want to stay abreast of what those changes
3 are.

4 MR. GONZALES: Thank you, Madam Chair. Marcos
5 Gonzalez from the County Economic Development, just to
6 clarify on the list here, we had some changes. I'll let
7 Joseph speak on items 10 through 13, had some bigger
8 changes, but item 16, essentially, what we did and went
9 back to all the developers and asked them to really
10 refine their gap and really give us like a full status
11 update on the project. It's what the Governor's Office
12 have wanted as well. So, wanted to get that to you all
13 which [inaudible 0:03:48] captured in this list.

14 And so, item 16, and the gap went up 7.5
15 million to 20 million, and item number 17 went down 7.5
16 to 3 million. And as you said, this is a dynamic list, so
17 we'll continue to keep it updated as [inaudible 0:04:15]
18 as we hear of them as well. But we plan to use this list
19 during the Study Session, and the other projects that
20 [inaudible 0:04:26]

21 CHAIR FREEDMAN: Great. Thank you.

22 COMMISSIONER ANAYA: Madam Chair, [inaudible
23 0:04:32]. Yes, I want to restate again that this list
24 changes times, in fact, we actually [inaudible 0:04:39]
25 our last [inaudible 0:04:41] which, in which case, the

1 [inaudible 0:04:44] by City Council. So, constantly
2 working on both looking at new developments and also
3 constantly funding new developments and [inaudible
4 0:04:54].

5 So, the list that we have under our
6 restrictions are lists that are embedded for affordable
7 housing [inaudible 0:05:05] it can be funded by the state
8 government. However, by the time we get to the
9 legislature, these numbers will also change.

10 CHAIR FREEDMAN: Okay.

11 COMMISSIONER ANAYA: And some of them may
12 have actually completed the financing by that time.

13 COMMISSIONER RAEL: Madam Chair.

14 CHAIR FREEDMAN: Rael.

15 COMMISSIONER RAEL: Actually [inaudible
16 0:05:26] Marcos [inaudible 0:05:29]. The one acre lot in
17 the North Valley, is that in the list? Marcos, I think,
18 the county owns the property, is that the one that's
19 [inaudible 0:05:39]?

20 MR. GONZALES: Yes. That was the property
21 that we had recently acquired.

22 COMMISSIONER RAEL: Okay.

23 MR. GONZALES: [Inaudible 0:05:46]

24 CHAIR FREEDMAN: That's number 24 [inaudible
25 0:05:54]

1 COMMISSIONER RAEL: Just for your all, sort
2 of, situational awareness, the couple of the Trustees
3 from the village were concerned about this project. And I
4 don't know if much outreach has been done to that area
5 and that community, but I just want to put it out there,
6 so you -- and they're concerned with the potential
7 traffic impacts that might occur.

8 I see that the project, obviously, lacks
9 funding or significant -- well, enough funding. But,
10 anyway, just wanted to make sure you all -- what I'm
11 worried about is, is situations like that on a list like
12 this, that would otherwise get to a representative or
13 [inaudible 0:06:37] or the governor, and then, they
14 become a bit of a red herring for reasons to fund or not
15 fund. So I just wanted to -- for all of our awareness
16 that the Trustees have some concerns with that particular
17 [inaudible 0:06:51]

18 CHAIR FREEDMAN: And that's in the village of
19 Los Ranchos?

20 COMMISSIONER RAEL: No, actually, it's in the
21 city, I think, or the unincorporated area. I'm not for
22 sure. Maybe Marcos knows, but it is right at the boundary
23 of the village of Los Ranchos.

24 CHAIR FREEDMAN: Okay.

25 COMMISSIONER BACA: [Inaudible 0:07:07]

1 CHAIR FREEDMAN: Yes.

2 COMMISSIONER BACA: I think we might be
3 talking about two different types of property. So, the
4 property that was acquired by the county was a surplus
5 property that's so [inaudible 0:07:18]. It's small,
6 [inaudible 0:07:20], that's what [inaudible 0:07:23]

7 COMMISSIONER RAEL: Yeah, right. That's the
8 one.

9 COMMISSIONER BACA: And this one, looks to
10 me, I'm not familiar with 9000 [inaudible 0:07:29]. This
11 looks larger, 35 units, but it's a -- it was like a
12 little surplus piece of property lots that [inaudible
13 0:07:37] money from the governor [inaudible 0:07:39] our
14 real estate folks bought because it's [inaudible 0:07:43]

15 COMMISSIONER RAEL: Yeah. That's why I asked
16 if this is [inaudible 0:07:45]

17 MR. GONZALES: [Inaudible 0:07:45] correct,
18 [inaudible 0:07:46] purchased [inaudible 0:07:49]
19 developer's project [inaudible 0:07:51] see if it is,
20 right now [inaudible 0:07:53]

21 COMMISSIONER RAEL: Okay. So then the project
22 -- I'm sorry, Madam Chair, and Marcos, and Commissioner.
23 So, the project you just described, it's not on this
24 list?

1 COMMISSIONER BACA: I'm sorry that we don't
2 have that second part of the spreadsheet, which was land.
3 Remember, that was [inaudible 0:08:07] --

4 COMMISSIONER RAEL: [Inaudible 0:08:08]

5 COMMISSIONER BACA: -- that that was really
6 important about the Collaborative is to also do some
7 [inaudible 0:08:12] to take a look at when we have
8 opportunities. It was one of those.

9 COMMISSIONER RAEL: Okay.

10 COMMISSIONER BACA: So it's not listed even
11 as a price tag on it, simply available, owned by the
12 county, 1.1 acre.

13 COMMISSIONER RAEL: Fair enough. That's even
14 better. [Inaudible 0:08:23]

15 COMMISSIONER BACA: Yeah. It is better.

16 COMMISSIONER RAEL: Okay.

17 CHAIR FREEDMAN: But that'll be good.

18 COMMISSIONER RAEL: [Inaudible 0:08:26]

19 CHAIR FREEDMAN: Maybe if we review that list
20 next meeting, just to keep wrapping our -- that -- I
21 mean, this fruitful conversation because at least we can
22 say if it comes up, that's not this project, so.

23 COMMISSIONER RAEL: Right.

24 MR. GONZALES: Madam Chair, we can certainly
25 [inaudible 0:08:43] this electronically and [inaudible

1 0:08:45] listing of the properties that are available for

2 --

3 CHAIR FREEDMAN: Okay.

4 MR. GONZALES: -- [inaudible 0:08:49] for the
5 property [inaudible 0:08:51], so we'll have that list
6 [inaudible 0:08:54] Collaborative --

7 CHAIR FREEDMAN: All right. Sounds good.

8 MR. GONZALES: -- now that we're [inaudible
9 0:08:57]

10 COMMISSIONER RAEL: I don't want to belabor
11 the point. I have one more question for both Marcos and
12 for Joseph. The amounts that you all described here as
13 gap to be funded, are those numbers that we're getting
14 from the developers who want to do the project, or are
15 those numbers you are [inaudible 0:09:15] and agree that
16 that number is correct? Again, just for clarity, so that
17 if we're representing something up there, we have a sense
18 of what's [inaudible 0:09:23]. And if they're just
19 guesstimates, that's fine too. Just want to make sure
20 we're all [inaudible 0:09:27]

21 MR. MONTOYA: If I may.

22 CHAIR FREEDMAN: Yes, please.

23 MR. MONTOYA: Madam Chair, Commissioner. So,
24 the projects that the city [inaudible 0:09:33] have
25 already been vetted and reviewed, so we've already done

1 the underwriting for them, so we actually know [inaudible
2 0:09:41] changes [inaudible 0:09:41] if interest rates
3 change, or something of that nature, if the deal doesn't
4 go through, that that may change, but those are fairly
5 close to the number of amount of money to be [inaudible
6 0:09:53]

7 MR. GONZALES: Madam Chair, and Commissioner
8 Rael, the amounts that we have are from discussions with
9 the developers, how much they say they need to make the
10 project come to fruition. And on your last point,
11 Commissioner Rael, the 9000 Veranda is [inaudible
12 0:10:12] by the Housing Authority, so 24 and 25 apartment
13 by the Housing Authority, and it's their redevelopment of
14 their existing facilities [inaudible 0:10:19]

15 COMMISSIONER RAEL: Right. Okay, thank you so
16 much. [Inaudible 0:10:24]

17 CHAIR FREEDMAN: And just to -- I mean, I
18 feel like I know the answer, but do you feel like the
19 developer numbers [inaudible 0:10:31]?

20 MR. GONZALES: Madam Chair, most of the
21 developers on this list are [inaudible 0:10:39]

22 CHAIR FREEDMAN: Okay. Sounds good.

23 COMMISSIONER RAEL: Madam Chair, my
24 compliments to the staff, we can actually read these.

25 CHAIR FREEDMAN: No kidding. Yeah.

1 MR. GONZALES: Madam Chair.

2 CHAIR FREEDMAN: Yes.

3 MR. GONZALES: [Inaudible 0:10:58] we would
4 like to pull up the [inaudible 0:11:00]

5 CHAIR FREEDMAN: Oh, okay. Yeah, I think
6 that'd be a great idea. We set aside some time for this
7 today, so.

8 COMMISSIONER RAEL: Madam Chair, while he's
9 doing that, maybe we would like to introduce a special
10 guest here.

11 CHAIR FREEDMAN: Yes, absolutely.

12 COMMISSIONER RAEL: [Inaudible 0:11:23]

13 CHAIR FREEDMAN: Yeah. Thank you. We have the
14 new County Manager, Cindy Chavez. Welcome. And I don't
15 know if you want to say a few words, you're welcome to,
16 or you can smile and wave. Totally up to you.

