



Middle Rio Grande Housing Collaborative

September 26, 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
5. Public Comment
6. Action Item: Fiscal Agency Agreement
 - Approve Fiscal Agency Agreement between Middle Rio Grande Housing Collaborative (“MRGHC”) and Mid Region Council of Governments (“MRCOG”)
 - Authorize MRGHC Chair to execute Fiscal Agency Agreement and any subsequent agreements or amendments associated with the agreement
7. Presentation of County Housing Projects
8. Discussion of:
 - Recap of City/County meeting on the Collaborative
 - Updates on the Executive Director position
 - Administrative updates
 - State funding requests
 - Legislative strategy and priorities
9. Action Item: Resolution
 - Approve Resolution recommending use of State funds for affordable housing

- 10. Announcement of Next Collaborative Meeting

11. Adjournment

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Middle Rio Grande Housing Collaborative
(MRG Housing Collaborative)

A collaborative effort between the City of Albuquerque and Bernalillo County

Commission Meeting

August 22, 2024

**3:00 PM held at the Mid Region Council of Governments (MRCOG) Board Room
809 Copper Ave NW, Albuquerque NM 87102**

MINUTES

1. Call to Order

2. Roll Call

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

3. Approval of Agenda

Mover: Commissioner Lawrence Rael

Second: Commissioner Steve Anaya

AYES: Anaya, Freedman, Majewski, Rael and Robertson

4. Approval of Minutes from May 9, 2024 Meeting

Mover: Commissioner Ian Robertson

Second: Commissioner Lawrence Rael

AYES: Freedman, Majewski, Rael, Robertson and Anaya

5. Introduction of Ian Robertson and Steve Anaya

- Commissioner Robertson: Director of Development for Titan Development which is one of the regions multifamily developers. He has seven years experience in multifamily development, prior to that was an architect. Interest in architecture, passionate about housing issues and experience in market rate housing.
- Commissioner Anaya: Has been involved in housing in the last 30 years as State Director of USDA Rural Development (Farmers Home). He ran the Fanny Mae

office for ten years and retired with NM Realtor Association after 15 years. Steve lives in Moriarty and has sat on the City Council for 32 years.

6. Election of Commission Officers

- Chair Freedman asked if they are electing the two commission officers or electing the whole board?
- Marah deMeule advised the JPA does not specify which officers are required. It's at the discretion of the board. Marah noted there should be a formal action, a nomination and a vote.
- Commissioner Rael: suggested those who are busy and do not want to be chair can say. He advised he would not like to be chair but would if he was asked to do so. He will support anyone who would like to.
- Chair Freedman suggested they discuss what positions they actually need.
- Commissioner Anaya asked if Commissioner Freedman was interested in continuing as Chair.
- Chair Freedman advised she is comfortable continuing as chair and open to it.

Mover: Commissioner Steve Anaya

Second: Commissioner Dan Majewski

AYES: Rael, Robertson, Anaya, Majewski and Freedman

- Commissioner Majewski recommended that there should be a Vice Chair in the event Commissioner Freedman cannot attend.
- Chair Freedman asked if anyone had an interest in Vice Chair.
- Commissioner Rael recommend Commissioner Anaya to be Vice Chair.
- Commissioner Anaya declined as he would like to be on the commission longer before jumping into it.
- Commissioner Majewski volunteered for vice chair.

Mover: Commissioner Rael

Second: Commissioner Anaya

AYES: Rael, Robertson, Anaya, Majewski and Freedman

Commissioner Freedman: At a minimum, we need a secretary to take minutes if there isn't someone else to take them. Asked Commissioner Robertson if he would like to be the secretary and he agreed.

Mover: Commissioner Lawrence Rael

Second: Chair Talia Freedman

AYES: Anaya, Majewski, Robertson, Rael and Freedman.

- Commissioner Majewski: For clarification would Commissioner Robertson need to take minutes?
- Monica Roybal-Gaitan: It is the intent for the Executive Director to take the minutes, however in the event there isn't anyone available, the Secretary will need to take the minutes.

