



Agenda

CITY CLERK'S OFFICE

DATE 11/9/16 TIME 4:50p
SERVED BY Margaret Ambrosino
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COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, November 16, 2016

3:30-5:00 p.m.

500 Market Street, Suite 200

Roundhouse Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: September 14, 2016 CDC
5. Discussion of Community Development Block Grant and Affordable Housing Trust Fund Priorities for 2017-2018 Program Year and Review of Request for Proposals (RFP) Scoring Criteria to be utilized by the Community Development Commission (Margaret Ambrosino)
6. Items from the Commission
7. Items from the Floor
8. Adjournment

An interpreter for the hearing impaired is available through the City Clerk's office upon five days notice. Please contact 955-6521 for scheduling.

INDEX OF
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
MEETING
September 14, 2016

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE (S)</u>
CALL TO ORDER		
ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved [as amended]	1
APPROVAL OF MINUTES: August 17, 2016 CDC	Approved [as amended]	2
INFORMATION AND DISCUSSION: AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987, CREATING A NEW SUBSECTION 14-5.5(D) ENTITLED THE “MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT” (MIDTOWN LINC OVERLAY DISTRICT) (MATT O’REILLY)		3-8
ITEMS FROM THE COMMISSION	None	8
ITEMS FROM THE FLOOR	None	8
ADJOURNMENT	Adjourned at 4:53 p.m.	8

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING
Santa Fe, New Mexico
September 14, 2016

A meeting of the City of Santa Fe Community Development Commission was called to order by Councilor Renee Villarreal, Chair on this date at 3:30 p.m. at the Market Station Offices, 500 Market Street, Suite 200, Roundhouse Conference Room, Santa Fe, New Mexico.

Members Present:

Councilor Renee Villarreal, Chair
Rusty Tambascio, Vice Chair
Paul Goblet
Ken Hughes
Carla Lopez
Silas Peterson

Member(s) Absent:

John Padilla

Staff Present:

Margaret Ambrosino, Senior Housing Planner
Alexandra Ladd, Special Projects Manager, Housing and Community Development Department
Matthew O'Reilly, Asset Development Director

Others Present:

Chris Gay

APPROVAL OF AGENDA

Ms. Ambrosino said the agenda needs to be amended due to some typos on item 5. It now reads: "***An Ordinance relating to the Land Development Code, Chapter 14 SFCC 1987, creating a new subsection 14-5.5 (D) entitled the "Midtown Local Innovation Corridor Overlay District" (Midtown LINC Overlay District)***"

Commissioner Tambascio moved to approve the Agenda as amended. Commissioner Hughes seconded the motion. The motion passed unanimously by voice vote.

APPROVAL OF MINUTES: August 17, 2016 CDC

Ms. Ambrosino offered the following changes to the Minutes of the August 17, 2016 CDC meeting:

Page 3, 1st paragraph, 3rd sentence was changed to read: *"She understands that this was on the agenda for the Finance Committee on Monday, however, it was pulled off of consent due to some confusing items **in these reports**. She said what was said is that program recipients do not report to them but to the City.*

Page 4, 8th paragraph was changed to read: *"Ms. Ambrosino said this is reflective of an analysis of impediments **to fair housing** done in 2011.*

Page 4, second to last paragraph, last sentence was changed to read: *"80% **AMI (Area Median Income)** are the most in need."* She said this is what was stated.

Page 4, last paragraph, 2nd sentence was changed to read: *"That affordability is looking at **below 80% AMI**."*

Ms. Ambrosino said they had a question on page 5, 6th paragraph where it states that Chair Villarreal said she thinks the Commission should see the plan and it should come here for review. She said they think that Chair Villarreal was talking about the AI Plan and not the Midtown LINC plan, so she just wanted to clarify that.

Chair Villarreal said she thinks they were talking about the St. Michael's Corridor.

Ms. Ambrosino referred to page 6, 6th paragraph and said it should read: *"Ms. Ambrosino said these reports are not actually required. In the future, they will not be in the packet **because they don't enhance, clarify or support the CAPER**."*

Chair Villarreal noted that her name is spelled wrong on the first page of the Minutes. Her name should read: "Reneg".

Commissioner Goblet moved to approve the Minutes of the August 17, 2016 CDC meeting as amended. Commissioner Tambascio seconded the motion. The motion passed unanimously by voice vote.

Chair Villarreal asked the guest present to introduce himself.

Chris Gay introduced himself.

Matt O'Reilly introduced himself under the next agenda item.