17 COUNTY MANAGER CHAVEZ: Well, I'm just really
18 excited to be with all of you. Housing is a real top
19 priority for me personally. I know it is from the
20 leadership of the Commission, and I know they're going to
21 put me to work on this right away. So, I'm delighted to
22 be with all of you today.

23 CHAIR FREEDMAN: We're glad to be working
24 [inaudible 0:11:57].

25 MR. GONZALES: Oh, [inaudible 0:12:11]

1 CHAIR FREEDMAN: Just [inaudible 0:12:22]

2 COMMISSIONER RAEL: [Inaudible 0:12:24]

3 CHAIR FREEDMAN: Just gets worse. It's
4 getting worse.

5 COUNTY MANAGER CHAVEZ: [Inaudible 0:12:28] A
6 and B.

7 COMMISSIONER ANAYA: [Inaudible 0:12:32]

8 MR. GONZALES: [Inaudible 0:12:38] the same
9 list that we had handed out the first time. I don't
10 believe that we've added any properties, [inaudible
11 0:12:45]

12 MR. MONTOYA: Yes, that's correct.

13 COMMISSIONER BACA: Madam Chair. So, just the
14 [inaudible 0:12:57], the item on there is one of those --
15 the triple asterisks, because those were the [inaudible
16 0:13:02].

17 COMMISSIONER RAEL: Oh, right.

18 COMMISSIONER BACA: So, it's further down, I
19 don't see a line number, but it's 4th and Vineyard.

20 CHAIR FREEDMAN: 4th and Vineyard.

21 COMMISSIONER RAEL: Oh, that's [inaudible
22 0:13:11]

23 CHAIR FREEDMAN: Oh, that's the [inaudible
24 0:13:11]

1 COMMISSIONER BACA: [Inaudible 0:13:11] is
2 1.11.

3 COMMISSIONER RAEL: That's the one. Thank you
4 so much.

5 COMMISSIONER BACA: Yeah.

6 CHAIR FREEDMAN: And you said that one, it's
7 1.1 acres?

8 COMMISSIONER BACA: Yes.

9 CHAIR FREEDMAN: [Inaudible 0:13:22]. Okay.

10 COMMISSIONER RAEL: And Madam Chair, and
11 Marcos or Commissioner Baca. Are we going to include this
12 list as well to this [inaudible 0:13:32] resolution? And,
13 you know, [inaudible 0:13:38]

14 CHAIR FREEDMAN: You know, that's a good
15 question. I mean, I was -- I mean this was just a
16 representation of potential future development, but not
17 really a part of the ask, right?

18 COMMISSIONER BACA: So, Madam Chair. Now,
19 this is an important piece of the puzzle, because those
20 with asterisks were the ones were purchased. We want to
21 let the Governor to get the message that we used her
22 money wisely [inaudible 0:14:04]

23 CHAIR FREEDMAN: Oh, okay. Okay.

24 COMMISSIONER BACA: They are a different --
25 it's an apple list and an orange list, if you will, like

1 that, but it is -- and it's something that, you know,
2 show some progress.

3 CHAIR FREEDMAN: Okay.

4 COMMISSIONER BACA: But I think that today's
5 meeting was about, what is our communication, what is the
6 best way to communicate --

7 CHAIR FREEDMAN: Yes.

8 COMMISSIONER BACA: -- all this to the
9 Governor and to the legislature. They've seen it. So,
10 that's the critical part of it [inaudible 0:14:33] --

11 CHAIR FREEDMAN: Yes. Yes.

12 COMMISSIONER BACA: -- this, to me, is one of
13 great -- it's important because it has the East Central
14 Ministries properties on it [inaudible 0:14:42]

15 CHAIR FREEDMAN: Okay.

16 COMMISSIONER BACA: This has, you know,
17 properties of the community [inaudible 0:14:47] have
18 affordable housing in their community, so that's big. So,
19 I would hate for it to go by the wayside, but I
20 understand what you're saying is how we're communicating
21 it to the legislature.

22 CHAIR FREEDMAN: Yeah. And what is each item
23 -- what tool is each item doing? So, if this -- if the
24 land banking [inaudible 0:15:07] demonstration of
25 [inaudible 0:15:08] funds responsibly and we're moving

1 | this project forward, we kind of know what each piece is
2 | doing, and now we can all kind of learn how to speak to
3 | all of it.

4 | COMMISSIONER BACA: And we really hope this
5 | grows with other available surplus property by the city
6 | and county that could be turned into housing for no cost.

7 | CHAIR FREEDMAN: Yeah. Absolutely. That's one
8 | of our primary missions here, I think, that we'd be able
9 | to move forward on, really, with staff [inaudible
10 | 0:15:40] some funding, hopefully. Yeah.

11 | MR. GONZALES: Madam Chair, [inaudible
12 | 0:15:44] properties [inaudible 0:15:47] to identify
13 | qualified entities to actually develop a [inaudible
14 | 0:15:52] partnership to develop these properties to
15 | [inaudible 0:15:58] and operate. [Inaudible 0:16:00]
16 | working on a really successful project, working on right
17 | now at the county and to be able to use that as a
18 | demonstration project, and really, a mechanism that, at
19 | the county, we can use to copy and paste, so to speak,
20 | with other [inaudible 0:16:18] properties on that piece
21 | [inaudible 0:16:20] city has a robust RFP process, and
22 | the county [inaudible 0:16:24] city to copy that
23 | [inaudible 0:16:27]

24 | CHAIR FREEDMAN: Right.

1 COMMISSIONER BACA: Madam Chair. One more,
2 Union Square is another one [inaudible 0:16:34] right
3 there. And if you all [inaudible 0:16:39] Transportation
4 Center is a county facility that used to serve as office
5 space [inaudible 0:16:48] and it's in the east downtown
6 [inaudible 0:16:57] officially is, is that right? And
7 it's a real potential, and we're talking about early next
8 year, working with the city to move that forward. We have
9 a [inaudible 0:17:06] who's also very supportive of this,
10 so it could prove to be a true partnership. It's just
11 that it's built as an office space.

12 CHAIR FREEDMAN: So it'd be a big conversion?

13 COMMISSIONER BACA: But there's a lot of open
14 surface parking, it could be found out for something
15 different, and it could be a [inaudible 0:17:30] onto the
16 area [inaudible 0:17:34] and improve, revitalize that
17 area. So, I -- that's why this list is important to me,
18 because it kind of holds the history of where we started
19 with this Collaborative.

20 COMMISSIONER RAEL: And so Madam Chair, maybe
21 the idea is to get to the discussion item on legislature,
22 is find a way to structure this table into our
23 presentation to legislature and the Governor. I think the
24 county and the city's perspective of -- the staff's
25 perspective of, look, let's find public [inaudible

1 0:18:10] properties that further reduce the cost of
2 [inaudible 0:18:14]. And, you know, [inaudible 0:18:17]
3 it to good use, so that we can create opportunities for
4 the [inaudible 0:18:19].

5 So, as Commissioner Baca just presented,
6 this property here is [inaudible 0:18:28], it's not being
7 utilized, we just got to --

8 CHAIR FREEDMAN: Right.

9 COMMISSIONER RAEL: -- find a way to present
10 those in a way, so that that way, there's not [inaudible
11 0:18:36] -- because all of these others on this list here
12 are all going to be subject to conversations because of
13 the politics of democracy in the legislature. Well, you
14 know, you'll have folks who might like this and some may
15 not. And neighborhoods don't all know about these and
16 that sort of thing. So, you have all that kind of stuff
17 that, you know, that gets batted around during the
18 session, but just got to find a way to incorporate this,
19 because I do think there's a lot of value in showing this
20 list as well [inaudible 0:19:06]

21 CHAIR FREEDMAN: And I think that one -- this
22 project, in particular, also speaks to revitalization of
23 neighborhoods, and there's a lot of -- and collaboration
24 with the city and county, there's a lot to it. So, there
25 may be some, just in terms of the presentation, that

1 | might help for all of us, is some key projects that might
2 | make sense for us to all really kind of deep dive into
3 | and have a really deep understanding, so that we all
4 | understand the importance of each one of the talking
5 | points. And then, any other pieces of land on this list
6 | or properties that anyone feels like would be critical to
7 | highlight in that kind of specific way? I mean, the
8 | answer may be all of them, but -- and that's okay too,
9 | but if there are any other really kind of key pieces that
10 | we should start learning more about and wrapping our
11 | heads around? [Inaudible 0:20:17]

12 | COMMISSIONER RAEL: It's difficult for me as
13 | well.