7. Public Comment: No public comment

8. Discussion

- Presentation from Shirley Ragin, Bernalillo County Interim County Manager:
 - Monica Roybal-Gaitan recommended to postpone the presentation.
 - Chair Freedman asked if this had to be official or let everyone know Ms. Ragin wasn't available.
 - Marah DeMeule requested it be deferred to the next meeting if Ms. Ragin should be available.
- Commissioner Majewski understood the county has hired a county manager.
- Ken Martinez advised the contract is subject to board approval as negotiated and will be presented on Tuesday.
- Commissioner Majewski requested if the County Manager or is there a reason why the Interim was presenting.
- Monica Roybal-Gaitan advised Ms. Ragin is the Deputy County Manager of Finance, and it was always the intent for her to give the presentation.
- Chair Freedman directed she is the person they would want to present on the fiscal agent process.
- Update from County Legal
 - Marah deMeule advised MRCOG has expressed a willingness to serve as a fiscal agent. County Legal has been working on a draft agreement that will be presented at the next meeting. The agreement is with Larry Horan (MRCOG) attorney who is reviewing it and hope to present it at the next meeting.
 - Marah deMeule provided an update that she, Mr. Ken Martinez, Mr. Nick Hamm attended the US Affordable Housing and Community Development Conference in Dallas in May.
 - She highly encourages members of the board to attend if possible. It combines local, state and federal and government officers, private industry, subject specialist. There was broad base discussion on the economic policy, planning and construction practices.

- There was a councilman from Kansas, who talked about the policies around affordable housing and fairness and equity in housing. He talked about the need for legislation preventing discrimination based on a source of income, people with vouchers and affordable housing needs. Both the City of Albuquerque and Bernalillo County have enacted this legislation.
- There was a discussion on design and construction with developers, manufactures and government entities regarding on site construction verses prefab. Prefab will not be cheaper but it's faster and less disruptive to local communities during the onsite construction phase. They also felt it doesn't adversely impact the economies.
- There was also a discussion in siting of projects making sure they are high accessible to transportation, health, grocery stores, etc. The JPA purpose, fits all of the criteria. Everything that was discussed regarding best practices spoke to the purpose and goals of this entity.
- Presentation from the City of Houston who is effective in land banking practices. It's not done on an ad hoc basis but targeted with a long range vision for the community.
- Closing speaker from (Arizona) drove home all the points. He is doing innovative things. His financial perspective was the need to protect and have targeted funds for affordable housing. Effective building cannot come from General Funds because those can be used for other needs. He was passionate about protecting and having a dedicated income stream for affordable housing development.
- With the interest of the Governor with affordable housing, perhaps there will be opportunities for dedicated funds for this entity.
- There were discussions on groceries stores because of food deserts are a common denominator. The Arizona mayor talked about using a vacant strip mall for affordable housing around a grocery store.
- There was a roundtable discussion with colleagues and visited with New Mexicans. Abigail was there to talk with and other city staff. Bob Bloomingfield, who is a regional attorney, based out of El Paso with experience in affordable housing in the southwest. He has been a resource for the county when working on affordable housing issues. One of the topics disused was the need to have current baseline data. The City nor county have a current granular effective data. With the change in the market place and economy have changed post Covid. Recommended a good thorough study could be an effective

tool as a consideration. The marketplace and supply have shifted since covid.

- MFA Housing assessment for 2024 has key highlights and a statistical portrait.
 - Homelessness increased by 50% between 2022 and 2023. 44% are chronically unhoused individuals while 27% are families with children.
- Ken Martinez thanked Dewy Cave for stepping up to assist as fiscal agent. There is a draft agreement, and this is just the start up. Once this entity gets going on its feet the agreement will be one to two years. It's the hope a stellar executive director and let he/she get staffed. It will be good to have everything up and running for the upcoming session.
- Chair Freedman advised she is interested in attending the conference next year which will be in Dallas.
- Marah deMeule will forward a link to the commission.
- Chair Freedman stated by next year they may be able to send a delegation.
- Ken Martinez recommended they might be able to present on the collaborative. There are roundtable discussions and people may be interested on how to set up a collaborative and work together. Being able to talk about what the collaborative and what they have done in the last twelve months.
 - Also various providers and developers come over to the table and ask how they can help. These are well versed and sophisticated developers some born in New Mexico and doing bigger projects in other states like Texas.
- Commissioner Rael stated with the legislature coming up in January, the window is short. There were funds allocated last year for the purpose of getting project done. He asked Mr. Martinez what opinion going into the next session and if it would it be imperative for them to pick projects between now and the end of the year to get moving and show they are spending the money. Getting housing projects takes time. Every city and county is unique on the ordinances and requirements. He is concerned that when they go to ask for continued support and they ask what has been done with the funds given. Asked Mr. Martinez in his opinion where should they be in the next three to four months?
- Ken Martinez advised what happened today was huge. Getting an executive director is huge.
 - Listening to best practices while at the conference was new. He advised you don't go there with plans and ask them to be funded. He suggested they go with a purse and suggest tell us the best plans.

