BOARD OF HOUSING COMMISSIONERS
RESOLUTION NO. 2020-14

REGARDING THE PROVISION OF A SUBORDINATE LOAN FOR THE REHABILITATION OF THE COMMONS AT MARTINEZTOWN

WHEREAS, the Albuquerque Housing Authority (AHA) seeks to secure funding for the rehabilitation and redevelopment 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 and redevelopment 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 and redevelopment of the properties, and has approved Resolution 2018-15 Authorizing Submission of HUD Rental Assistance Demonstration Program Applications for the properties located at 320 Roma Av. NE, 615 Arno St. NE, and 415 Fruit Av. NE (collectively named "The Commons at Martineztown") to allow for the use of Low Income Housing Tax Credits (LIHTC), public or private debt, and grant funds for the rehabilitation of the properties;

WHEREAS, the AHA Board of Housing Commissioners approved Resolution 2019-24, Regarding Financing the Acquisition and Rehabilitation of The Commons at Martineztown authorizing: 1) the submission of an application to the New Mexico Mortgage Finance Authority for Low Income Housing Tax Credits, 2) 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 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, 4) the Executive Director or her designee to enter in to sale/purchase agreement with The Commons at Martineztown, LLLP for the buildings comprising The Commons at Martineztown, and enter in to a long-term lease commitment with The Commons at Martineztown, LLLP for the land [please note that the sale/lease structure was modified so that AHA retains title to both the land and buildings and both are leased to the partnership for a 99-year term], and 5) the Executive Director or her designee to make other necessary and proper decisions needed to move the project forward;

WHEREAS, Governor Michelle Lujan Grisham signed New Mexico House Bill 349 which includes $1,500,000 for Albuquerque Housing Authority public housing renovations (Capital Outlay funding);

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

WHEREAS, AHA has over $7.25 million in the State of New Mexico Local Government Investment Pool (LGIP) from the sale of public housing units;

WHEREAS, the AHA Board of Housing Commissioners approved Resolution 2017-25 Amended Use of the Proceeds From the Sale of Public Housing Units authorizing the provision of gap financing for soft or hard costs on moderate and substantial rehabilitation projects as one of the uses of LGIP funds;

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

1. The Board authorizes the Executive Director or her designee to obligate AHA to provide a loan from LGIP funds to the limited partnership in an amount up to $2 million, to be repaid from available cash flow, at a rate and term to be determined.

PASSED and ADOPTED this 17th day of June 2020.
BY A VOTE OF 5 FOR, AND 0 AGAINST.

Members Absent: _____
Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: /s Rebecca Robinson
Rebecca Robinson, Chairperson of the Board

ATTEST:

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