14 | CHAIR FREEDMAN: [Inaudible 0:20:19]

15 | SECRETARY ROBERTSON: If I could make one
16 | comment about this list is, I know these don't represent
17 | real projects, but as someone unfamiliar with how the
18 | county moves ahead with land that they own, it's
19 | impossible to say what is this going to be, but is there
20 | just a way of saying, what would the hypothetical next
21 | step be, like is it always an RFP that goes out to
22 | developers, is it, whatever, then, you know, you don't
23 | know how many units, you don't know what it is, but you
24 | kind of know, what would it take to take this project
25 | from here to the next steps? It's just an RFP that's

1 | actually really accessible and easy for people to
2 | imagine.

3 | MR. MONTOYA: Madam Chair, if I may speak to,
4 | at least, how the city does it. So, we've actually put
5 | our piece for both plans and land and financing together,
6 | so that we've analyzed what it would take to be able to
7 | get the property, and the money that would take the gap
8 | financing to be able to create the [inaudible 0:21:18].

9 | So, it is, from our perspective, yes, it is
10 | an RFP process. And so then, we put it out to different
11 | developers, anybody who [inaudible 0:21:28]. And then,
12 | they're allowed to deal with it. Now, in some instances,
13 | like for instance, our next RFP, we have a piece of
14 | property that's already subdivided, it's already single
15 | family home, has an infrastructure in place already, it's
16 | ready to go. So, we know the number of units [inaudible
17 | 0:21:44]. We have it.

18 | In other areas, we know what the maximum
19 | amounts, because of the zoning that is -- not that when
20 | you get inside [inaudible 0:21:51], those things change
21 | [inaudible 0:21:54]. What we do is put the maximum amount
22 | of affordable units, or the minimum amount of affordable
23 | units in order to make sure that our goals are met
24 | [inaudible 0:22:03] met by that time [inaudible 0:22:05]

1 MR. VALDEZ: Madam Chair, I don't know if you
2 can indulge me. Keep in mind that three of those
3 properties, Wyoming, Central, and Alvarado and Alcazar
4 were purchased with funds from the Governor at the
5 request of a capital outlay request the East Central
6 Ministries made during the Session in 2024. So, those
7 were intended to be donated to a community land trust, so
8 I have to keep emphasizing that, and we're currently
9 working with the county. I think, we're close to getting
10 to a place where -- that those -- we figured out a
11 process to donate those in a efficient way, but just -- I
12 wish that those were flagged in the notes, if you could,
13 somebody could do that so that --

14 MR. GONZALES: Sure. We have [inaudible
15 0:22:58] that you have to [inaudible 0:23:02] qualified
16 entities [inaudible 0:23:06] to be able to do such
17 transfer, so we're working through that process in order
18 to ensure qualified entities are identified when making
19 that [inaudible 0:23:16]. So that's something that we're
20 working on. And once we have that created, we can go
21 through that with the Collaborative as to how that
22 qualified entity process works.

23 CHAIR FREEDMAN: Yeah.

24 MR. VALDEZ: And, Madam Chair, the materials
25 for qualified grantee have been submitted to the county

1 and have been submitted to MFA. And MFA has communicated
2 back, through me to the county, that the county can make
3 that decision, and that they will affirm that decision.
4 So, we, the East Central Ministries, has submitted all
5 the necessary paperwork to be a qualified entity.

6 CHAIR FREEDMAN: Okay. And so the county is
7 sorting out the process, and [inaudible 0:24:01]

8 MR. GONZALES: Madam Chair, we're working on
9 our process and [inaudible 0:24:04]

10 CHAIR FREEDMAN: And that was Wyoming's --

11 MR. MONTOYA: Madam Chair, [inaudible
12 0:24:10]

13 CHAIR FREEDMAN: Yeah.

14 MR. MONTOYA: But we would be willing to do
15 also to -- so that everybody has a common understanding
16 for that process, is what the [inaudible 0:24:17]
17 requirements are and things of that nature. We'd love to
18 be [inaudible 0:24:19] presentation for policy [inaudible
19 0:24:22] of the statute requirements, the regulatory
20 requirements, so everybody has a clear understanding --

21 CHAIR FREEDMAN: Yeah.

22 MR. MONTOYA: -- of what that regulatory
23 requirements is about, --

24 CHAIR FREEDMAN: Yeah.

1 MR. MONTOYA: -- because if any entities go
2 into that business, has to adhere by those regulatory
3 requirements.

4 CHAIR FREEDMAN: Yeah, I think that'd be a
5 good idea.

6 COMMISSIONER RAEL: So Madam Chair, I think
7 we're sort of at that point, maybe talking about which
8 way the [inaudible 0:24:51] since we've done the list
9 [inaudible 0:24:55]

10 CHAIR FREEDMAN: I agree.

11 COMMISSIONER RAEL: Yeah.

12 CHAIR FREEDMAN: Yeah. Shall we move on to
13 that? I think I'm starting on that a little bit, but,
14 yes, we wanted to -- This is a good segue, I think, to
15 just talk about how some of those communications might
16 happen. Lawrence's suggestion was putting together a
17 letter that shows with the list and the resolution that
18 we passed, and communicating that to interested parties,
19 Governor's office legislators. And -- but I think part of
20 what we wanted to just talk about was other people's
21 thoughts on how best to communicate.

22 Steve, we thought you might have some input
23 on how this process works. Like I've said, I've been able
24 to do a deep dive on affordable housing, but governmental
25 communications, not so much. So, we're definitely going

1 to look to you guys, and other elected officials

2 [inaudible 0:25:51]

3 COMMISSIONER RAEL: So, I'll start chiming
4 for Steven --

5 COMMISSIONER ANAYA: Okay.

6 COMMISSIONER RAEL: -- and if you don't mind
7 [inaudible 0:25:56] here. So my thought would be that we,
8 you know, get a formal letter from the Collaborative to
9 the Governor's office and to the leadership of the
10 legislature, at least, to give them a copy of the
11 resolutions, along with this document, Exhibit A, and we
12 might as well label the other one, Exhibit B, so that way
13 they can differentiate between the two.

14 My thought would be, is in that letter, we
15 give a quick summary of Collaborative and its role.
16 Recognizing both that the city and the county may have
17 their own approaches to lobbying for those funds, but
18 that we, at least, are all on the same page that that the
19 money that we're asking for and support that we are
20 asking for, just it's for affordable housing in our
21 community [inaudible 0:26:48].

22 And then, also -- then maybe also asking,
23 you know, depending on the audience here, I would say,
24 and Steve, help me out here, I would say, with the
25 Governor's office, is trying to get a meeting with,

1 obviously, it'd be great to have one with her, but if
2 not, at least with her key person that will be doing the
3 work during the Session so that we can at least, you
4 know, make the presentation, so that they're fully
5 informed.

6 And then, on the leadership side of the
7 house, i.e. the Speaker of the House and President Pro
8 Tem, and other folks that we all think might be
9 appropriate, simply because we all know that housing is
10 going to be at the top of the agenda statewide, we just
11 want to make sure that, you know, we've got the right
12 folks, you know, some of the right people in the
13 Committees.

14 But anyway, the point would be with them is,
15 with them is finding some time to have conversations.
16 Those don't always happen, especially this close to the
17 Session already, you know, they're busy and they're
18 getting inundated, I suspect, with lots of requests, but
19 trying to find a way to get to the key people, both
20 county and city, and even actually MRCOG all have
21 lobbyists that are very active, and well respected in
22 legislature. We need to also have, maybe, Madam Chair,
23 maybe yourself, and me and/or maybe Steve and I,
24 whatever, however, you'd like, meet with them and get a
25 real [inaudible 0:28:12] about whether or not -- and I

1 | look at my friend, Larry Moran, here because he does this
2 | on a full time basis during the session. And even,
3 | actually, the County Attorney [inaudible 0:28:24] on
4 | this, but getting a sense of where we -- where who and
5 | when we should talk and make a presentation, I mean, I
6 | think that's part of all our role as a new group on -- or
7 | a new team in the field, if you will. And recognizing,
8 | look, the two branches of government, the city and the
9 | county have a very different approach on these issues, in
10 | general. But it -- but they do find commonality, from
11 | time to time, on issues they both agree on. And I think
12 | this one is indicative of both the Mayor and the Council,
13 | and the Commission all finding at these commonality that
14 | affordable housing is important.

15 | We may all sort of have a little bit of a
16 | different approach to how we get to the mechanics of
17 | that, but once the money's there, if they -- if we're so
18 | successful, I suspect nothing changes people's minds and
19 | seeing [inaudible 0:29:17] and trying to figure out how
20 | to get their hands on it. And that may be a way to -- for
21 | us down the road, but I think we've got all be on the
22 | same page. So, I don't want to belabor it too much, but I
23 | think getting a letter to them and to the folks that are
24 | in key positions, and then, setting up some small, you
25 | know, I don't think all of us, as a Board, need to be

1 | there. Probably two of us, perhaps. And, again, maybe
2 | staying in touch with both city and the county,
3 | expectedly, about what they're hearing or what their
4 | concerns might be at the, sort of, next level.

5 | And then obviously, making sure that our
6 | lobbyists are all, at least, saying the same thing, even
7 | though they're not a Commission lobbyist, but they are
8 | representing the member governments that we represent.

9 | CHAIR FREEDMAN: Right, right, right. And I
10 | think one of the things we want to highlight, I think, in
11 | the letter is that the city and county are already making
12 | really concerted efforts to work together on housing and
13 | [inaudible 0:30:17] helping the county develop an RFP
14 | process, and having some properties that they're working
15 | on together, just to prove, we heard you, we're already
16 | collaborating. This entity is even more of a
17 | demonstration [inaudible 0:30:32], so.