This is what they are doing in larger states such as Texas. He advised they want to make a real strike at this and it's almost like an RFI (Request for Interest).

- Developers gather and come up with the plans. For instance, a developer can come in and say if you had \$25 million dollars and twelve acres, we could do this mixed-use housing development this is what it would look like. It would be an RFI then an RFP.
- He suggests going to the executive and say, give us a purse and then take that purse and develop a community. If you had a piece of this purse what are the best ideas. It's coming from a development point of view.
- Commissioner Rael suggest presenting to the legislature these are the needs however we need a pot of money to connect these needs. Opposed to we have \$1.5 million and are out of funding.
- Ken Martinez advised we don't want to piecemeal and want to be bold. We are going to go to the governor and legislator and ask for bold action. Give us a purse and we will give you some wins, but it will be in partnership with the development community.
- Chair Freedman clarified they go in with aspirations, mission, vision goals and in order to accomplish those things they need a reasonable budget to entice developers to want to work on those kinds of projects. They aren't picking a project that may or may not fit but a purse would help solve that and being able to pick the best situation.
- Ken Martinez advised not to piecemeal it. Go in there state this plan because the developers come up with it and now you have the full amount of money for it.
- Chair Freedman asked if they start by presenting the mission, asking for budget then the RFI's and proceeding from there.
- Commissioner Robertson what's the ask? How much? What is reasonable? Are they going to develop with developers? Who are the people they need to speak to?
- Chair Freeman stated it's going to be a certain type of developer who knows how to merge those things together.
- Commissioner Robertson: How do they incentivize them?
- Commissioner Majewski advised it would be helpful to have one the affordable housing developers come and do a presentation at the next meeting.
- Commissioner Anaya asked what is the function of collaborative? The State has given funds to MFA and now the governor wants to do something else

with the housing funds. How does the organization fit into the bigger picture?

- Chair Freedman advised they are a collaboration of the city and county. The bigger question is where would the funds come from and what projects will they be working on?
 - Specifically tasked with solving affordable housing that is not being duplicated by city or county. Mission is to figure out where we fit in and what projects we might look at.
 - Would like to have a developer come speak with commission. The first round would not focus on land banking but meeting a need of the quick need of affordable housing.
- Commissioner Rael noted that affordable housing is one component but should also look at mixed used housing. In the development of the collaborative to bring the City and County together to better leverage the resources for housing in Bernalillo County.
 - Showing the legislator or governor that doing piecemeal we would be doing our own thing for a long time. Utilizing MFA to leverage some of these funds to get projects out the door. Affordability is the main driver.
 - The City has funds and resources and want to make sure that they are working together with the County. Recommended that Joseph Montoya can present what projects the City is working on and could use the collaboratives assistance as well as having the County present projects.
 - Agrees that they should ask for a large sum of funding for these projects. States have approached this differently than New Mexico for instance Colorado and Texas have placed a big pot of money for housing and given the criteria.
- Chair Freedman reiterated combining the two approaches and if there are small holes that can be filled with the funding they already have, they are successful as a collaboration. A decent budget is needed for the success as well.
- Debbie O'Malley advised the last session people were confused on what the collaborative was when asking for money. Asking for large sums of funds doesn't go very far. The governor has a new office for housing, and they had \$30 million dollars and they had to get rid of it.
- Commissioner Majewski advised they received a list of project from November 2023 and requested the City/County staff to put a current list together for the next meeting.

- Joseph Montoya advised he would give a presentation. He advised it's not just a matter of providing funds, there is long term financing issues, you have to make sure it's affordable, ensure that the units being built are up to a standard. There is a responsibility to make sure it meets compliance issues.
 - Many developments that the City does is in conjunction with the County. The City and County have a good working relationship and are coordinating funds. The City wants to ensure all their funds not just legislative are spent. When they go to the legislator, they can show they have spent 100% of the funds.
 - Mr. Montoya noted that there is a large sum of funds going to MFA (they are the state bank). MFA works with developers, for profit and non-profits and they lend funds, but they haven't allowed cities to be involved in that process.
 - The city and county are proposing legislation for a portion of the funds to be allocated to the cities. MFA, the Governor's Office and Speaker of the House have agreed to this. There would be a mechanism to be able to lease them. That might be a way to acquire funds.
- Chair Freedman noted it would be helpful for both City and County to do presentations.
- Commissioner Majewski noted the JPA talks about affordable housing and long-range planning. They need to get some wins and allocate funds to projects. Want to ensure they don't lose sight of the long-term work such as land banking.
- Joseph Montoya advised the City and MRCOG worked together do local assessment and market analysis, which is one month old. They have six other studies done over the years.
- Chair Freedman asked if there was a link for the data.
- Joseph Montoya advised there is a link on the City of Albuquerque's webpage. He would be happy to supply it.
- Administrative updates
 - Monica Roybal-Gaitan advised that the bios were sent out for the webpage, and some edits were received.
 - Abigail Stiles advised she wanted to make sure that everyone had a chance to look over the bios and she is going to work with MRCOG to get the site up and running and will include the JPA and mission.
 - Commissioner Rael recognized that MRCOG not only stepped up as fiscal agent but agreed to house the Executive Director in their building until the collaborative is up and running.

