

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

9:00 a.m. Thursday, January 19, 2017



Office of Neighborhood Revitalization
Large Meeting Room
700 4th Street, SW
Albuquerque, NM 87102

AMENDED

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Linda Bridge	John Bloomfield	Rick Giron
Patricia Nie, Chair	Doug Chaplin	Jessica Herrera
Felipe Rael	Mark Motsko	
Rebecca Velarde	Lawrence Peterson	
Guests:		
Easton Hamblin, Bradbury Stamm Construction	Elena Gonzales, Homestart	Shawn Colbert, MFA

I. Call to Order and Introductions- Pat Nie, Chair

The meeting was called to order at 9:00 am.

II. Changes/Additions to the Agenda

Introduction of guests Easton Hamblin, Project Manager for Bradbury Stamm Construction and Elena Gonzales, Market Manager for Homestart.

III. Approval of Committee minutes of November 2016.

The quorum was not met to approve minutes.

IV. Committee Business

- A. **Committee Membership** –Rick Giron received email from Mayor’s Office on current status of applicants with interest being shown from Elena and Mona with Sawmill Community Land Trust. Rick asked for people to recruit and spread the word. The vacant positions include one Senior Citizen Advocate, one Housing for People with Disabilities Advocate, and one Housing Lending Industry. The rest are filled however some have expired.
- B. **DFCS Updates on Affordable Housing- 2017 Action Plan** – Rick Giron stated the 2017 Action Plan was approved by City Council last night. Our Department

was considered a high risk HUD grantee of CDBG funds for a number of compliance issues where we were looking into repayment of funds. The city to date has paid back \$329,000 or so. With the upcoming approval of 2017 funds the department has to have approval on everything the department does from contracts to draw requests. 2017 social service agreements are on hold currently until approval is given to proceed.

- C. **DFCS Updates on Workforce Housing Trust Funds (Report, Ordinance Changes, etc.)** – Rick provided a worksheet with current and up and coming projects. A supplemental for Catholic Charities, Generations at West Mesa was just executed extending the time of performance with hopes it will be awarded this upcoming LIHTC round. Casa Grande is currently underway and has broken ground. Partnering with MRA because of the El Vado component being adjacent to Casa Grande. Two new applications Greater Albuquerque Housing Partnership, Sterling Downtown (8th and Silver) and YES Housing, Solar Villa senior housing preservation.
- D. **MRA Update on 4th & Coal, Railyards, El Vado/Casa Grande RFP, De Anza Redevelopment** – Rebecca Velarde stated 4th and Coal was delayed for a couple of years and now an application has been submitted to zoning hearing examiner for a variance for height and parking. They are currently working in negotiation with the Developer because they are currently out of contract due to the timeline delays. There is no estimated date on the ground breaking. Railyards – MRA should be receiving a report on environmental issues and tested all the environmental gaps to see the full picture of the environmental review. This will be helpful for a developer when taking first steps. El Vado is on its way and are impressed on the development team. DeAnza is on the hold and being negotiated. MRA closed on the One Central Entertainment Hub.
- E. **MFA Updates-** All information on LIHTC awards can be found on the MFA website.
- F. **AHA Updates** – Linda Bridge was advocating for the Housing Authority at the City Council meeting to receive funding possibly through an RFP. They currently receive 1 million annually from HUD and hopefully receive money from the City of Albuquerque to fund the gap with also looking at other possible funding sources as well. The Housing Authority can help the City meet their goals while benefiting the local communities. Currently working on the application process and using the lottery type selection. Currently they are having problem finding people on waitlist with this type of system you have a fresh list annually to pull from. 150 vouchers will be set aside for homeless providers. Did a lot of prep work including public hearings and public comment.
- G. **DMD Updates on Projects that may relate to Affordable Housing-** No Representative.

Pat Nie- Federal Home Loan of Dallas is hosting a free affordable housing workshop on February 22, 2017. There is an online registration if anybody is interested.

Rick Giron- Homestart/Homewise has done an excellent job selling the Broadway Vistas project with a few left to sell. DFCS received a purchase agreement for the retail spot at the Broadway Vistas.

- Pat Nie- Wells Fargo Homeownership Counseling Grant Program (HCGP) provides financial resources to local nonprofit housing organizations to create affordable and sustainable homeownership opportunities for low-to-moderate income (LMI) people. This is a small grants program. The average size grant is approximately \$7,500. The grant program focuses on homebuyer counseling, homebuyer education, and foreclosure prevention activities. Submission periods are January 2 – January 31, 2017 (decisions made by May 31, 2017) June 1 – 30, 2017 (decisions made by October 31, 2017).

VI. Summary Decisions: N/A

VII. Public Comments (if any guests are present) -

VIII. Next Meeting – Thursday, March 16, 2017

IX. XI. Adjourn

With there being no further business, the meeting was adjourned at 9:50 am.

Chairperson's Signature: _____

Prepared by: Amanda Lujan