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

8 Kasandra Gandara, City Council  
9 Johana Bencomo, City Council  
10 Yvonne Flores, City Council  
11

12 **Members Absent:**

13 Justin Carmona, NM Mortgage Finance Authority  
14 Juan Olvera, Mesilla Valley Public Housing Authority  
15 Benjamin Beard, Las Cruces Home Builders Association  
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17 **Others Present:**

18 Natalie Green, Housing Neighborhood Service Manager  
19 Jan Lauterbach, Housing Development Coordinator  
20 Sergio Ruiz, Policy Analyst  
21 Cynthia Villanueva, Management Analyst  
22 Catrina Godinez, Neighborhood Program Specialist  
23 Benjamin Beard, Las Cruces Home Builders Association ?  
24 David Weir, Deputy Director Community Planning  
25 Katherine Harrison-Rogers, Senior Planner  
26 Sydney Cruz, Intern  
27 Beth Bardwell  
28 Ruth Jaure  
29 Gregory Shervanick  
30 Kevin Wilson  
31 Ikani Taumoepeau, Assistant City Manager  
32 Jo Galvan Nash  
33 Eric Griego Montoya, Albuquerque Policy Department Associate Chief of Staff  
34 Lisa Huval, Albuquerque Housing Department Deputy Director  
35 Michael Vos, Albuquerque Principal Planner  
36 Mikaela Renz-Whitmore, Albuquerque City Planning Manager  
37 Elizabeth Teeters, Economic Development Director  
38 Becky Baum, RC Creations, Transcription  
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- 40 **1. Call to Order:** Councilor Bencomo called the meeting to order at approximately  
41 2:01.  
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43 **2. Conflict of Interest:** No conflict of interest was proclaimed.  
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45 **3. Acceptance of the Agenda:** Motion to accept the agenda by Councilor Flores,

1 seconded by Councilor Gandara. Motion passes.

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3 **4. Approval of the Minutes:**

4 **a. Housing PRC Meeting of January 18, 2023:** Motion to accept the Minutes  
5 by Councilor Gandara, seconded by Councilor Bencomo. Motion passes.  
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7 **5. Agency Spotlight - None.**

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9 **6. Recommendation Items: None.**

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11 **7. General Discussion:**

12 **a. City of Albuquerque - Housing Forward ABQ:**

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

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48 **b. Affordable Housing Land Bank and Trust Fund Committee Changes:**

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

32 **a. Realize Las Cruces Infill:**

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34 The Infill Plan will be discussed, but Chair Bencomo requested that housing  
35 specific pieces also be presented at that time. Natalie Green is working  
36 with the Attorney General's office to do a listening session, maybe in April,  
37 May, or June.  
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39 **9. Adjournment:** The meeting adjourned at approximately 3:30 p.m.  
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45 Chairperson  
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