9. Approval

- Job description for Executive Director
 - Chair Freedman noted she read the description, and everyone was in agreement previously.
 - Commissioner Majewski wanted to know if the previous edits were in the description.
 - Monica Roybal-Gatian confirmed the edits were in the draft presented.
 - Commissioner Rael asked if they had determined if they were going to post the position.
 - Chair Freedman clarified they had discussed it, but they were going to approve the job description, make sure they were good on the fiscal agent piece so they could hire someone.
 - She also asked if there was a timeline when they would have an account/bank account to start spending the funds that have been allocated.
 - Marah deMeule stated it is a bank account, but the fiscal agent does the oversight and setting up of the account. They are very close to coming up with agreement and have a consensus to have the final version formally for approval. Once the fiscal agent is approved, both entities will transfer funds to the fiscal agent. The federal EIN has already been established.
 - Chair Freedman asked if they would be confident that in the next three months they would be able to advertise, interview, hire and select someone.
 - Commissioner Rael advised with the city and county resources they can at least advertise the position for at least 30 days and then bring names to consider. Three months is too long to wait. Even though they have a fiscal agent that agent is going to rely on the direction of how to spend the funds. Recommends approving the job description today and ask the City and County to advertise in the next 15-20 days. After that, get a group or team to vet the applications and have a special meeting to move as quickly as possible.
 - Chair Freedman made a motion to approve the marketing and approval of the Executive Director.

Mover: Commissioner Rael

Second: Chair Freedman

AYES: Anaya, Majewski, Robertson, Rael and Freedman.

- Commissioner Rael recommends the City and County to advertise the position.

- Abigail Stiles stated she would have to check with the City on how to post the position because it's not a City position. She also asked about the salary band.
- Commissioner Rael recommended MRCOG post the position since they are a third party. He can visit with Dewy on that and advertise for 30 days.
- Chair Freedman noted they had discussed before.
- Commissioner Majewski noted that it was originally discussed \$80-\$130 and \$100-\$125k. Agreed that the bandwidth should be at least 100k.
- Commissioner Rael noted the bandwidth is subject to negotiations and they should be competitive. He also noted that the first year or two it will be setting up the structure and how to get it together.
- Chair Freedman asked if the salary bandwidth had to be approved.
- Marah deMeule advised the motion can be amended.
- Commissioner Rael advised that putting a high and low and if they get someone really good who is higher they would have to go back to amend the motion. He suggested that they concur on a competitive salary within a certain range to give flexibility. If they get someone who is higher it will have to be approved by the commission anyway.
- Ken Martinez recommended they could create an executive team to negotiate salary.
- Commissioner Rael recommended the motion amendment would be to advertise the position and authorize the Chair of the Commission to identify someone else in the commission to help negotiate salary. They would have to come back to the entire commission for approval.

Mover: Commissioner Rael

Second: Commissioner Robertson

AYES: Anaya, Majewski, Robertson, Rael and Freedman.

- Chair Freedman noted the next thing would be to appoint someone to the hiring committee.
- Commissioner Anaya asked where the funding was coming from.
- Marah deMeule advised \$500k is coming from both the City and County which is the seed money outlined in the JPA. The executive director would come in with extensive experience in finance and be able to generate additional sums and lead a development team.
- Commissioner Anaya noted on the timetable we would have someone in 60 days.
- Commissioner Robertson asked if the initial funding require the fiscal agent?
- Chair Freedman confirmed that was correct.