INFORMATION AND DISCUSSION: AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987, CREATING A NEW SUBSECTION 14-5.5(D) ENTITLED THE “MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT” (MIDTOWN LINC OVERLAY DISTRICT) (MATT O'REILLY)

Mr. O'Reilly introduced himself noting that he was a former Chairman of the Planning Commission and the former Land Use Director. He is now the Asset Development Director for the City and works on putting the City's real estate assets to its best use, to accomplish City goals; whether those are goals are related to housing, other City policies or generating revenue for the City.

Commissioner Goblet asked if most of their focus is on raw land or existing buildings that you do rental for.

Mr. O'Reilly said all of the above. He said they are looking at long-term repurposing of City buildings, and possible consolidation of City functions into less buildings; renting those buildings or selling them; and possibly doing public or private partnerships to redevelop some of the land.

Mr. O'Reilly said before the Commission today is an Ordinance for an Overlay District, which is a set of regulations in the Land Development Code that overlays on top of the underlying zoning requirements of a district. He noted that the City of Santa Fe has a number of different overlay districts and probably the most well-known overlay district is the Historic District, which is about 4,000 acres of land.

Mr. O'Reilly reviewed a map of the Midtown Local Innovation Corridor (LINC) Overlay District. He mentioned that this overlay district would be the second smallest overlay district in the City. He said this particular overlay district is modeled after and follows the same format for Centex that was used for the Airport Road Overlay District. The Midtown LINC Overlay District includes land in the vicinity of the St. Michael's Drive right-of-way from the eastern edge of the Cerrillos Road right-of-way to the western edge of the St. Francis 19 Drive right-of-way, and additional land in the vicinity of the campus of the Santa Fe University of Art and Design as shown on the Midtown LINC Overlay District Map.

Mr. O'Reilly noted that the Ordinance is a rather long ordinance so he won't read it word-for-word but the Commission should have received his Staff Report and Memo in their packets. He said there is a big section on the history of how the City got here. This is something that the City has been working on for 7-8 years. There was sort of a grass-root community planning effort called the “Re-Mike”, which involved many people and thousands of surveys were taken. This cumulated into a 3-day event that was held at the College Plaza. Different activities took place during this event, including the gathering of information.

Mr. O'Reilly reported that the City Council adopted three separate resolutions declaring its intent and desire that an overlay be placed on St. Michael's Drive.

The purpose and intent of the Midtown Local Innovation Corridor (LINC) Overlay District is to:

(a) Strengthen and animate the built environment and the business and population links within the demographic and geographic center of the city between the existing employment centers of the Santa Fe University of Art and Design and surrounding uses to the west and the Christus St. Vincent Regional Medical Center and related medical uses to the east;

(b) Incentivize multi-family residential development, complimentary non-residential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under-developed land and buildings for these targeted uses, while allowing existing uses to continue as redevelopment occurs;

(c) Allow for innovative development and redevelopment of the district while providing buffering between the district and existing residential developments outside of the district by the application of amended land development regulations and fees and by establishing conditions precedent for future infrastructure enhancements and the application of other redevelopment and financing tools;

(d) Promote a more healthy, safe, and enjoyable environment within the city's midtown area through the enhancement of pedestrian and bicycle accessibility and safety, landscaping and other street-related amenities and the eventual reduction of traffic speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and

(e) Provide flexibility in sign design and location so as to maintain effective communication, business identification and wayfinding for existing buildings whose visibility may be reduced by new development.

Mr. O'Reilly explained that this does not prohibit or take away existing property owners' uses of their property. It is not intended to make any existing business illegal or non-conforming. However, there are a couple of exceptions to that - because one of the desired uses they want to incentivize in the area - is multi-family housing.

Mr. O'Reilly referred to page 6 of the staff report where there are some tables that explain the existing conditions in an overlay district. As he mentioned earlier, one of the intentions of the Overlay District is to incentivize certain kinds of uses and one of the big uses that the City wants to incentivize is housing, either stand alone or multi-family housing or mixed use housing and other non-residential uses. Because of that, there are a few things that will be prohibited uses. On page 4 of the Ordinance, there is a Table (14-5.5.2) that specifies the prohibited uses.

Commissioner Lopez said vehicles are prohibited but there are car lots on St. Michael's Drive.

Mr. O'Reilly said this goes back to the Land Development Code and there is a category of uses in the Land Development Code called "Vehicles and Equipment", which

are not car lots.

Commissioner Peterson asked what happens with businesses that do not necessarily conform to the overlay district now.

Mr. O'Reilly said if those businesses are in existence, they are exempt. The Ordinance only applies to new development.

