

**AFFORDABLE HOUSING COMMITTEE
(AHC)**

8:30 a.m. Thursday, May 26, 2022



Meeting was held solely via Zoom

MEMBERS PRESENT:	MEMBERS ABSENT:	CITY STAFF:
Elena Gonzales, Chair	Linda Bridge	Rick Giron
Lisa Huval	Matthew Loehman	Amanda Lujan
Shawn Maden	Matthew Pinson	Stacy Ruiz
George Maestas		
Felipe Rael		
Jolene Wolfey		
<u>Guests:</u>		
Dan Foster		

I. Call to Order and Introductions- Elena Gonzales, Chair

- The meeting was called to order at 8:34 am.

II. Changes/Additions to the Agenda

- ❖ Felipe Rael motioned to approve the agenda as presented. The motion was seconded by George Maestas and unanimously carried.

III. Approval of Committee minutes of March 24, 2022 AHC Meeting.

- ❖ Felipe Rael motioned to approve the March 2022 AHC minutes with proposed changes. The motion was seconded by Lisa Huval and unanimously carried.

IV. Committee Business

A. Committee Membership –

- Linda Bridge has termed out but can serve until Dan Foster with Albuquerque Housing Authority fills the AHA seat.
- Housing Building Industry seat is vacant. YES Housing’s Michelle Den Bleyker has applied but has not been approved. Rick Giron will look into moving her application.

- Low and Moderate Income Advocate seat is vacant.
- Matthew Pinson has not been present at the last few AHC meetings. Rick Giron will reach out to him to see if he is still interested on the AHC seat.

B. Update on New Conflict of Interest Process for AHC

- Reminder: the Conflict of Interest Certification is to be completed annually, AHC members are asked to submit if they have not already.

C. DFCS Update on Workforce Housing Trust funds-

- Current WFHTF balance is \$5,201,335, which is the amount allocated to the Program Year 2022 Action Plan and includes Federal Funding.
- Work Force Housing Report is in final form and was presented to the AHC.
- New HUD Income Limits were updated and will be on City website before their effective date of June 1st.

D. DFCS Updates on Affordable Housing –

- Hiland Plaza construction has begun and is right on schedule.
- Calle Cuarta is now in the due diligence period.
- Cibola Loop RFP was cancelled due to a procurement technicality. DFCS is hopeful that a revised RFP will be released in the future.
- Scattered Site Housing RFP for vacant lots in the Barelás Neighborhood is in final form and will be released in the near future.
- Two bills were approved at the City Council meeting on Gross Receipts tax for affordable housing.
- DFCS is identifying properties for hotels or motels to repurpose for affordable housing as conversion projects.
- The City has submitted the allocation plan to HUD for the City \$7.4 million ARP funds for review and approval.

E. City Planning Updates on Projects that may relate to Affordable Housing-

- The Community Planning Assessment for the Central area will start in June.
- A private developer working with the Archdioceses on potential Senior Housing for low- to moderate income seniors contacted City planning. Jolene will send Rick Giron the developer contact information.

F. DMD Updates on Projects that may relate to Affordable Housing-

- Shawn Maden has no updates at this time.

G. MFA Updates-

- Six projects were recommended to the MFA Board for the 2022 LIHTC 9% round and were approved. Of the six approved three are in Albuquerque, one in Rio Rancho, one in Laguna, and one in Las Cruces.
- MFA will be receiving \$19.6 million in HOME ARPA funding specifically to be used for shelter type projects.

H. AHA Updates –

- Section 8 waitlist and Public Housing waitlist has not opened.
- AHA is currently looking at the Section 8 payment standards.

I. Housing Lending Industry Updates- No Representative, however, Elena mentioned gave an update from Homewise.

- Interest rates are climbing. Homewise is looking at alternate ways to provide purchasing power to low-to moderate income homebuyers.
- Homewise has expended all of the \$1.2 million funds the City of Albuquerque provided in program year 2021 and will receive an additional \$1.2 million in program year 2022.
- The median price for a single family home in Albuquerque is \$325,000.

J. Senior Citizen Advocate Updates- No Representative present, no updates received

K. People with Disabilities Updates- No Representative present, no updates received

V. Announcements: No announcements

VI. Summary Decisions: N/A

VII. Public Comments (if any guests are present) – No comments

VIII. Next Meeting – July 28, 2022

IX. Adjourn

With there being no further business, the meeting was adjourned at 8:39 am.

<p>DocuSigned by: <i>Elena Gonzalez</i> 2B953A3608E04CA...</p>
<p>Chairperson's Signature: _____</p>
<p>Prepared by: _____ Amanda Lujan _____</p>