- City Councilor Tammmy Fiebelkorn noted that both the City and County put in capital outlay requests for what she believed to be \$1.1 Million and \$1.4 Million. She double checked on the City portion and the NOO is being routed now. This should be in addition to the combined \$1 million.
- Commissioner Rael would like to show the legislature that there is a structure in place and funds being moved into projects. Letting the Governor's Office to know the organization is alive and well.
- Commissioner Robertson asked if they were going to try and meet a deadline for the executive director.
- Chair Freedman recommends waiting until they find the right candidate but also noted that she feels they will be successful in finding the candidate.
- Kendra Montanari noted they can use MRCOG website to advertise but also indicated they do not have a wide exposure.
- Chair Freedman advised looking at their own resources and contacts to see if there is a good fit and to send them the information to encourage them to apply. She also noted the importance of selecting the person together. When they have a top one or two candidates, they select that committee to do the negotiation for salary.
- Commissioner Rael advised it must be a small subset of their group that brings a recommendation to the board that way everyone gets the information at the same time. He recommended the subcommittee of two.
 - He also stated that the job description gets out to MRCOG, and it will go to some local publications and try to get to other government entities. He recommended when Madam Chair selects her committee that she provides MRCOG the parameters of things she wants to see on the resume to make sure they meet the qualifications.
- Commissioner Robertson stated he would be happy to help but felt that Commissioner Majewski is well positioned at ULI and has a broad set of commercial real estate people. He noted from an executive director position he knows brokers and developers which is not going to help the group achieve.
- Commissioner Anaya advised there should be a structure in place and narrowing the applicants down will be key. He advised he would be willing to help.
- Commissioner Majewski noted he didn't have a lot of hiring experience.
- Chair Freedman noted if Commissioner Anaya is willing to help that would be great. She also asked MRCOG if they would be willing to receive the applications and review them for qualifications.

- Kendra Montanari advised she wasn't in a position to answer for Dewey but she would take the request to him.

10. Announcement of Next Collaborative Meeting

September 26th.

11. Adjournment

FISCAL AGENCY AGREEMENT

This Fiscal Agency Agreement (the "Agreement") is entered into as of the date of the last signature below, by and between the Middle Rio Grande Housing Collaborative, a joint powers entity established pursuant to the New Mexico Joint Powers Act, NMSA 1978, § 11-1-1 *et seq.* (the "MRGHC"), and the Mid-Region Council of Governments ("MRCOG"), an association of local governments within New Mexico State Planning and Development District Three (the "Fiscal Agent").

WHEREAS, the Fiscal Agent possesses the necessary expertise and resources to provide fiscal and administrative services to the MRGHC in connection with certain projects or programs;

WHEREAS, the MRGHC desires to engage the Fiscal Agent as its fiscal agent to manage, disburse, and account for funds related to the projects or programs;

NOW, THEREFORE, the parties agree as follows:

1. Engagement of Mid-Region Council of Governments as Fiscal Agent. The MRGHC hereby engages and retains the Fiscal Agent, and the Fiscal Agent hereby agrees to be so engaged and retained, as the fiscal agent for the MRGHC on the terms and subject to the conditions of this Agreement.
2. Scope of Services: The Fiscal Agent shall act as the fiscal agent for the MRGHC and shall provide the following services:
 - a. Receiving, holding, and disbursing funds in accordance with the Joint Powers Agreement (the "JPA") establishing the MRGHC and in accordance with the terms and provisions of any agreements, including services agreements, between the MRGHC and service providers. In this connection, the Fiscal Agent will timely process all purchase orders and payment vouchers in respect of the MRGHC.
 - b. Establishing and maintaining a bank account in the name of the MRGHC and establishing and maintaining separate project accounts to ensure proper tracking and accountability of funds in accordance with generally accepted accounting principles consistently applied. More specifically, the Fiscal Agent will create an agency account within the Fiscal Agent's financial (accounting) system for the MRGHC.
 - c. Preparing financial reports and statements related to the operations and financial transactions of the MRGHC programs.
 - d. Assisting in the preparation and submission of required financial documentation to relevant authorities including, without limitation, submission of such documents and instruments as may be necessary for the MRGHC to file as a governmental entity under the Internal Revenue Code and state and local law.

