

**SOL HOUSING**  
**BOARD MEETING MINUTES**

**Meeting Date: April 9, 2024**

**Location of Meeting: Cuatro Apartments Community Room  
1319 4<sup>th</sup> Street NW, Albuquerque, NM 87102**

**Board Members Present at Meeting**

Tessah Latson (TL), Board President  
Russell Brito (RB), Board Vice President  
Elvira Lopez (EL), Board Treasurer  
Sarah Hurteau (SH), Board Secretary  
Don Dudley (DD), Board Member

**Absent**

Alan Vincioni (AV), Board Member

**Sol Housing Staff Present at Meeting**

Felipe Rael (FR), Executive Director  
Kelle Senyé (KS), Deputy Director of Operations  
Miriam Hicks (MH), Director of Housing Development  
Robert Sitkowski (RS), Associate Director of Housing Development  
Laurie Frappier (LF), Director of Community Relations  
David Poole (DP), Enrichment Services Coordinator  
Kenzie Davison (KD), Enrichment Services Coordinator  
Danielle Gallegos (DG), Digital Media Intern  
Arlene Engel (AE), Office Assistant

**Absent**

Rita Gonzalez (RG), Controller

**MINUTES**

**CALL TO ORDER/CHANGES AND/OR ADDITIONS TO THE AGENDA**

Having a quorum of the Directors, Tessah Latson, President of the Board, called the meeting to order April 9, 2024 at 11:46 a.m.

**ACTION: TL moved to approve the meeting agenda. It was seconded by RB and unanimously approved.**

TL stated for the record that no one from the general public was in attendance at the meeting to offer public comment.

TL made the announcement that the next meeting of the Board of Directors is scheduled for Tuesday, July 9, 2024 at 11:30 a.m. This meeting will be virtual via zoom only.

**TAB 1 – Consent Agenda**

**ACTION: DD moved to approve the consent agenda that includes the Board Meeting Minutes of January 9, 2024; Quarter Ending March 31, 2024 GAHP Financial Reports; Quarter Ending March 31, 2024 CHDO Operating Report and the Operations Report. The motion was seconded by EL and unanimously approved.**

**TAB 2 – Discussion /Approve: PAH! Hiland Plaza Quarterly CHDO Development Report**

MH updated the Board on the CIP funds at Hiland Plaza. In the process of building an equipment list for outstanding items (i.e., sound system for the DCC, individual amplifiers, neon signs for the outside of the building).

**ACTION: SH moved to approve the PAH! Hiland Plaza Quarterly CHDO Development Report. The motion was seconded by RB and unanimously approved.**

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**Discussion/Approve: Farolito Senior Community Quarterly CHDO Development Report**

MH apprised the Board of the activity on the site for the Farolito Senior Community. Building permit received at the end of February 2024. Staff work is 90% complete with due diligence. Once funding is secure, the organization will be in a position to break ground and start construction. New approval processes are prolonging the site plan permit reviews. Advocating for a measurable and predictable process to shorten the process.

**ACTION: EL moved to approve the Farolito Senior Community Quarterly CHDO Development Report. The motion was seconded by DD and unanimously approved.**

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**Discussion: Somos Apartments Update**

MH provided updates on the progress of the Somos Apartments. The organization received a preliminary notice of award for tax credits from the New Mexico Mortgage Finance Authority (MFA). Currently, the team is working with the International District Commercial Development Corporation (IDCDC) to plan the commercial, mixed-use space to support their business incubation program. Anticipating a completion of the permitting process by the end of 2024.

**No action required.**

**TAB 3 – Board Education: Case Study - Farolito**

FR walked the Board through the resolution was submitted to the Board for discussion. The resolution will be approved at the next Board meeting scheduled in July. FR also outlined the risks involved to the General Partner in case of default.

One of the challenges in creating properties is with funding that hasn't increased, but construction and other associated charges have increased substantially. The risks increase as properties are built with less units, to reduce the costs of the construction which results in less money in rent revenue to ensure the property's viability.

Stabilization is the last phase of the project. The more units built at the property, the more revenue that becomes available for the operation of the property. FR explained how Housing Choice Vouchers help support operational expenses.

**No action required.**

**TAB 4 – Rebranding: Welcome to Sol Housing!**

LF presented an update to the Board on the rebranding process and the timing of changing the organization's name from The Greater Albuquerque Housing Partnership to Sol Housing. Currently waiting on the response from the Secretary of State on the application to amend the Articles of Incorporation.

**No action required.**

**There being no further business, the meeting was adjourned at 12:58 p.m.**

**Certification**

I certify these minutes of the April 9, 2024, Sol Housing Board Meeting are accurate as written and/or corrected.

Sarah Hurteau Date: July 9, 2024  
Sarah Hurteau, Board Secretary