18 | COMMISSIONER ANAYA: Yeah, Madam Chair, I
19 | think, probably two things. One is we need to be very
20 | clear of what the ask is to give them a list and they
21 | pick from it. Do we -- I mean, [inaudible 0:30:48] they
22 | get a thousand requests, but they really --

23 | CHAIR FREEDMAN: Yeah.

24 | COMMISSIONER ANAYA: -- what is -- what -- we
25 | need to be clear of what the ask is, number one. Number

1 two is, with the city and the county, are there going to
2 be any other requests for affordable housing, or is this
3 -- or is it going to be on this list? And, I guess, just
4 so we know how to approach it, because if there's going
5 to be other requests, we're going to all be competing
6 against each other for that.

7 CHAIR FREEDMAN: Yeah.

8 COMMISSIONER ANAYA: And, again, I think we
9 just need to be real clear. What is -- what's the ask
10 here. And, obviously, I agree with Lawrence, I think we
11 go to the Governor, she's got her pot of money, and then
12 the legislators will have their pot of money. And if we
13 could access some from the Governors, and then, whatever
14 legislators, then, obviously, the Albuquerque-Bernalillo
15 County legislators be the key there.

16 But, exactly, what is it we're -- what is it
17 we're going to ask for? Because, yeah, we can go meet
18 with them, we talk real good, but -- and the bottom line,
19 okay, what is it you really need? And, okay, you know,
20 here's what we need. I don't know if they've determined
21 how much money everybody's getting capital outlay or
22 what's going to go to housing, and I'm not even sure,
23 either about the money that's been appropriated to
24 housing, does some of this fit in that bucket or -- so, I

1 think, again, I think we just need to be real clear about
2 what and where we're asking.

3 COMMISSIONER RAEL: So, on that score, let's
4 just sort of [inaudible 0:33:00] going down a bit. So,
5 the ask is that we're asking for \$100 million to be put
6 into a fund to support affordable housing, I'm assuming
7 in Bernalillo County, but let's just say, to --

8 COMMISSIONER BACA: Yes.

9 COMMISSIONER RAEL: -- support affordable
10 housing.

11 COMMISSIONER BACA: Yes.

12 COMMISSIONER RAEL: Number one. Number two,
13 this list represents projects that are -- would be, if
14 you will, helped if that money was available. This was
15 designed to, basically, to give the officials in Santa Fe
16 a sense that we're not just -- we just didn't come up
17 with \$100 million out of thin air. We have to --

18 CHAIR FREEDMAN: It's to achieve these goals
19 [inaudible 0:33:47]

20 COMMISSIONER RAEL: Right. And then -- and
21 which would include some of the other list [inaudible
22 0:33:51] projects on this. Where Steven, his wisdom, is
23 actually -- is absolutely correct. What we need to sort
24 of be vigilant about is not getting legislators to think,
25 oh, my God, \$100 million. How about if I just give you

1 \$4.5 million for the Casitas del Camino? And that's my --
2 that's our [inaudible 0:34:11], right? Because, you know,
3 it's -- what do they say about politics? It's all local.
4 And, you know, and every representative, every legislator
5 is going to see these lists, right? So that is the -- you
6 do run that challenge [inaudible 0:34:28]

7 CHAIR FREEDMAN: That they're going to pick a
8 project and say, I'm going to give you money for that
9 project.

10 COMMISSIONER RAEL: [Inaudible 0:34:30] --
11 Yeah. And in some ways, however, that may not be all bad.

12 CHAIR FREEDMAN: Right.

13 COMMISSIONER RAEL: And that if we don't get
14 \$100 million, we might get some projects done.

15 CHAIR FREEDMAN: Right.

16 COMMISSIONER RAEL: Which is sort of a twofer
17 in some ways. However, I think we've got to be really
18 clear, because in some ways, we have some, should I say,
19 some insulation as a Commission. In that, we don't
20 actually represent a specific district or a legislative
21 district, like a Commissioner does or like a City
22 Councilor does. Albeit the Mayor represents the whole
23 city as well, but some represent the [inaudible 0:35:03]
24 Bernalillo County. We sort of do that.

25 CHAIR FREEDMAN: Yeah.

1 COMMISSIONER RAEL: So, in many ways, for us,
2 being able to say, look, we're looking at this from a
3 bigger picture. We're looking at it from the \$30,000
4 level. We need \$100 million just to do all kinds of
5 projects. And albeit this list is important, and they
6 could be funded, but if we get something, we could do a
7 lot more than just what's on this list.

8 CHAIR FREEDMAN: Right.

9 COMMISSIONER RAEL: So I think that that's
10 sort of --

11 CHAIR FREEDMAN: [Inaudible 0:35:26]

12 COMMISSIONER RAEL: -- the ask. Because I do
13 think that, at the end of the day, like anything else,
14 someone's going to call Joseph, someone's going to call
15 Marcos or, you know, or they even call the elected
16 official and say, hey, tell me, I really like this
17 project, that, you know, Casitas del Camino, you know,
18 can we just give you guys money for that project? And can
19 you get it done? And then, of course, you know, we're
20 always going to say yes [inaudible 0:35:51]

21 CHAIR FREEDMAN: [Inaudible 0:35:52] yes,
22 [inaudible 0:35:53]

23 COMMISSIONER RAEL: But, you know, the
24 problem becomes when they give you only \$250,000 on a \$4

1 million project, and then, they expect you to deliver in
2 the next four years [inaudible 0:36:03] --

3 CHAIR FREEDMAN: Yeah.

4 COMMISSIONER RAEL: -- you know, sort of, you
5 know, that's like a [inaudible 0:36:06]. So we've got to
6 also talk about that. But anyway, if you don't mind,
7 Madam Chair, I just know Larry's and Steve both have done
8 lobbying. So, maybe Larry can give us a little bit of
9 flavor from his role for others, and any thoughts in this
10 approach?

11 MR. MORAN: Thank you. Thank you, Madam
12 Chair. Larry Moran, General Counsel and Lobbyist from the
13 Mid-Region Council of Governments [inaudible 0:36:35]. A
14 couple of things come to mind. I think your approach on
15 capital outlay for [inaudible 0:36:40] specific projects
16 is right. But if you're looking for \$100 million for
17 total project costs, I don't think you can do it and
18 probably can't do it in capital outlay, because you're
19 going to -- it's going to be an ongoing fund and you're
20 going to have a reversion problem.

21 So, I don't know if you consider you're
22 going to create a mechanism to create a fund at the state
23 level that they could put the money in to give you almost
24 like a trust fund [inaudible 0:37:02], they've been
25 establishing a lot of those. Although I think \$100

1 million is a pretty steep to ask for them, just because
2 you're competing so much with all the other -- with the
3 other projects.

4 And I think to answer Commissioner Rael's
5 question, no, they don't know yet what they're going to
6 have for capital outlay. But I think their total last
7 year, the Governor's pot was \$175 million, if I remember
8 right, but she spent on projects. House members got about
9 2.5 and senators got 4.1-ish.

10 But for something big like this, it may be
11 more of a -- I think they put their funding in for
12 housing, they put it through a couple different places.
13 TFA got some money last year, and MFA got pots of money
14 [inaudible 0:37:43]. So, is it -- is that the right
15 mechanism for you to get funding for your projects or do
16 you need to have a separate special fund set up for
17 housing, in general?

18 I think that climate wise, it may be a
19 little late in the game, that doesn't mean it's too late,
20 but it's a little late in the game to start a new
21 discussion about a trust fund, but they're receptive to
22 it, because the legislators use them a lot decently
23 because of the [inaudible 0:38:07] a lot of oil and gas
24 money, and housing is a big hot topic. So, I think your
25 strategy's right [inaudible 0:38:14] the first meeting

1 with Governor and her housing coordinator, Daniel
2 [inaudible 0:38:17], I think [inaudible 0:38:18] --

3 COMMISSIONER RAEL: Right.

4 MR. MORAN: -- [inaudible 0:38:20] funding on
5 it, but that's -- I mean, there's a couple of different
6 [inaudible 0:38:23]. You could get -- you might get
7 several of different projects funded through capital
8 outlay. I would target which ones you can, that you would
9 get [inaudible 0:38:30] for the Governor. I don't know if
10 that helps at all.

11 COMMISSIONER ANAYA: Madam Chair.

12 MR. GONZALES: Madam Chair, [inaudible
13 0:38:34] looking at doing it with the housing trust fund
14 that's already set up, is the money that we're going to
15 be deferring to that is to have a portion of that
16 segmented off or identified to come to Bernalillo County
17 for 100 million. So, the money that's already allocated
18 and going to the housing trust fund to save [inaudible
19 0:38:55] 100 million, specifically, that's supposed to go
20 to [inaudible 0:39:00] county.

21 MR. MORAN: So, it's an existing fund --
22 you're using the existing housing trust fund?

23 MR. GONZALES: Yeah.

1 MR. MORAN: Are you -- and then you just want
2 to make sure that the appropriation is the one year
3 appropriation, so that way you have time to spend.

