

AFFORDABLE HOUSING COMMITTEE (AHC)
8:30 a.m. Thursday, May 23, 2024



Meeting was held in person (with Zoom option)

| MEMBERS PRESENT: | MEMBERS ABSENT: | CITY STAFF: |
|--------------------------------------|------------------------|---|
| George Maestas, Chair | Chloe Caswell | Joseph Montoya, Deputy Director, HHH |
| Dan Foster, Vice Chair | Michelle DenBleyker | Rick Giron, Project Manager, CD |
| Elena Gonzales | | Margaret Portillo, Sr. Admin. Asst., CD |
| Felipe Rael | | Stacy Ruiz (Zoom) |
| Matthew Loehman | | |
| Judy Madewell | | |
| George Maestas | | |
| China Osborn | | |
| Kendra Yevoli | | |
| Guests: | | |
| Tom Mannschreck | | |
| Laura Chavez | | |
| Angie Ferguson (Zoom) | | |
| Abigail Stiles City Council Staff | | |
| Debbie Davis (SHC-NM) | | |
| John Gauthier (SHC-NM) | | |
| Roger Valdez | | |
| Anami Dass | | |

- **Call to Order and Introductions- George Maestas, Chair**
 - Meeting was called to order at 8:30AM
- **Changes/Additions to the Agenda- None**
- **Approval of Committee minutes of the March 28, 2024 AHC Meeting.**
 - Motion to approve by Chair; Elena Gonzales second the motion, all in favor

- **Committee Business- Rick**

- A. **Committee Membership**

- Three vacant seats at next AHC meeting
 - Special thanks to Matt, Elena & Felipe for their service
 - Several applications submitted through Boards & Commissions
 - Made recommendations to fill seats soon

- B. **City Department of Health, Housing and Homelessness Services Updates- Rick**

- Development Projects mentions:
 - Route 66 Flats – WHF
 - Barelás Scattered Sites – Homewise
 - West Mesa Ridge – YES Housing
 - Somos – Sol Housing
 - Workforce Housing Report (DRAFT) sent 3/27/24
 - Send comments/edits for the August agenda by 5/31/24
 - New to Report
 - No Housing Forward information
 - Required to maintain separate Housing Forward Report
 - To be heard at the next City Council meeting
 - HOME & Federal Funds information will remain in the Workforce Housing Report
 - Los Altos Lofts project going well despite unforeseen issues, i.e., roofing
 - Phase I: Nearly complete
 - Certificate of Temporary Occupancy in the next few days
 - Monarch Properties has 49 of 90 units move-in ready
 - Semi Grand Opening soon with Grand Opening mid-July
 - People to move in within the next few weeks by Monarch Properties
 - All units at income-based rent
 - 14 Project Based Vouchers attached
 - Tenant pays 30% of their income
 - Percentage for persons with disabilities (ADA)
 - Schedule of RFPs for new & existing funds posting soon
 - State ARPA, \$4M. for GAP financing w/quick turn-around
 - New & improved RFP process
 - HUD funds
 - HOME Grant funds reduced by \$2M (estimate)
 - Workforce Housing approved by voters in Nov. for \$7.5M
 - Total with added City funds = \$8.3M (estimate)
 - Possible State funds to be added

C. City Department of Planning Updates- China

- IDO updates went through LUPZ subcommittee to City Council
- Items that made it through:
 - Cottage Developments – 3 per acre, up from 1 per acre
- Items taken out: Duplexes & Fencing
 - Duplexes coming back on urban centers (Uptown & Downtown) and corridors
 - Allowed by right with existing structure
 - Conditional Use permit for vacant properties
 - Fences coming back for new request for 4' all view fencing
 - Prior request for 5' fencing = 3'solid + 2' view fencing
- Next City Council Meeting for public comments – June 4th w/decision day – June 17th
- Send written comments to, Matthew Cox, Council Planning Staff
- Draft for regional housing study out for review & comments soon
- Possible new group for tiny homes to pass COA building permit process & Zoning
- MRA working on Downtown Housing Plan – second open house successful
 - MRA website to view plan

