

**Middle Rio Grande Housing Collaborative (MRGHC)**

**February 26<sup>th</sup>, 2026**

**1:00pm**

**Mid Region Council of Governments (MRCOG)**

**Virtual Only**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes from Previous Meeting – November 20th, 2025
5. Public Comment – 2 minutes
6. Legislative Update
7. Discussion of Key Member Replacements
8. Discussion of Housing Strategy
9. Announcement of next meeting
10. Adjourn

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**MIDDLE RIO GRANDE HOUSING COLLABORATIVE**

**Thursday, January 22, 2026**

**1:00: p.m.**

**Mid Region Council of Governments (MRCOG) Board Room**

**809 Copper Ave NW**

**Albuquerque, New Mexico 87102**

**I. CALL TO ORDER**

VICE CHAIR DAN MAJEWSKI called the meeting to order.

**Roll Call:** A quorum was confirmed with the following attendance:

**Members Present:**

- DAN MAJEWSKI, Vice Chair (Acting Chair)
- IAN ROBERTSON, Commissioner and Secretary
- LAWRENCE RAEL, Commissioner
- STEVEN ANAYA, Commissioner
- BARBARA BACA, Commissioner

**Others Present:**

- CINDY CHAVEZ, Bernalillo County Manager
- CARLA MARTINEZ, Associate Chief Administrative Officer, City of Albuquerque
- MONICA MONTTOYA, Acting Deputy Director, Health, Housing, and Homelessness (HHH)
- ELLEN BRADEN, Acting Director, HHH

**II. APPROVAL OF AGENDA**

D. Majewski requested a motion to approve the agenda.

**Motion:** COMMISSIONER LAWRENCE RAEL moved to approve the agenda.

**Second:** COMMISSIONER STEVEN ANAYA seconded the motion.

**Outcome:** Approved unanimously (5-0).

### III. SELECTION OF INTERIM CHAIR

D. Majewski opened the floor for nominations to select an interim chair due to the vacancy of the position.

**Discussion:** L. Rael expressed a willingness to serve as Interim Chair, noting that he possessed the necessary flexibility to fulfill the role's duties.

**Motion:** S. Anaya nominated Lawrence Rael to serve as Interim Chair.

**Second:** SECRETARY IAN ROBERTSON seconded the nomination.

**Outcome:** The nomination was approved unanimously (5-0).

*Note: Following the vote, Interim Chair Rael requested that Vice Chair Majewski continue to chair the remainder of the current meeting.*

### IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

D. Majewski presented the minutes from the previous meeting held on November 20, 2025.

**Motion:** D. Majewski moved to approve the minutes.

**Second:** L. Rael seconded the motion.

**Outcome:** Approved unanimously (5-0).

### V. PUBLIC COMMENT

D. Majewski opened the floor for public comment.

COMMISSIONER BARBARA BACA, Bernalillo County Commission District 1, utilized the public comment period to formally thank the commission, the housing collaborative, and city and county partners for their attendance.

**Rationale:** B. Baca emphasized the strategic importance of presenting a unified partnership between the City and County when approaching the State Legislature and Governor for funding. She noted that demonstrating a strong, cohesive partnership is critical to addressing inquiries regarding the collaborative's stability and securing necessary funding for homelessness and housing initiatives.

**Board Discussion:** L. Rael requested clarification regarding the City of Albuquerque's appointment of Ms. Talia to the commission. B. Baca confirmed the appointment was in progress and that the Mayor and City Councilors were working to expedite the process.

## VII. DISCUSSION OF STATE LEGISLATIVE ASK FOR HOUSING FUNDS

### Bernalillo County Update

COUNTY MANAGER CINDY CHAVEZ provided a status update on the \$61 million in housing funds received by the County during the previous legislative session.

- **Expenditure Status:** C. Chavez reported that 79% of the funds were spent or obligated toward transitional and affordable housing and gap funding. She projected reaching 100% obligation by June 2026.
- **Homelessness Prevention:** The County partnered with Albuquerque Public Schools (APS), utilizing \$1.5 million for rapid rehousing and eviction prevention. This partnership served 250 families and prevented homelessness for over 500 individuals at an average cost of \$1,200 per family.
- **Strategic Approach:** C. Chavez highlighted the County's strategy to accelerate capital deployment to demonstrate efficacy to state appropriators.

### City of Albuquerque Update

ASSOCIATE CHIEF ADMINISTRATIVE OFFICER CARLA MARTINEZ presented the City's utilization of approximately \$17 million in state funding, focused primarily on operational costs (\$13.5 million) and capital improvements (\$3.3 million) for the Gateway system.