- e. Ensuring compliance with applicable laws, regulations, and contractual obligations related to financial management.
 - f. Advertise and facilitate the selection process of an Executive Director for the MRGHC. The Executive Director shall enter into an employment agreement with the MRGHC's governing board. The Executive Director shall be administratively attached as a MRCOG employee for the purposes of payroll, benefits and other administrative functions until such time as the MRGHC is established as separate entity. Upon establishment of the MRGHC as a separate entity, the Executive Director or the MRGHC shall no longer be administratively attached as an employee of the MRCOG and shall become an employee of the MRGHC.
3. **MRGHC Duties:** The MRGHC shall provide all necessary funding to support the operations of the MRGHC to include the salary and benefits of the MRGHC Executive Director to the MRCOG for the duration of this Agreement. Funding shall include an agreed upon administrative fee to the MRCOG for services provided.
 4. **Term:** This Agreement shall commence upon the date of the last signature below, and shall continue for one ("1") year unless terminated earlier as provided in this Agreement. Either party may terminate this Agreement by providing 180 days written notice to the other party.
 5. **Records and Reports:**
 - a. The Fiscal Agent shall maintain accurate and complete records of all funds received, disbursed, and managed under this Agreement. These records shall be subject to audit by the MRGHC or its designated representatives.
 - b. The Fiscal Agent shall provide regular financial reports to the MRGHC's governing board and Executive Director, including but not limited to, statements of account, expenditure reports, and other financial documentation as requested by the MRGHC and Executive Director.
 6. **Public Records Act; Disclosures:** The parties acknowledge that political subdivisions of New Mexico and their instrumentalities are subject to disclosure requirements as set forth in the New Mexico Inspection of Public Records Act ("IPRA"), NMSA 1978, § 14-2-1 *et seq.* Nothing in this Agreement is intended to restrict the ability of such parties to comply with IPRA and other applicable laws and reporting obligations.
 7. **Liability:** Each party acknowledges that it will be solely responsible for claims or damages arising from personal injury or damage to persons or property to the extent they result from negligence or willful misconduct of its employees or agents, pursuant to this Agreement. Liabilities of all New Mexico political subdivisions and instrumentalities shall be subject in all cases to the immunities and limitations of the Tort Claims act, NMSA 1978, 41-4-1 *et seq.*, as amended.
 8. **Governing Law and Jurisdiction:** This Agreement shall be governed by and construed in accordance with the laws of State of New Mexico. Any dispute arising under or in

connection with this Agreement shall be subject to the exclusive jurisdiction of the courts of New Mexico.

9. Entire Agreement: This Agreement constitutes the entire agreement between the parties regarding the subject matter herein and supersedes all prior discussions, negotiations, and agreements, whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Fiscal Agency Agreement as of the last date below written.

MIDDLE RIO GRANDE HOUSING COLLABORATIVE, a Joint Powers entity

By: _____ Date: _____
Talia Freedman
Chair, Board of Commissioners

MID-REGION COUNCIL OF GOVERNMENTS

By: _____ Date: _____
Dewey V. Cave
Executive Director

Lead	Project Location	Available Resource	Project Type	Units	Zoning	Parcel Acres	Operations Timeline	Funding Request	Funding secured	NOTES:
BernCo	6th & Coal	Land	Senior Housing-low to moderate income	40 unit site	MX-FB-ID	.4 acres	Bernco Housing -- 18mths - Project based vouchers request	\$1 million FY25 Congressional Funding (proposed Rep. Stansbury) U.S. Housing and Urban Development Community Development Grant funding that requires 25% match \$400k GO Bond (Federal match-on hold)	\$7.1MM BHI funds for affordable housing,	convey to CABQ to do RFP w/ land and developer funding;
BernCo	704 Wyoming Blvd. NE	Land***	Multi-family (?)	TBD	MX-M	3.18 acres				
BernCo	1900 Bridge (Old Housing Bldg.)	Land	Single family/ duplex/condos		MX-L	1.42 acres				
BernCo	Union Square	Land	ArtSpace model - potential LIHTC Mixed used with commercial/ gallery below and affordable housing for artists above.		MX-FB-FX	.62 acres	Cannot do developer tour until Feb. 2025 due to code on the building; power etc.			Funding for assessment \$100K
BernCo	NW Corner of Alvarado and Acoma	Land***	Single family	TBD	RM-H	.48 acres				
BernCo	10705 Central Ave NE	Land***	Single family	TBD	MX-H	1.1 acres				
BernCo	4th and Vineyard	Land***	Land Banking	TBD	MX-M	1.11 acres				
COA	Dallas & Southern SE	Land	Single-family, Affordable	TBD	R-T	Seven developed, single-family lots				containing 7 developed single-family lots (Lots numbered One (1) through (7), inclusive, of the Alborn Clifton Subdivision, as the same is shown and designated on the plat entitled "Plat of Lots 1 through 14, The Alborn Clifton Subdivision, Section 30, T. 10 N., R. E., N.M.P.M., City of Albuquerque, New Mexico," filed in the office of the County Clerk of Bernalillo County, on April 15, 2008, in Plat Book 2008C, Page 72.).
COA	1224 Airway Road SW	Land	Single-family, Affordable	TBD	R-1B	.8438 acres				(Lot Eighteen-C (18-C) of the replat of Lot 18 of the R J Baca Addition to the City of Albuquerque, as the same is shown and designated on said replat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1991 in Map Book 91C,Folio 20.)
COA	90th Street & San Ygnacio SW	Land	Single-family, Affordable	TBD	R-1B	1.79 acres				(S'LY 280 FT OF TR 434 TOWN OF ATRISCO GRANT UNIT #3CONT 1.3100 AC; and, THE S'LY PORTION OF TR 433 UNIT # 3 TOWN OF ATRISCO GRANTCONT .4879 AC, collectively 1.79 +/- ACRES or 78,316.524 SQ FT).
COA	Churchill & Bataan SW	Land	Single-family/multi-family, Affordable	TBD	MX-T	2.16 acres				The south portion of Tracts 61 & 62, Town of Atrisco Grant Unit 6).