4 MR. GONZALES: [Inaudible 0:39:08]

5 MR. MORAN: Because, otherwise, it reverts
6 [inaudible 0:39:10]

7 MR. GONZALES: [Inaudible 0:39:12]

8 MR. MORAN: Looks like you guys [inaudible
9 0:39:13]

10 CHAIR FREEDMAN: So, there's an existing
11 housing trust fund [inaudible 0:39:18]

12 MR. MONTOYA: Madam Chair, yeah, the housing
13 trust fund has been in existence for -- since the
14 affordable housing act was created.

15 CHAIR FREEDMAN: Okay.

16 MR. MONTOYA: So, it's operated by [inaudible
17 0:39:27] finance facility, and then, they use that funds
18 for [inaudible 0:39:30], almost all the housing funds,
19 exception of capital outlay funds that can go to
20 individual cities and counties, go to the housing trust
21 fund and it's distributed for that. They were -- we did
22 agree with the MFA and the county and the city, is that
23 there'd be a 10% set of sites that citizen counties can
24 access for that, so that was part of our legislative ask
25 that's currently now what MFA is actually [inaudible

1 0:39:54] their ability to put a set aside [inaudible
2 0:39:57], so that's already part of their [inaudible
3 0:39:59]

4 CHAIR FREEDMAN: Great. So they're already
5 asking for what we put on our list as well --

6 MR. MONTOYA: [Inaudible 0:40:03]

7 CHAIR FREEDMAN: -- [inaudible 0:40:03]

8 MR. MONTOYA: That's correct.

9 CHAIR FREEDMAN: That's great. So the
10 mechanism's already existing, the trust fund, so we -- it
11 sounds like we don't have to worry about that piece. It's
12 good to know.

13 COMMISSIONER RAEL: Madam Chair, I'm sorry,
14 just for clarification for everybody, especially for us,
15 for [inaudible 0:40:20] we're talking. So, [inaudible
16 0:40:22] to understand it, the \$100 million we are asking
17 for is to, basically, set aside, out of that trust fund,
18 \$100 million. It would come for affordable housing, or in
19 Bernalillo County for the city and the county to continue
20 affordable housing projects. Is that correct?

21 MR. MONTOYA: Madam Chair, Commissioner, no.
22 So that's a very good point to make. Thank you very much
23 [inaudible 0:40:49] clarification. So, the current
24 resolution that has been passed is for attempt for a half
25 a billion dollars to go to the housing trust fund. And

1 that was the amount that was originally allocated where
2 the Governor was supporting last year, to go to New
3 Mexico housing trust fund, and MFA has agreed that they
4 would put a 10% set aside for municipalities and counties
5 to access a 10% set aside to go directly to that.

6 Our ask is separate. We want to do is have
7 an ask of that amount of money going directly to the city
8 or the county, 50-50 doesn't matter, so that we can
9 allocate those funds without them. So, Commissioner,
10 [inaudible 0:41:33] important terms of asking that
11 particular question, there are two different asks.

12 CHAIR FREEDMAN: Okay.

13 MR. MONTOYA: And we should be clear about
14 that, that we are supportive of MFA's ask, because that's
15 normally, traditionally, where the funds go to [inaudible
16 0:41:44]. But we want to increase the direct allocation
17 to the city and county, and we've demonstrated by this
18 list alone, that we have the ability to spend that money
19 fairly quickly, because we already have [inaudible
20 0:41:58] out, we already know we didn't fund 80% of
21 people out asking for money. And so, we have that money
22 available, we will be able to put out that money to
23 create those projects [inaudible 0:42:07], so that's the
24 [inaudible 0:42:08]

1 CHAIR FREEDMAN: Okay. So the MFA ask is what
2 would go to the trust fund, the 100 million from -- and -
3 - from our resolution is a separate ask that we -- that
4 would be distributed, presumably, the city and county,
5 because, as I've now learned, we can't actually,
6 technically, receive funds without an affordable care act
7 and affordable care plan. Right?

8 MR. MONTOYA: Affordable housing act, plan,
9 yeah, care.

10 CHAIR FREEDMAN: Housing act. Thank you.

11 MR. MONTOYA: They don't care about care.

12 CHAIR FREEDMAN: Housing. Housing. Sorry.

13 MR. MONTOYA: That's correct.

14 CHAIR FREEDMAN: Yeah.

15 COMMISSIONER ANAYA: So, Madam Chair, Joseph,
16 would that be a legislative approval that needs to be
17 done or is that a MFA Board approval?

18 MR. MONTOYA: Madam Chair, so the MFA Board
19 has already approved our request, and it was a joint
20 city-county request to put a set aside as part of their
21 request. Their assumption being of course that city-
22 county would support that. And that also we would have
23 other entities, such as the League of Cities and
24 [inaudible 0:43:13] League and the Association of

1 Counties supporting that request because it's the first
2 time that funds can go directly.

3 Now, right now, the state only has the
4 ability to appropriate funds, not to individual
5 organizations, right, has to go to cities and counties,
6 because they don't have an affordable housing plan or has
7 to be done through ordinance. So, they have provided, in
8 very successful recent times, providing the city and
9 county funds to be able to use. Now, all the funds we've
10 received today have been generalized. It's to be used for
11 affordable housing. And so we put it in a pot, and we put
12 our keys out for that pot, that's how we do it.

13 We would highly recommend that that's how it
14 continues to be done, because it still has to go through
15 the filtering of affordable housing act, in order to be
16 able to allocate the money is legitimate. So, it becomes
17 very difficult for us if there is funds particular to a
18 project, and it's underfunded, or we don't have a
19 contract with that organization yet.

20 So, we often talk -- so it just happens that
21 the funds that we received that have been allocated to a
22 particular development, we already have a contract with
23 that development, so that we can add it to our
24 contractual relationship, and because we've already done
25 the procurement, have the ability to provide those funds

1 [inaudible 0:44:33]. Otherwise, the mechanics of it can
2 get very difficult.

3 COMMISSIONER RAEL: So, Madam Chair, just so
4 that we're [inaudible 0:44:41] in just a little bit. So,
5 the set aside that we're -- that you're talking about has
6 already been approved by the MFA Board --

7 MR. MONTOYA: Correct.

8 COMMISSIONER RAEL: -- to go to cities and
9 counties across the state. How much money would that be,
10 in essence?

11 MR. MONTOYA: Madam Chair, Commissioner, it
12 depends on how much they get. So, it's a percentage of
13 the total amount they get. They are asking for a half a
14 billion dollars.

15 COMMISSIONER RAEL: They're asking for a
16 hundred million?

17 MR. MONTOYA: Half a billion.

18 CHAIR FREEDMAN: Half a billion.

19 COMMISSIONER RAEL: Half a billion. Oh, I'm
20 sorry, I didn't hear that. Okay. So half a billion. Okay.
21 So, in our resolution, we supported that component. We
22 also then supported another hundred million to increase
23 the trust fund to 100 million, or did we -- we didn't
24 specify it, right? So --

1 CHAIR FREEDMAN: To be direct to the city-
2 county --

3 COMMISSIONER RAEL: Right.

4 CHAIR FREEDMAN: -- for these projects --

5 COMMISSIONER RAEL: So --

6 CHAIR FREEDMAN: -- or for projects that are
7 represented by these.

8 COMMISSIONER RAEL: So the question becomes,
9 as Mr. Moran just pointed out, is that that's not a
10 capital outlay request necessarily. Because that's way
11 more money than they want to give us, at least for all
12 these things. That really is much more -- does it make
13 more sense that our money -- that that hundred million
14 request go into the trust fund directly for the city and
15 county of Bernalillo? Or does it make more sense just to
16 have it stand alone?

17 My guess is that if it's standing alone,
18 they're going to tell us, yeah, nice try, but no, no
19 [inaudible 0:46:12]. Because it's just way too much money
20 on its own merit. But is there a mechanism that we could
21 use? Because it is much more of a legislative issue than
22 it is a capital outlay request.

23 COMMISSIONER ANAYA: Yeah. I was going to
24 ask, Madam Chair, I was going to ask Kenny if -- is there

1 -- what do you see as the mechanism that we could try to
2 access this?

3 MR. MARTINEZ: I mean, Mr. Moran's right,
4 what we -- and I've been out for a while, but when we had
5 a surplus, we would create a trust fund. When I created
6 [inaudible 0:46:50] legislation. But we also had the
7 severance tax [inaudible 0:46:55]. We did a lot of trust
8 funds. Creating a trust fund that is city-centric is
9 difficult in a statewide legislature, because all the
10 rural legislators are going to be opposed.

11 Because, you know, well, there they go
12 again, Bernalillo County, now [inaudible 0:47:12]. They
13 may have a majority, since you're probably in the House,
14 for sure, I don't know about the Senate. But it becomes a
15 problem. And we've dealt with the Tribal Infrastructure
16 Fund. So, we go to the TIF Funds, the Water
17 Infrastructure Fund.

18 MR. GRIEGO: Colonias.

19 MR. MARTINEZ: Huh?

20 MR. GRIEGO: Colonias Fund as well.

21 MR. MARTINEZ: The Colonias. You know, so
22 when we did the Colonias, I said, well, that's only
23 central New Mexico. We want the Colonias to reach all the
24 way up to, you know, where I was from, at this time. And

1 we can expand the destination of the Colonias. So, I
2 don't know. I just think we have to keep thinking on it.

