BOARD OF HOUSING COMMISSIONERS
RESOLUTION NO. 2021-24

REGARDING FINANCING THE REHABILITATION OF 120 LA PLATA

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 (LIHTC), 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 2021-20 Authorizing Submission of HUD Rental Demonstration Assistance Program Application for the property located at 120 La Plata Road Northwest, Albuquerque, New Mexico;

WHEREAS, AHA wishes to finance the acquisition and rehabilitation of 120 La Plata 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 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 120 La Plata;

3. The Board authorizes the Executive Director or her designee to enter into a long-term lease agreement with the to be formed limited partnership for the land and buildings comprising 120 La Plata a at their appraised value.

4. 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 120 La Plata 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 and the sale of non-public housing units.

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, as approved by HUD.

c. Seller financing for the leasehold sale of the land and buildings at 120 La Plata, to be repaid by the to be formed partnership from available project cash flow, at a rate and term to be determined.

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 15th day of December 2021.
BY A VOTE OF 4 FOR, AND 0 AGAINST.

Members Absent: Rivera-Wiest
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