***Bernalillo County land purchased with Capital Outlay funding.

Entity	Project Name	Project Description (please include current status Information)	Existing units	New units	\$ Gap to fully funded
COA-HHH/Community Development	Beach Stairway Replacement Project	Apartment Rehab	65		\$ 27,000,000.00
COA/Berco	Casitas Del Camino	Apartment Rehab/New Construction	42	46	\$ 4,500,000.00
COA-HHH/Community Development	Public Housing Preservation	Apartment Preservation	50		\$ 5,000,000.00
COA-HHH/Community Development	Somos Apartments	Apartment New Construction		70	\$ 1,000,000.00
COA-HHH/Community Development	West Mesa Ridge A (Phase I)	Apartment New Construction		95	\$ 20,000,000.00
COA-HHH/Community Development	Energy Efficiency Rehab - ICAST	Apartment Rehab	500		\$ 1,600,000.00
COA/Berco	Uptown Connect Project	Apartment New Construction		215	\$ 15,000,000.00
COA-HHH/Community Development	Motel Acquisition & Rehab	Apartment Conversion		150	\$ 10,000,000.00
COA/Berco	County/City Affordable Senior Housing	Apartment New Construction		65	\$ 20,000,000.00
COA-HHH/Community Development	Gateway Permenant Supportive Housing	Apartment Conversion		110	\$ 40,000,000.00
COA-HHH/Community Development	The Romero	Apartment New Construction		85	\$ 25,000,000.00
COA-HHH/Community Development	Edward Romero Terrace 2	Apartment New Construction		65	\$ 20,000,000.00
COA-HHH/Community Development	San Mateo Manor	Apartment New Construction		50	\$ 20,000,000.00
Bern Co	Rio Bravo/2nd Street	Apartment New Construction		300	\$ 7,500,000.00
Bern Co	Coors/Fortuna	Apartment New Construction		250	\$ 7,500,000.00
Bern Co	La Serena	Apartment New Construction		100	\$ 4,725,724.00
Bern Co	San Roque	Apartment New Construction		137	\$ 6,839,951.00
Bern Co	Marbella Apartments	Apartment New Construction	96		\$ 768,000.00
Bern Co	Tierra Linda	Apartment New Construction		240	\$ 7,000,000.00
Bern Co	Wells Fargo Building	Apartment Rehab		100	\$ 15,000,000.00
Bern Co	9000 Veranda	Apartment Rehab	35		\$ 2,100,000.00
Bern Co	120 La Plata	Apartment Rehab	32		\$ 1,200,000.00
Bern Co	The Downtowner - 101 Silver Ave SW	Apartment New Construction		208	\$ 7,000,000.00
Total			820	2286	\$ 268,733,675.00