- **Operational Investments:** Funds supported operations for the Men's Housing and Treatment Navigation Center (expanding from 42 to 92 beds), Women's Housing (expanding by 50 beds), the First Responder Receiving Area, and Young Adult Housing.

- **Capital Projects:** Funds were allocated for renovations at Gateway West (dormitory remodeling) and the Gateway Center (respite roof replacement), with completion expected between February and April.

## **Board Discussion and Strategic Analysis**

**Clarification on Fund Obligation:** L. Rael requested a precise definition of "spent" versus "obligated" funds regarding the County's 79% figure. He cautioned that legislators might misinterpret "obligated" funds as work already physically completed. C. Chavez clarified that while the funds are legally committed to contractors for specific projects (e.g., site purchase and cleanup), the physical construction and expenditure realization occur over time.

**System Capacity vs. Funded Capacity:** L. Rael requested that future presentations clearly distinguish between the specific beds funded by state grants versus the total bed capacity of the entire housing system. He argued that presenting only the state-funded portion failed to capture the true scale of the City's infrastructure, noting the system serves approximately 1,200 individuals nightly.

**Sustainability of Operational Funding:** L. Rael raised a significant strategic concern regarding the use of one-time state capital outlay funds for recurring operational expenses.

**Rationale:** He warned that without a dedicated, recurring revenue stream for operations, the system risks instability once one-time funds are exhausted. C. Martinez acknowledged the concern, stating that while the current allocation is one-time, the City has submitted a sustainability plan to the State Secretary.

## **VIII. LEGISLATIVE FUNDING REQUESTS (FY 2027)**

### **City of Albuquerque Request**

ACTING DEPUTY DIRECTOR MONICA MONTOYA presented the City's legislative ask totaling \$87,401,917.

- **Rental Housing Development:** \$6 million requested.
- **Homeownership:** \$5 million requested for development on City-owned parcels.
- **Gap Funding:** Specific allocations for projects including The Chelsea (\$2 million) and San Mateo Manor (\$1.37 million).

- **Acquisitions:** Requests included \$14 million for the Siegel Select and \$7.8 million for the Days Inn for conversion to affordable housing.
- **Homeowner Preservation:** \$2 million requested for rehabilitation (roofs, electrical, plumbing) to allow low-income homeowners to age in place.

## Bernalillo County Request

C. Chavez presented the County's legislative ask totaling over \$93 million.

- **Union Square:** A significant request for the redevelopment of a County-owned site into mixed-use and affordable housing.
- **Uptown Connect:** Gap financing for a transit-oriented development project.
- **Programmatic Requests:** Continued funding for housing rehabilitation, rapid rehousing vouchers, and eviction prevention.

## Board Deliberation on Requests

**Presentation Strategy:** L. Rael criticized the complexity of the presentation materials, noting that legislators have limited time to review documents. He recommended a simplified format that explicitly highlights the "Funding Request" column and clearly summarizes the funding requirement.

**Cost-Per-Unit Narrative:** L. Rael advised staff to be prepared to substantiate high per-unit costs to rural legislators. He noted that renovation projects (at ~\$50,000 per unit) offer a better fiscal efficiency narrative than new construction projects (at ~\$469,000 per unit) for specific audiences, though both strategies are necessary.

**Growth Funds:** The Board discussed the inclusion of "Growth Funds" in the request. C. Chavez noted these were included in anticipation of need.

**Rationale:** L. Rael recommended keeping the request in the final package, reasoning that unspent local funds can be carried forward, and there is minimal strategic risk to requesting available state resources if the opportunity exists.

**Motion:** S. Anaya moved to approve the 2026 housing funding requests for both the City of Albuquerque and Bernalillo County, including the request for Growth Funds.

**Second:** L. Rael seconded the motion.

**Outcome:** Approved unanimously (5-0).

**IX. ANNOUNCEMENT OF NEXT MEETING**

The Board discussed the meeting schedule in light of the upcoming legislative session. It was agreed to move the February meeting from the fourth Thursday to the last Thursday of the month to accommodate schedules.

**Next Meeting Date:** Thursday, February 26, 2026, at 1:00 p.m.

**Follow-Up Action:** L. Rael requested that staff draft a letter of support from the Commission to be presented to the Legislature regarding the funding requests.

**X. ADJOURNMENT**

D. Majewski requested a motion to adjourn.

**Motion:** L. Rael moved to adjourn.

**Second:** S. Anaya seconded the motion.

**Outcome:** The meeting adjourned.

**SIGNATURES**

Minutes submitted by: Capital Typing

Minutes approved on: \_\_\_\_\_

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Dan Majewski, Chair

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Ian Robertson, Secretary