3 COMMISSIONER RAEL: One of my thoughts might
4 be, given that conversation, Madam Chair, is I'm
5 wondering if our ask should be that we ask the Governor
6 and the legislature to allocate \$100 million into trust
7 fund. Additional \$100 million for the purposes of funding
8 affordable housing. And that we support the 10% set
9 aside. Or maybe we increase the 10% set aside just for
10 discussions. I don't know how [inaudible 0:48:21] they
11 would react to that.

12 I think that the challenge that we're
13 having, at this point in the game, is what vehicle do we
14 use to get the money? I mean, simply asking for it is
15 another option. Putting it on the table [inaudible
16 0:48:35] housing is important. We need \$100 million for
17 Bernalillo County alone. And sounding the bell, I think
18 that's also an important first step in the process.

19 But I can see a very astute legislator
20 coming up to me, okay, Lawrence, you know what? We give
21 you \$100 million. Where do you want us to put it? What
22 mechanism do we have in place, other than MFA, to,
23 actually, to park that money? And forget about putting it
24 at MFA, because we're having a big fight with the
25 Governor over how that's going to happen.

1 CHAIR FREEDMAN: Is there --

2 COMMISSIONER RAEL: So, yeah, so I'm just
3 trying to figure out [inaudible 0:49:15]

4 CHAIR FREEDMAN: Is there a way to create
5 another trust fund? And I think Eric has a comment, too.

6 MR. GRIEGO: Yeah. Madam Chair,
7 Commissioners, Eric Griego. I'm [inaudible 0:49:25]
8 Collaborative off the ground, and also I work with the
9 county. So, what we brainstormed, we don't know if this
10 is the best strategy, but given all this concern about
11 this mix of capital outlay and general fund money.

12 The original meeting, we came up with the
13 \$100 million figure being to go three ways. One is,
14 Joseph already described, to support MFA's ask, but ask
15 for a portion of that [inaudible 0:49:47]. Second way was
16 to, actually -- we've done those big projects, Larry can
17 probably speak to this because he's probably worked on
18 some of those, where we did go to individual Bernalillo
19 County legislators and ask them to kick into a goal of,
20 let's say, it's \$20 million, and then part of our ask of
21 the Governor was going to be matched whatever we can come
22 up with from the legislature. So, if it's \$10 million or
23 it's \$20 million, we ask. And this is out of capital
24 outlay. So, this would be her portion of capital outlay.

1 The Governor gets a third. House gets a third. Senate
2 gets a third.

3 The third piece was going to be -- to get us
4 to that \$100 million, was to just try to get it into HB2,
5 to try to get it just into the budget. It wouldn't be
6 capital outlay. Now, some people think that's a brilliant
7 strategy. Some people think that's too convoluted. What
8 we do know is there's so many moving pieces here that we
9 have to have a diversified strategy. I think it's
10 unlikely we'll get the whole \$100 million, but I think we
11 were trying to come up with a way that we could, at
12 least, try to cobble together a big number that would
13 help some of these projects get done.

14 So that's what we talked about at that first
15 meeting. That's what we've been sort of hashing out, just
16 so we're sort of roughly on the same page. And, by the
17 way, you all have not made a final decision, but I think
18 that was one of the proposals on the table.

19 CHAIR FREEDMAN: Yeah.

20 COMMISSIONER BACA: And I would just add to
21 that. This body passed a resolution that said we support
22 the 10 to 20% from the MFA ask, which they haven't gotten
23 yet. I mean, we're -- because we really wanted to show
24 that we're working together with New Mexico Housing. And
25 it was really, very clearly stated in our working session

1 that, even that's not going to be enough, we're not sure
2 that that's a certainty, we'll support our friends at New
3 Mexico Housing.

4 The need is that's what this list came up,
5 and we said there's actually a greater need, that 100
6 million. So, we decided, and the County Commission also
7 passed a resolution based on all of this discussion, that
8 we are going to ask for the 100 million for housing based
9 on some -- the greatest need, which is this crisis of
10 homelessness.

11 And so now I think that what we're talking
12 about is how we go about communicating that. But -- and
13 because we have those resolutions that have already been
14 passed, we have been talking with the Speaker of the
15 House, we talked to Meredith Dixon, we've been sharing
16 and trying to be very clear that this is a working
17 document, because it's out there, and we don't hold
18 transparency.

19 This is a need. We see it on our streets
20 every day. So, it's sort of the all approach that you
21 mentioned, Commissioner Rael. Maybe it's not the best
22 strategy but that's what we have decided up to this
23 point, that there's a need in Bernalillo County, City of
24 Albuquerque. It's greater than [inaudible 0:52:43] and we
25 are asking for 100 million.

1 Question is -- has come up, that probably
2 that has to go to the city and the county, in some form,
3 so that then we can work with the Collaborative to put it
4 toward these projects, not create a new trust fund, not
5 put it in the housing trust fund, which there may be a
6 real flaw in that because, you know, legislators have a
7 pride of ownership on the housing trust fund and, you
8 know, other things that are already going on. This is a
9 new entity. It's a new way of doing this ask, but that's
10 where we find ourselves. And that's what, I think,
11 today's discussion was supposed to be. We stick with
12 that, it's \$100 million because the need is even greater.

13 CHAIR FREEDMAN: Yeah.

14 COMMISSIONER BACA: And it's a combination of
15 capital and the House Bill 2. [Inaudible 0:53:30]

16 CHAIR FREEDMAN: So, has the question come up
17 for you and your communications of where would the money
18 literally go?

19 COMMISSIONER BACA: That's why they want to
20 think -- we're working with the legislature to -- and
21 they're asking the question, this has been updated,
22 because Daniel [inaudible 0:53:42] wanted more
23 information, because of [inaudible 0:53:46] Speaker and
24 Rep Dixon wanted more information, and they're very
25 appreciative and positive, because the Governor's number

1 | one priority is housing. They know the number one
2 | priority, you know, or a [inaudible 0:54:03] high
3 | priority is housing. And we're saying we're ready to get
4 | to work, we're working on it, we're working to tandem
5 | between the two agencies, so it's kind of unusual, I
6 | know, because I know it's large, but that's kind of where
7 | --

8 | COMMISSIONER RAEL: And Madam Chair.

9 | COMMISSIONER BACA: -- the thought process
10 | [inaudible 0:54:20]

11 | CHAIR FREEDMAN: Now, and Ian's been working
12 | on just developing some speakers just to educate the
13 | Commission, and he's -- and, actually, Daniel from the
14 | Governor's office reached out to him directly, wanting to
15 | actually come speak to us about what they're doing, and
16 | that seems like something we may want to do sooner than
17 | later and develop that relationship, and maybe it opens
18 | the door to us communicating with him, and hearing, maybe
19 | what's important to them [inaudible 0:54:50]

20 | COMMISSIONER RAEL: Madam Chair. And maybe
21 | this might be a little bit of my fault, so I'll take some
22 | culpability here. You know, I think that was -- as Eric
23 | was talking, this sort of sparked something in my mind,
24 | maybe the approach is, as Commissioner Baca described,
25 | talk about advocating for 100 million because we have the

1 | need, we talked about the list of projects that
2 | demonstrates that. The mechanism, in terms of how that
3 | money gets actualized, in the Governor's or the
4 | legislature, etc., maybe a three pronged approach, as
5 | Eric described, or if there is, you know, [inaudible
6 | 0:55:33] sympathetic and the Governor's [inaudible
7 | 0:55:35] to doing it, you know, I think she needs the
8 | cheerleading, first and foremost, if there's a need. And
9 | that's what we're going to provide.

10 | And then, number two is just working with
11 | them to decide what may be the best mechanism as opposed
12 | to us suggesting every detail of it. One that we would
13 | suggest, obviously, is -- and I don't even know, Joseph
14 | and/or Marcos, if whether even identifying the, you know,
15 | it's not a resolution, but if the MFA has already decided
16 | that they're going to do this, it may be for -- not just
17 | to sort of say it, because we think it's a good idea, and
18 | Governor [inaudible 0:56:09] agency is doing a nice job
19 | of starting to work in this process, and leave it at
20 | that, but we still need \$100 million, and then, finding a
21 | way to allocate it as the next level of conversation
22 | within the technicians, as opposed to us trying to figure
23 | it out at our level, because --

24 | CHAIR FREEDMAN: Okay. Yeah.

1 COMMISSIONER RAEL: -- if not, we're going to
2 be here until --

3 CHAIR FREEDMAN: Right, right, right.

4 COMMISSIONER RAEL: So if I --

5 CHAIR FREEDMAN: So, we just stand firm, this
6 is what we need and --

7 COMMISSIONER RAEL: Yeah.

8 CHAIR FREEDMAN: -- here's why we need it,
9 and then we [inaudible 0:56:35] kind of sort that out.

10 COMMISSIONER RAEL: Yeah. I think [inaudible
11 0:56:37]

12 MR. MORAN: Madam Chair, just for -- so you
13 don't run into a logistical problem, just so you know,
14 for capital outlay request, deadline for submission is
15 December 13. So it's quick. So, if you're going to use --
16 if your whole request is going to be 100 million for
17 housing for Bernalillo County, I would suggest that you
18 put your placeholder in by the 13th, and then, figure out
19 the mechanism [inaudible 0:57:00]. And then the
20 Governor's deadline is the 20th of December. So, it's
21 about a month earlier than it ever has been, so just
22 don't want you to miss it because you've missed the
23 deadline.