Mr. O'Reilly pointed out that this district is very small relative to the City, so the underlying zoning uses that you would have in other commercial zoning and shopping centers zoning throughout the City are not affected. The Midtown LINC District is about 1.1% of the City in terms of land mass.

He said the City introduced the concept of qualifying projects for the District. There are two types of qualifying projects: There are qualifying residential projects and non-residential projects. These projects will receive the incentives that are provided for in the Ordinance.

Mr. O'Reilly said at the same time, as stated in the Staff Report, when the City and the Re-Mike organizers received information from the people, a lot of people wanted other kinds of uses beyond housing. They wanted entertainment uses; nightlife-related uses; restaurants; theaters and arts kinds of uses. Therefore, the Ordinance recognizes that there are certain types of qualifying projects that are non-residential.

Mr. O'Reilly reviewed the fees that would be waived for a qualifying project. The following fee incentives apply to qualifying projects within the Midtown LINC Overlay District:

(a) Construction Permit Fees; Plan Review Fees: Qualifying projects are exempt from the payment of construction permit fees and plan review fees as set by Resolution of the governing body, as may be amended from time to time.

(b) Development Review Fees: Qualifying projects are exempt from the payment of development review fees as set by Resolution of the governing body, as may be amended from time to time.

(c) Development Water Budget Fees: Qualifying projects shall obtain water to meet approved development water budgets through the water rights transfer program or through the water conservation credit program or through a combination of both, and at the reduced rate specified in Subsection 17 14-8.13(E).

(d) Impact Fees: Qualifying projects are exempt from the payment of impact fees in accordance with Subsection 14-8.14(D).

(e) Wastewater Utility Expansion Charge (UEC) The wastewater utility expansion charge (UEC) is waived for qualifying projects in accordance with Article 22-6.6, Exhibit A, 24 Section 7. 25

(f) Water Utility Expansion Charge (UEC) Qualifying projects are exempt from the payment of the water utility expansion charge (UEC) in accordance with Article 25-4.2, Exhibit 3 B, Rate Schedule 8. 4 Section 2. Subsection 14-3.8(B) SFCC 1987 (being Ord. #2013-16, §11) is amended.

Commissioner Goblet said his perception is that the City is trying to incentivize new construction. He asked if there will be incentives for somebody who wants to just come in and rent the existing property, or is this something that will really incentivize new development.

Mr. O'Reilly said it is both. It is to guide and incentivize new construction to provide the uses that the City wants, but also recognizing that most of this area is built out under the current Land Development Code.

Commissioner Lopez mentioned that the students from the University of Arts and Design have indicated that there is nothing to do at night on St. Michael's Drive; and if they ride the bus downtown they can't get back because the buses end at a certain time.

Commissioner Goblet said he would envision K-Mart closing where there is at least a footprint where you can build something. He asked isn't this what the real purpose of this is - it talked about 1,000 living units and how would you do that unless you're knocking down K-Mart or something with that kind of a footprint.

Mr. O'Reilly said the other thing that is built in the incentives are incentives in terms of height and density. The other big incentive that is aimed for new construction are parking regulations. In the LINC District, developers will not be held at a specific numeric standard for parking spaces but they will be required to do a traffic study. They will be allowed to use shared-parking concepts and to share parking with adjacent parcels.

Mr. O'Reilly mentioned that 74% of the land in this area is parking. There is a lot of land that could have been used differently.

Mr. O'Reilly said because affordable housing; workforce housing and market-rate housing is so critical - and they are seeing different innovations in the types of rental units that are being provided - the City is not setting a maximum density per acre in this District.

Commissioner Peterson said it sounds like the City has been in touch with a lot of the property owners in the area. He asked if this Overlay District and the incentives are creating momentum behind some of these projects.

Mr. O'Reilly said they have met with a lot of people and because a lot of this area is zoned for industrial, commercial and institutional uses, the existing property owners will be the ones who will need to drive development. This will give them options to do this now or to repurpose things; however, this will not happen tomorrow and could happen over a long period of time. He said in terms of momentum, they are trying to create incentives to enliven the area.

Mr. O'Reilly mentioned that the City does not own the roadway – it belongs to the New Mexico State Department of Transportation. He said the City would like to

Commissioner Goblet asked who's the driver for this.

Mr. O'Reilly said as the Staff Report said, there have been three separate resolutions adopted by the City Council, in full, directing staff to do this and bring it forward. In this particular case, the Mayor is the Sponsor and the Co-Sponsors are Councilor Lindell and Councilor Ives.

Vice-Chair Tambascio asked if there were any more questions.

