The following are summary minutes for the meeting of the City of Las Cruces – Housing Policy Review Committee on February 15, 2023. The meeting was held via Zoom and in Room 2007A at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

Members Present:
- Kasandra Gandara, City Council
- Johana Bencomo, City Council
- Yvonne Flores, City Council

Members Absent:
- Justin Carmona, NM Mortgage Finance Authority
- Juan Olvera, Mesilla Valley Public Housing Authority
- Benjamin Beard, Las Cruces Home Builders Association

Others Present:
- Natalie Green, Housing Neighborhood Service Manager
- Jan Lauterbach, Housing Development Coordinator
- Sergio Ruiz, Policy Analyst
- Cynthia Villanueva, Management Analyst
- Catrina Godinez, Neighborhood Program Specialist
- Benjamin Beard, Las Cruces Home Builders Association
- David Weir, Deputy Director Community Planning
- Katherine Harrison-Rogers, Senior Planner
- Sydney Cruz, Intern
- Beth Bardwell
- Ruth Jaure
- Gregory Shervanick
- Kevin Wilson
- Ikani Taumoepeau, Assistant City Manager
- Jo Galvan Nash
- Eric Griego Montoya, Albuquerque Policy Department Associate Chief of Staff
- Lisa Huval, Albuquerque Housing Department Deputy Director
- Michael Vos, Albuquerque Principal Planner
- Mikaela Renz-Whitmore, Albuquerque City Planning Manager
- Elizabeth Teeters, Economic Development Director
- Becky Baum, RC Creations, Transcription

1. **Call to Order:** Councilor Bencomo called the meeting to order at approximately 2:01.

2. **Conflict of Interest:** No conflict of interest was proclaimed.

3. **Acceptance of the Agenda:** Motion to accept the agenda by Councilor Flores,
4. Approval of the Minutes:
   a. Housing PRC Meeting of January 18, 2023: Motion to accept the Minutes by Councilor Gandara, seconded by Councilor Bencomo. Motion passes.

5. Agency Spotlight - None.

6. Recommendation Items: None.

7. General Discussion:
   a. City of Albuquerque - Housing Forward ABQ:

Lisa Huval and Eric Griego Montoya of Albuquerque gave a presentation about Albuquerque's work on the housing problem. Councilor Flores asked about landlord-tenant laws. Albuquerque is working on adding ordinances to protect both landlords and tenants. There is not a comprehensive ordinance. The Offices of Human Rights and Consumer Protection advocate for people with problems in Albuquerque. Councilor Flores wondered about whether the City of Las Cruces had any tenant protection laws and asked how Albuquerque handles that. Albuquerque only has recent add-ons to municipal and state laws to implement. Albuquerque's Housing Stability Fund is not yet active. Their Advisory Committee and consultant are working on having an aspect that helps landlords with the costs incurred and the program will start small and then scale up. Albuquerque's zoning code requires an extra parking space for anyone who has a casita on their property, but on-street parking is acceptable as well. Albuquerque Planning is pleased with on-street parking, as it slows traffic in the neighborhoods. Albuquerque will be using their General Fund to capitalize their Housing Stability Fund. They have not yet looked at how the Anti-Donation Clause will affect their project. Albuquerque is looking into limiting how many short-term rentals are permitted by City Ordinance. Albuquerque's Legal and Human Rights Departments are charged with following through with the new Source of Income Discrimination Ordinance when complaints are received. Albuquerque has changed their Zoning Code to allow alternative kitchens in order to facilitate hotel/motel rehabilitation into apartment rental units. There are concerns about whether the alternative kitchens will violate the Building and Housing Codes. Similar allowances to Albuquerque's new codes are being looked at in the Realize Las Cruces meetings. The City of Albuquerque is not set up to help private hotel/motel owners to convert their properties to low income housing. The City of Albuquerque is looking into purchasing a hotel/motel property to convert and add to their portfolio of properties. Albuquerque is looking into more collaboration with Bernalillo County regarding housing. City of Albuquerque staff is thankful for all the information they have received from Las Cruces with Camp Hope and other similar projects.

   b. Affordable Housing Land Bank and Trust Fund Committee Changes:
Jan Lauterbach reported that it is difficult to get a full committee together, as there are nine members and their backups. The committee is proposing to reduce the number of members to five at-large members appointed by the Mayor with advice and consent of the City Councilors. The five members may reside in either City or County and should have some knowledge of the banking, finance, building, and real estate development industries. Knowledge of Community and Social Services is also desirable for new members. The recommendations were made to include at least seven members, to include members of the populations being served as nonvoting auxiliary members if nothing else, and to make the committee a standard committee with one member appointed by the Mayor and each City Council Member. This would hopefully provide enough diversity to help citizens appropriately. Another recommendation is that members have either demonstrated interest or expertise in affordable housing and that the Committee make sure that proposed projects fit within the Comprehensive Plan and other plans for the City. There are currently several boards with vacancies that Council Members need to appoint members for. There are not very many people willing to take the time to participate on boards and committees. Changing the applications was suggested, as well as increasing outreach and solicitation for participants. An audience member remarked that she had applied for this Committee and did not hear anything regarding her application. Natalie Green informed everyone that these changes were anticipated so no resumes have been processed. She will draft the new ordnance which will incorporate some of the suggested language to improve the Committee's flexibility, up to seven members. The Committee will remain nonstandard and the language regarding keeping the City's Comprehensive Plan and others in mind and desirable qualities of members will be added.

8. Future Items for Review:
   a. Realize Las Cruces Infill:

   The Infill Plan will be discussed, but Chair Bencomo requested that housing specific pieces also be presented at that time. Natalie Green is working with the Attorney General's office to do a listening session, maybe in April, May, or June.

9. Adjournment: The meeting adjourned at approximately 3:30 p.m.