AVAILABLE HOUSING DEVELOPMENT FUNDING AS OF 9/4/2024

ENTITY	FUNDING SOURCE	GRANT #	DATE APPROPRIATED	AMOUNT APPROPRIATED	AMOUNT RESERVED/AWARDED/CONTRACTED TO SPECIFIC AGENCY	PROJECT TYPE	PURPOSE	EXPENDITURE DEADLINE
COA	State Capital Outlay	G2646	2022	\$455,000	\$455,000	Affordable Housing/Home Ownership	To acquire land and rights of way and to plan, design, construct and improve affordable housing in Albuquerque in Bernalillo county. Funds will be included in a September 2024 RFP with Bernalillo County to create and/or rehab Affordable Housing units.	2027
COA	State Capital Outlay	Unknown	2023	\$4,290,000	\$4,290,000	Senior Housing	For Housing projects in Bernalillo and Santa Fe counties. Funding will be utilized for Senior Housing Projects in collaboration with Bernalillo County. Funding has not been located by CIP.	2027
COA	State Capital Outlay	I2699	2024	\$2,706,523	\$2,706,523	Affordable Housing/Home Ownership	To acquire land for and to plan, design, construct and equip affordable housing pursuant to the Albuquerque Workforce Housing Opportunity Act in Albuquerque in Bernalillo county. Funds will be included in a September 2024 RFP with Bernalillo County to create and/or rehab Affordable Homeownership units and combined with City owned land	2027
BERNCO	State Capital Outlay	I2646	2024	\$1.183M	\$1.183M	Affordable Housing w/ Collaborative	** Together w/ CABQ on Affordable Housing - home ownership	
BERNCO	NON-PROFIT DEVELOPMENT	I2661	2024	\$1,530,000	\$1,530,000	Affordable Housing	for the County of Bernalillo for the acquisition of 35 vacant, underutilized, and abandoned properties in Albuquerque's South East and Near North East neighborhoods for the purpose of sustainable, energy efficient, affordable housing and open space.	TBD
	Totals			\$8,981,523	\$8,981,523			

MIDDLE RIO GRANDE HOUSING COLLOBORATIVE

BOARD OF COMMISSIONERS

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING THE USE OF STATE FUNDS
FOR COOPERATIVE EFFORTS TO ALLEVIATE THE CRITICAL SHORTAGE OF
AFFORDABLE HOUSING IN THE MIDDLE RIO GRANDE HOUSING
COLLABORATIVE SERVICE AREA**

WHEREAS, the Middle Rio Grande Housing Collaborative (the “MRGHC”) was established by the City of Albuquerque (“the City”) and the County of Bernalillo (“the County”) and approved by the Secretary of the New Mexico Department of Finance and Administration to engage in long-range planning for the development and redevelopment of safe, sanitary and affordable housing; and

WHEREAS, the MRGHC’s service area encompasses both the City and the County; and

WHEREAS, this service area is profoundly impacted by the lack of affordable housing, including:

1. According to a report by Housing New Mexico, by 2035 Bernalillo County will need around 28,000 housing units; approximately 4,900 of them should be affordable to households with income below 30% Area Median Income (AMI) and 8,700 below 50% AMI; and
2. According to the U.S. Department of Housing and Urban Development (“HUD”) no more than 30% of monthly household income should go to housing costs, including utilities and insurance to be considered affordable; and

CONTINUATION PAGE 2, RESOLUTION _____

3. The median household income in the service area is \$4,894, meaning monthly housing costs for this income level should not exceed \$1,468.

WHEREAS, the City and County have identified potential affordable housing projects, identified in the attached Matrix, Exhibit A, the living or working document identifying projects in which the two governments can timely and efficiently collaborate to develop affordable housing within the MRGHC’s service area. This joint project list represents more than \$261,000,000.00 in needed gap funding to bring priority projects to fruition; and

WHEREAS, the Local Government Division of the New Mexico Department of Finance and Administration received an appropriation of General Fund monies (“capital outlay funds”) from the 2024 Legislative Session in the amount of \$1,183,000.00, to be used for affordable housing, the County serving as Grantee; and

WHEREAS, the appropriation was provided “to acquire property for and to plan, design and construct affordable housing properties owned by the county with the middle Rio Grande housing collaborative in Bernalillo county.”

NOW, THEREFORE, be it resolved by the Board of Commissioners, the governing body of the Middle Rio Grande Housing Collaborative, that:

1. The \$1,183,000.00 appropriation made in Laws of 2024, Chapter 66, Section 28, Paragraph 4, should be utilized to fund that affordable housing project identified by the City and County as the mutual highest priority of the two governments.
2. The Board of Commissioners urges the New Mexico Legislature to make future appropriations of \$100,000,00.00 to support all of those projects identified in Exhibit

CONTINUATION PAGE 3, RESOLUTION _____

A, which represent the highest priorities for collaborative projects between City, the County, and the Middle Rio Grande Housing Collaborative.

3. The Board of Commissioners also urges the New Mexico Legislature to support Housing New Mexico's (formerly Mortgage Finance Authority) request for \$500,000,000.00 with the inclusion of a local government set aside of between 10% to 20%, to be determined after additional consultation with state officials, to assist statewide affordable housing efforts.

DONE THIS 26TH DAY OF SEPTEMBER, 2024

BOARD OF COMMISSIONERS

Talia Freedman, Chair

Dan Majweski, Vice-Chair

Ian Robertson, Secretary

Steve Anaya, Member

Lawrence Rael, Member