- **City Department of Municipal Development- Shawn – Absent – no updates**

- **Albuquerque Housing Authority Updates- Dan**
 - Admin Plan & ACOP (public housing & Section 8), both plans approved
 - Posted at the website with redlines
 - Walk-up Project Based Program changes
 - Annual PBV award cap reduced from 75 to 60 with a cap of 30 units per project
 - Veranda & La Plata development projects are moving along
 - Unexpected find of a PNM line
 - Awaiting a call back from PNM for approval to move community building 6'
 - Casitas Del Camino – slow progress, RFP out soon, award by July

- **Housing Building Industry Updates- Michelle – had to leave early – no updates**

- **Housing Lending Industry Updates– George**
 - 2024 9% round recommendations went to MFA Board, and five projects awarded
 - Laguna = 1
 - Santa Fe = 2
 - Ruidoso = 1
 - Albuquerque = 1 (Somos)
 - Board voted uses for NM Housing Trust Fund monies expected in July
 - \$13.6M in Rental
 - \$13M Single Family Development
 - \$17M set aside for future applications (Funding)
 - La Serena Groundbreaking happened this week

- 555 new construction units - completed
- 309 rehab units in Albuquerque - completed
- 229 units starts – New Construction
- 573 Rehab units
- **Housing Lending Industry Updates- Kendra – Ventana Fund**
 - T or C project closing next week
 - Closing on rundown hotel on Central for conversion - 19 units
 - Closing on new project - San Pedro – 9 units
 - Working on a Property Ladder project
- **Low- and Moderate-Income Advocate – Elena - Homewise**
 - Traction happening on new Credit Building Savings Program (match savings)
 - 60% for racial populations of African American & Native American
 - \$1000 for around 100 people in financial coaching
 - Monthly payback for 12 months
 - 4 to 1 match - \$1000 turns to \$5000 for down payment on a house
 - If participant isn't ready to buy a house, they will receive 1 to 1 match to use as needed
 - Payments are reported to all three credit bureaus monthly to build credit
 - Closed on eight African American & handful of Native American families
 - Applying to become a Federal Home Loan Bank member
 - Elena will send updates or attend meetings periodically to provide updates
- **Low- and Moderate-Income Advocate Chloe - UNM Community Health Worker - absent**
- **Not-For-Profit Housing Sector Updates- Felipe – Sol Housing**
 - New name change is official after 31 years
 - All projects are stabilized and converted
 - Closing on final financing and kick-off construction for Farolito project
- **People with Disabilities Advocate - Matthew**
 - If position not filled by July, (Matt) would like to have conversation regarding speakers to fill his seat at next meeting
 - Units at \$700 - \$900 at 30% of income calculates to \$14.00 - \$18.00 hourly wage (assuming person has capacity to work full time) 30% is high
- **Senior Citizen Advocate Updates- Judy – Blue Cross Supportive Housing Specialist**
 - Assists with Transitional Housing for all of NM
 - Contracting with Boarding Homes & Sober Living Facilities
 - Blue Cross members – Case-by-case value-added service will cover 30 to 120 days of services during their stay
 - New Turquoise Care for Medicaid contract for the state starts July 1st.
 - Part of the contract is to support people in need of homes
 - Yet to see new guidelines/policies – but, ready for it

- **Announcements:** None
- **Summary of Decisions and Assignments:** Send comments on WHTF Report
- **Public Comments from guests:** None
- **Next meeting date:** July 25, 2024 meeting will be held in-person at 700 4th St. SW (a Zoom option will be available)
- **Adjourn:** With there being no further business, the meeting was adjourned at 10:01 am.

Chairperson's Signature: _____



Prepared by: Margaret Portillo