24 CHAIR FREEDMAN: Okay. Okay. Well, I think
25 that was all really good conversation that boiled down to

1 | write the letter, make the ask clear that we need all of
2 | it, and then, work out how to get as much of it as we can
3 | get once we're in it.

4 | COMMISSIONER RAEL: And Madam Chairman, we
5 | impose further more on our staff, or the staff that's
6 | working on loan to us. It may be Marcos and Joseph can
7 | take a crack at writing that letter for us with our
8 | conversation, and I've -- obviously Eric's help in just
9 | getting us some kind of a letter that you can look at,
10 | and just disseminate to the rest of the Commissioners, --

11 | CHAIR FREEDMAN: Yeah.

12 | COMMISSIONER RAEL: -- since the deadline is
13 | pretty close, we want to have another meeting.

14 | CHAIR FREEDMAN: Yeah.

15 | COMMISSIONER RAEL: That way, it doesn't get
16 | sidelined.

17 | COMMISSIONER ANAYA: Yeah. Yeah. I would also
18 | recommend, Madam Chair, that we try to set up a meeting
19 | with the Governor, ASAP.

20 | CHAIR FREEDMAN: Yeah. Now, would we -- since
21 | we're already in touch with Daniel through Ian, do you
22 | think that's who we approach?

23 | COMMISSIONER ANAYA: I think try to go
24 | through the Governor's office.

25 | CHAIR FREEDMAN: Okay.

1 VICE CHAIR MAJEWSKI: Also both.

2 CHAIR FREEDMAN: Okay.

3 COMMISSIONER ANAYA: I think probably a Chief
4 of Staff [inaudible 0:58:24] Daniel [inaudible 0:58:26]
5 Chief of Staff.

6 COMMISSIONER RAEL: Oh, yeah. [Inaudible
7 0:58:27]

8 COMMISSIONER ANAYA: Yeah. You know, I just
9 try to get in there --

10 CHAIR FREEDMAN: [Inaudible 0:58:35]

11 COMMISSIONER ANAYA: -- because once we have
12 that then, you know, she'll be pretty honest with you
13 about --

14 CHAIR FREEDMAN: Yeah. Okay.

15 COMMISSIONER ANAYA: -- or, you know what,
16 you're -- you made your case, let me see what I can do.

17 CHAIR FREEDMAN: Yeah. So who would set that
18 meeting up?

19 COMMISSIONER RAEL: I think it'd be
20 important, Madam Chair, if you and I talked about how we
21 approach that --

22 CHAIR FREEDMAN: Okay.

23 COMMISSIONER RAEL: -- but I think, it
24 probably has to come from you as the Chair.

25 CHAIR FREEDMAN: Okay.

1 COMMISSIONER RAEL: And with the rest of us
2 chiming in to support, so that it doesn't just get sent
3 to, you know, someone who's not going to pay much
4 attention to it, because we've got to figure that out.
5 And, obviously, CCing the Mayor, Mr. Baca, and Chair of
6 the City Council, --

7 CHAIR FREEDMAN: Okay.

8 COMMISSIONER RAEL: -- just so that way,
9 Mayor -- the Governor knows that it's got the support of
10 the local [inaudible 0:59:31]

11 CHAIR FREEDMAN: Okay. All right. So, we'll
12 talk more about that.

13 MR. GONZALES: Madam Chair, just to let you
14 know, [inaudible 0:59:39] our [inaudible 0:59:42]
15 Director just let me know that [inaudible 0:59:44] it is
16 part of our [inaudible 0:59:47] services request, so if
17 we're [inaudible 0:59:48] we can discuss putting a draft
18 letter [inaudible 0:59:58]

19 COMMISSIONER RAEL: That'd be great. Thanks,
20 guys. Great.

21 CHAIR FREEDMAN: All right. Well, I think
22 we're going to move on. The update on the Executive
23 Director position as I'm in negotiations with someone.
24 We've made an offer to, and we expect to hear back from
25 her, actually, later this week. So we should have,

1 | hopefully, a good update, certainly for the next meeting,
2 | and possibly before then. Her start date would probably
3 | be early to mid-January, so we would, for sure, be moving
4 | forward along with this without her, and then, catch her
5 | up with [inaudible 1:00:36]. But I hope to have a much
6 | firmer update at the next.

7 | So then, we actually have an administrative
8 | update, also I think from Larry Moran about the fiscal
9 | agency account with Mr. [inaudible 1:00:53] being able to
10 | have the city and county move their portion of funds in.

11 | MR. MORAN: Thank you, Madam Chair.

12 | Hopefully, we're very close to [inaudible 1:01:01]
13 | documents needed of setting up the account [inaudible
14 | 1:01:03] sign the letter of collateralization, and that's
15 | been sent to Wells Fargo as the bank. They were waiting
16 | for their approval on their side, because that's the last
17 | step.

18 | CHAIR FREEDMAN: Right.

19 | MR. MORAN: So, depending on what's told to
20 | escrow [inaudible 1:01:15] when that happens as soon as
21 | that set up, we will be in place to accept the funding
22 | [inaudible 1:01:21]

23 | CHAIR FREEDMAN: Terrific. Good. Thank you so
24 | much. Like you said, short but sweet update. Yeah.

1 COMMISSIONER RAEL: Just as we're just in the
2 discussion phase of our meeting, I just -- it's not on
3 the agenda but just as a point to think about, we did
4 have a conversation briefly at our special meeting weeks
5 ago, related to an individual who has expressed interest
6 in maybe coming to work as consultants and helping us. I
7 just want to put that out there.

8 So, Ms. O'Donnell, Kelly O'Donnell, who I
9 think most of us have worked in government [inaudible
10 1:02:02] and you guys may not know where [inaudible
11 1:02:04], but very, very bright individual that worked in
12 the legislature for many years, also worked in BBER, just
13 the Bureau of Business and Accounting at the University
14 [inaudible 1:02:18] projections [inaudible 1:02:20]
15 development [inaudible 1:02:21]

16 CHAIR FREEDMAN: And has a PhD in economics
17 [inaudible 1:02:23] housing.

18 COMMISSIONER RAEL: Yeah. So she's a new --
19 she's someone I think that it would be -- I think a good
20 idea to, at least, review a scope of work that might --
21 that we might be able to bring someone like that in. I am
22 interested, mostly, in two ways. One is that, even though
23 the individual that we're, I think, maybe [inaudible
24 1:02:46] to has a lot of experience and knows a lot of
25 the Santa Fe work as well, but there's a lot more to

1 | setting up this organization and just simply, you know,
2 | the legislative piece. And I think, to some extent, Ms.
3 | O'Donnell really helped her structure that piece, etc.

4 | CHAIR FREEDMAN: [Inaudible 1:03:05]

5 | COMMISSIONER RAEL: So, I was thinking, Madam
6 | Chair and Members of the Commission, I was thinking that
7 | maybe we could send a copy of the scope of services that
8 | she provided, just in a general way, it's not anything
9 | that's been approved. Just so you all can get a sense of
10 | what that means. And then, at some point, I'll leave it
11 | up to you, Madam Chair, to decide when you want to bring
12 | it forward, and maybe do -- I would probably think about
13 | doing it as a short term, if you will, relationship, so
14 | that we -- because we're all getting started here. And
15 | then, as things progress, we can make longer term
16 | decisions on that issue. But, anyway, it's not an action
17 | item, it's just a discussion point.

18 | CHAIR FREEDMAN: Yeah.

19 | COMMISSIONER RAEL: Just wanted to put it on
20 | the table for [inaudible 1:03:50]

21 | CHAIR FREEDMAN: Yeah. Sounds good. So, our
22 | next Collaborative meeting also would land in a holiday
23 | weekend. So, I don't know if we want to look -- it would
24 | be Christmas week, basically. So, I don't know if we want

1 to look to earlier that week, or a different week all
2 together, move it up.

3 VICE CHAIR MAJEWSKI: [Inaudible 1:04:15]

4 Monday before. Yeah.

5 CHAIR FREEDMAN: I think we can do the Monday
6 before.

7 COMMISSIONER ANAYA: [Inaudible 1:04:22]

8 CHAIR FREEDMAN: Yep.

9 COMMISSIONER RAEL: See if Santa Claus shows
10 up. Madam Chair, I think it might be interesting to move
11 it up, rather than push it back, and --

12 CHAIR FREEDMAN: I think so too. Well, and I
13 think we'll certainly have to have some communications
14 around the legislative communications prior to that
15 meeting anyway.

16 COMMISSIONER RAEL: Well, that's why I think
17 it might be better for us to meet -- the 19th is a
18 Thursday, which was, normally, like today is -- we
19 usually meet on Thursdays. I don't know if folks think
20 19th would be a bad day, but that gives us enough time to
21 go help you guys make sure to give me my Christmas
22 present, and [inaudible 1:05:09] give you, at least, five
23 or six days.

