BOARD OF HOUSING COMMISSIONERS
RESOLUTION NO. 2019-24

REGARDING THE FINANCING OF ACQUISITION AND REHABILITATION OF THE COMMONS AT MARTINEZTOWN

WHEREAS, the Albuquerque Housing Authority (AHA) seeks to secure funding for the rehabilitation of its public housing properties;

WHEREAS, the Rental Assistance Demonstration Program (RAD) of United States Department of Housing and Urban Development (HUD) allows public housing properties to convert to privately owned properties with project-based Section 8 rental assistance contracts;

WHEREAS, the RAD conversion process also allows for the use of Low-Income Housing Tax Credits, public or private debt, and grant funds for financing rehabilitation of the properties; and

WHEREAS, the AHA Board of Housing Commissioners, the Governing Body of AHA, finds that it is in the long term best interest of AHA to pursue the use of Low Income Housing Tax Credits, public or private debt, and grant funds for financing rehabilitation of the properties, and has approved Resolution 2018-15 Authorizing Submission of HUD Rental Demonstration Assistance Program Applications for the properties located at 320 Roma Avenue NE, 615 Arno Street. NE, and 415 Fruit Avenue NE (collectively named "The Commons at Martineztown")**;**

WHEREAS, AHA wishes to finance the and acquisition and rehabilitation of The Commons at Martineztown using the LIHTC program, other public and private funding sources;

NOW, THEREFORE, BE IT RESOLVED BY THE AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA that:

1. The Board authorizes the submission of an application by AHA to the New Mexico Mortgage Finance Authority, a nonprofit instrumentality of the State of New Mexico, for Low Income Housing Tax Credits;

2. The Board authorizes the submission of applications, or issuance of solicitations, by AHA for any other public or private sources of funding needed to affect the acquisition and rehabilitation of The Commons at Martineztown;

3. The Board authorizes the Executive Director or her designee to obligate AHA to provide limited financial guarantees or financial obligations related to the acquisition and rehabilitation of The Commons at Martineztown as follows:

    a. Operating deficit guarantees, low income housing tax credits delivery guarantees, repurchase guarantees, and similar financial obligations using, and not to exceed the amount of, unrestricted cash earned from developer fees paid for the acquisition and

rehabilitation of Rio Vista Apartments and the sale of non-public housing units (approximately $452,372.14), and any received developer fee from acquisition and rehabilitation of The Commons at Martineztown.

b. Construction completion guarantees, using and not to exceed the amount of, the balance of funding available in the Local Government Investment Pool (LGIP) from the sale of public housing units (approximately $6.9 million), as approved by HUD.

4. The Board authorizes the Executive Director or her designee to enter in to a sale/purchase agreement with The Commons at Martineztown, LLLP for the buildings comprising The Commons at Martineztown, at their appraised value, and enter in to a long-term lease commitment with The Commons at Martineztown, LLLP for the land.

5. The Board authorizes the Executive Director or her designee to make other necessary and proper decisions needed to move the project forward.

PASSED and ADOPTED this 18th day of December 2019.
BY A VOTE OF 3 FOR, AND 0 AGAINST.

Members Absent: Vogel, McGee
Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: /s Janet McHard
Janet McHard, Chairperson of the Board

ATTEST:

/s Linda Bridge
Linda Bridge, Secretary to the Board and Executive Director