Commissioner Lopez asked what happens next.

Mr. O'Reilly said this was not an action item for this Commission but it would be nice to report on how this Commission felt about this Ordinance. He said they would like Commissioners to come and support this legislation at upcoming meetings.

Ms. Ladd said in the past, this group has expressed an interest in publicly supporting legislation and projects that they find valuable. She said the next stop for the Midtown LINC Overlay District is the Public Works Committee on September 26th.

Mr. O'Reilly said the Public Works Committee could be a public hearing, and then it goes before the Public Utilities Committee on October 5th; and to City Council on October 13th. They will need to schedule it to go before the Finance Committee.

ITEMS FROM THE COMMISSION

There were no items from the Commission.

ITEMS FROM THE FLOOR

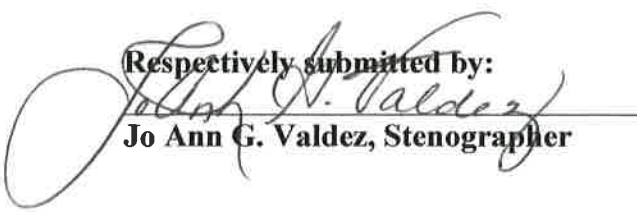
There were no items from the floor.

ADJOURNMENT

Its business being completed, Commissioner Goblet moved to adjourn the meeting, second by Commissioner Lopez, the meeting adjourned at 4:53 p.m.

Councilor Renee Villarreal, Chair

Respectively submitted by:


Jo Ann G. Valdez, Stenographer

City of Santa Fe, New Mexico

memo

DATE: November 10, 2016

TO: Community Development Commission

FROM: Margaret Ambrosino, Senior Housing Planner

ITEM: Discussion of Community Development Block Grant (CDBG) and Affordable Housing Trust Fund (AHTF) Project Funding Priorities

Information / Background:

The CDBG funding priorities, as indicated by the community and put forth by the CDC for the past several years, have been weighted towards down payment assistance for first time home buyers and various public services administered by local non-profit organizations. The typical CDBG annual allocation of \$400,000 after grant administration costs has traditionally been divided between approximately 10 projects to meet the highest priorities as identified in the City's 2013-2017 Consolidated Plan. These generally fall under (1) Housing (down payment assistance); (2) Public Facility Improvements (shelters); and (3) Public Services (various).

In addition to the anticipated \$400,000 CDBG allocation for 2017, the City anticipates an allocation from the Affordable Housing Trust fund of \$400,000. In the administration of these funds, the Office of Affordable housing will be required to move towards a Request for Proposals (RFP) process in 2017 which will be aligned with the CDBG allocation process.

Past discussions amongst community leaders concern the need to boost rental housing and helping the homeless as representing the highest priorities. To best understand how funding could support this effort, the Office of Affordable Housing conducted research with local housing experts and service providers on determining how CDBG and AHTF funds can be leveraged to support these causes and presents the following findings:

- CDBG funding towards a Low-Income Housing Tax Credit project for rental housing is a good idea where feasible. However, tax credit awards are not known until May and CDBG funding allocations are made in February in order to meet HUD's citizen participation and report requirement timeline.

- CDBG funds are best used towards the capital investment side when feasible, especially when securing these funds can be used by an applicant to leverage more funding from other sources. Emergency rental assistance can support rental housing needs, such as in the form of subsistence payments (rent, utilities, etc.) but comes with limitations per client and has been funded at a low level in the past.
- AHTF has mainly funded down payment assistance for Santa Fe homebuyers up to 120% of Area Median Income (AMI) filling a gap where CDBG funds only up to 80%.

Funding History

Down payment assistance for low and moderate-income home buyers has provided the following advantages:

- best leverage for an applicant
- timely expenditure of grant funds
- generates program income (CDBG)

Public service projects provide the following advantages:

- Project proposals offer a significant benefit to a population as long as an applicant can demonstrate an increase in individuals served from that of a prior year. This funding category is competitive for CDBG applicants as HUD imposes a 15% limit on all projects within this category, or approximately \$75,000 in any given year.

The supporting documents provide a background of CDBG funding history.