24 CHAIR FREEDMAN: Thursday, the 19th works for
25 me. [Inaudible 1:05:20]

1 VICE CHAIR MAJEWSKI: Sure.

2 CHAIR FREEDMAN: Okay.

3 VICE CHAIR MAJEWSKI: [Inaudible 1:05:25]

4 CHAIR FREEDMAN: As long as [inaudible
5 1:05:27]. It feels weird.

6 VICE CHAIR MAJEWSKI: Yeah.

7 CHAIR FREEDMAN: Yeah, 19th? Okay. I think it
8 works for four of the five of us, Dan might not be able
9 to go. So, the next meeting will be Thursday, the 19th of
10 December. And I will just confirm that with our
11 [inaudible 1:05:56], who's our representative at the
12 [inaudible 1:05:59], make sure that [inaudible 1:06:00].
13 And if we need the smaller room, that's [inaudible
14 1:06:03]. So, okay, I would say the meeting is adjourned.
15 And thank you so much. I think this was really a good and
16 productive conversation.



Affordable Housing Presentation



*Joseph Montoya, Deputy Director,
Department of Health, Housing and Homelessness*



Affordable Housing Act



- Constitutional Amendment 4 – Passed in General Election of 2004, created the Affordable Housing Act (Section 6-27-3 NMSA 1978).
- **Exempts government donations to affordable housing from the Anti Donation Clause of the New Mexico State Constitution.**

Affordable Housing Act



- The New Mexico State Legislature created the Affordable Housing Act (2004) to allow local governments to donate resources to create and maintain affordable housing in their communities.
- The Affordable Housing Act allows communities to donate or make contributions towards acquisition, development, financing, operating, and managing affordable housing. The Affordable Housing Act is pivotal in addressing housing needs of cost-burdened households while also advancing structural rehabilitation and preservation initiatives.
- MFA collaborates with communities and local governments in fostering affordable housing, as well as economic development, in New Mexico communities statewide. MFA reviews all affordable housing plans and ordinances and provides comprehensive technical training and assistance on an ongoing basis to Affordable Housing projects as needed, including implementation.



Description of Affordable Housing

- HUD defines housing as affordable if a household pays **30% or less of its income for rent and utilities.**
- In [City of Albuquerque](#), [\(XXX\)](#) households are housing cost burdened (paying between 30-49% of their income on housing), and another [\(XXX\)](#) are severely cost burdened (paying 50% or more of their income on housing). Further, there is a shortage of [\(XXX\)](#) units for extremely low-income renters making 30% of Area Median Income.
- To accommodate growth and new household formation in [\(NAME OF LOCAL GOV. ENTITY\)](#), [\(XXX\)](#) new housing units are needed by 2025 and [\(XXX\)](#) new housing units are needed by 2030.

What is Affordable Housing?



HUD defines housing as affordable if a household pays **30% or less** of its income for rent and utilities.

2024 Income limits								
Median Income \$86,400								
# in Household	1	2	3	4	5	6	7	8
30%	18,150	20,750	23,350	25,900	28,000	30,050	32,150	34,200
50%	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
60%	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460
80%	48,400	55,300	62,200	69,100	74,650	80,200	85,700	91,250

2024 HOME PROGRAM RENT LIMITS							
Program	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Low HOME Rent Limit	\$ 756	\$ 810	\$ 972	\$ 1,123	\$ 1,253	\$ 1,383	\$ 1,512
High HOME Rent Limit	\$ 828	\$ 1,005	\$ 1,222	\$ 1,426	\$ 1,571	\$ 1,716	\$ 1,859
Fair Market Rent (FMR)	\$ 828	\$ 1,005	\$ 1,222	\$ 1,722	\$ 2,064	\$ 2,374	\$ 2,683
50% AMI Rent Limit	\$ 756	\$810	\$ 972	\$ 1,123	\$ 1,253	\$ 1,383	\$ 1,512
65% AMI Rent Lim	\$ 964	\$ 1,034	\$ 1,242	\$ 1,426	\$ 1,571	\$ 1,716	\$ 1,859

Affordable Housing Act

Eligible Donors:

- The State of New Mexico
- Counties
- Municipalities
- School Districts



Donations

- Ordinances and applications must be submitted to MFA for review of compliance with the Act.
- Local governments can make contributions through enactment of ordinances for each contribution.
- Contributions can be made either through an RFP or through an application process.





Eligible Donations



- Donate or pay for land for affordable housing construction.
- Donate or pay for an existing building or conversion or renovation into affordable housing.
- Provide or pay the costs of infrastructure necessary to support affordable housing projects.
- Provide or pay for the cost of acquisition, development, construction, financing, operating or owning affordable housing.



How Do You Get There?



1. Develop an Affordable Housing Plan

1. Develop an Ordinance

Both must be submitted to MFA for review and approval before a donation can be made to a Qualifying Grantee.



Affordable Housing Plan

- Four Parts to Affordable Housing Plan:
 - Community and Housing Profile – demographics & housing market
 - Housing Needs Assessment- existing & projected housing needs
 - Land Use and Policy Review – analysis of land use & construction constraints
 - Goals, Policies and Quantifiable Objectives – identification of resources & actions needed to create affordable housing
- Must be submitted to and receive MFA approval before enactment



Affordable Housing Ordinance



Steps to passing an Affordable Housing Ordinance

1. Ordinance must be drafted by local government
2. Submitted to and approved by MFA
3. Approved version passed by local government, with a copy of recorded Ordinance sent to MFA



Affordable Housing Act Results

- Contributions from a local government can be a game changer for an affordable housing project.
- Any additional resource to a single project means less reliance on limited federal sources, and more affordable housing possible across the State.
- The involvement of local governments in the development of affordable housing from the beginning can address local needs more directly.

Benefit: Stimulates Economic Growth

- The creation of every new single-family home results in:
 - 4 new local jobs
 - \$8,393 in tax revenue during construction
 - \$6,249 in ongoing annual tax revenue
- The creation of every new multi-family unit results in:
 - 2 new local jobs
 - \$3,658 in tax revenue during construction
 - \$3,085 in ongoing annual tax revenue

Donations Resulting in Recent Affordable Housing

Hiland Plaza in Albuquerque is a 91-unit development targeting people with hearing impairments.

- The project received \$4,059,132 from the City of Albuquerque.
- SOL Housing is the developer
- Construction completed in March 2023.



Qualified Grantees

Entities eligible to receive donations:

An individual who is qualified to receive assistance pursuant to the Act and is approved by the Governmental Entity and/or MFA; and

A governmental housing agency, regional housing authority, tribal housing agency, corporation, limited liability company, partnership, joint venture, syndicate, association or a nonprofit organization that:

- Is organized under State, local, or tribal laws and can provide proof of such organization;
- If a non-profit organization, has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual; and Has among its purposes significant activities related to providing housing or services to low- or moderate-income persons or households.





Qualifying Grantees



- Contributions can be made by the local government entity either through a Request for Proposal (RFP) or a Notice of Available Funding (NOFA) application process
- Entities eligible to receive donations (also known as “Qualifying Grantees”)
 - A qualified individual
 - A qualified governmental housing agency or any type of for-profit or non-profit organization that:
 - Has among its purposes significant activities related to providing housing or services to low- or moderate-income persons or households
- Local government, then MFA, must approve each qualifying grantee before a donation is made.



Regulatory Issues



- Contributions can be made by the local government entity either through a Request for Proposal (RFP) or a Notice of Available Funding (NOFA) application process
- Nonprofit organizations are eligible to apply if the following requirements are met:
 1. A primary mission of the nonprofit organization must be to provide housing or housing-related services to Persons of Low or Moderate Income; and
 2. The non-profit organization must have received its 501(c)(3) designation prior to submitting an Application
 3. The non-profit organization must have no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual



Regulatory Issues



- The applicant must demonstrate experience related to providing housing or services to Persons of Low or Moderate Income, as well as experience and/or the capacity to administer the Affordable Housing Program or Project for which the Applicant has applied
- Ascertain whether any local, private, or federal funds will be used by the Applicant in connection with the specific grant for which the Applicant is applying
- Ascertain whether the Applicant has and can demonstrate the capability to manage the implementation of the program for which the Applicant is applying
- If Applicant is a prior recipient of either a Housing Assistance Grant, Affordable Housing Funds and/or other program funds, confirm that the Applicant had no outstanding findings or matters of non-compliance with program requirements from the Governmental Entity or MFA, as applicable, or if it has any such findings, it has a certified letter from the Governmental Entity, MFA, or auditor stating that the findings are in the process of being resolved



Regulatory Issues



- Security Provisions § Collateral Requirements In accordance with the Act and these Rules, the Governmental Entity and/or MFA shall require the Qualifying Grantee to execute documents, which will provide adequate security against the loss of public funds or property in the event the Qualifying Grantee abandons or fails to complete the Affordable Housing Project.

Recap of AHA Process

- Phase I: Local government creates AH Plan & passes an AH Ordinance:
 - Draft Affordable Housing Plan
 - MFA approves Affordable Housing Plan
 - Draft Affordable Housing Ordinance
 - MFA approves Affordable Housing Ordinance
 - Local government passes the Ordinance
- Phase II: Local government seeks qualified grantee(s):
 - MFA reviews qualified grantee(s)
- Phase III: Local government makes donation to qualified grantee(s) for affordable housing:
 - Donation must serve persons with low and moderate income
 - Requirements for affordability period
 - Stipulations to secure against loss of public funds