- a) 2013-2017 Consolidated Plan Priorities List
- b) 2006-2016 CDBG Funding History

CDBG History of Funding: 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Project(s) Completed	2016
HOUSING												
<i>Homewise</i>												
Owner Rehab Loans				\$ 126,750	\$ 100,000	\$ 85,000	\$ 85,000	\$ -	\$40,00	0	Y	15,000
Emergency Repair Loans											Y	
Downpayment Assistance	\$ 200,000	\$ 200,000	\$ 100,000	\$ 126,750	\$ 153,397			\$ 120,500	\$40,000	\$89,750	N-ext to 2017	80,000
Sewer Pilot Program						\$ 100,000	\$ -	\$ -	\$ -	\$ -	N/A	
<i>Santa Fe Community Housing Trust</i>												
Soft Second Mortgages	\$ 100,000	\$ 150,000	\$ 50,000	\$ 169,000	\$ 189,107	\$ 100,000		\$ 96,700	\$60,000	\$100,000	Dec-14	
The Village Sage			\$ 142,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Y	0
Energy Rx Program (Partnered w/ YouthWorks)				\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Y	
Stage Coach Inn Acquisition						\$ 85,000		\$ 126,601			Y	
<i>General Fair Housing Projects and Studies</i>												
Fair Housing outreach, studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$500	\$7,675	Y	\$38,075
<i>Supportive Housing Development</i>												
New Facility											N/A	
<i>Housing Market Data Base</i>												
<i>Emergency Rental Assistance Program</i>												
\$0 CDBG, some General Fund committed in 2014 or 2015												
<i>Santa Fe Habitat for Humanity</i>												
Land Bank Program											N/A	
Energy program for solar electric and water heaters							\$ 68,000		\$ 20,000		Y	
Land Acquisition											Y	
Downpayment Assistance	\$ 30,000	\$ 45,000	\$ 30,000		\$ 105,000			\$ 96,700	\$60,000	0	Dec-15	0
Home Improvement Program										\$50,000	Y	60,000
<i>La Cieneguita pre-construction (Casa de Buena Ventura)</i>					\$ 33,480						Y	
<i>Homeward Bound Apts</i>												
Window replacment program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ -	Y	0
<i>SF Recovery Center</i>												
construction (supplies) for 7 ada units - withdrew the contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,721	\$ -	\$0	\$0	Withdrew 2012	0
Facility Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$7,000	\$35,000	N/A	0
ECONOMIC DEVELOPMENT												
<i>Santa Fe Small Business Development Loan Fund</i>												
Small Business Loans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Y	0
<i>Small Business Dev. Center - Loan Guaranty</i>												
Small Business Loans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
<i>Santa Fe Business Incubator Program</i>	\$ 40,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	?	0
Business Opportunity Program												0
<i>Santa Fe Education & Apprenticeship Network</i>												0
Work Force Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
<i>CityHome</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	?	0
Work Force Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0

CDBG History of Funding: 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Project(s) Completed	2016
ELCDC												0
Manage the SFBRLF	\$ -	\$ -	\$ -	\$ -	\$ 27,300	\$ -	\$ -	\$ -	In Collection	0 Y		0
Econometric Study											N/A	
PUBLIC SERVICES												
Friends of the Farmers Market												
Education/Outreach	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
Child Care Center												
Tuition Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
Fire Department												
Health Outreach	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
Crisis Response												
Beds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	0
Children & Youth												
Community Needs Assessment												
Kitchen Angels												
					\$ 25,000	\$ 30,000	\$30,000	\$20,000	\$20,000	\$20,000	Y	\$20,000
Fine Arts for Children and Teens - ArtClub After School Prgrm.												
Tax Help Santa Fe (SF Community College)												
	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Homeless Shelter					10,000							
YouthWorks												
Hopewell Mann Outreach program								\$ 12,500			Y	
Adelante - SF Public Schools												
Program to match homeless youths and their families with public services	\$ -	\$ -	\$ -	\$ -	\$ 20,000		\$ 10,000	\$ 15,000	\$0	0 Y		0
Deferred Action	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$17,500	\$24,000	Y	
Middle School Suport Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$17,500	\$23,500	Y	
Elementary School Support	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	\$20,188
Esperanza Shelter												
Emergency Rental assistance and subsistence payments to LMI households	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$20,000	0 N		0
Youth Shelters												
Match homeless, runaways and at risk youth with public serices				\$ 39,750		\$ 10,000	\$ 10,000	\$12,000		\$12,000	Y	
PUBLIC FACILITIES/IMPROVEMENTS												
La Cieneguita Child Care Center												
New Facility	No funding in the past 10 years											
AMPC/Pedestrian Bridge												
Paving	No funding in the past 10 years											
Calle Anaya	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Calle Nava	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Silva Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Escudero Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	

CDBG History of Funding: 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Project(s) Completed	2016
Raphael Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Qnuru- solar lights in city parks (Frenchy's/MonicaLucero/Sal Perez	\$ -	\$ -	\$ -	\$ 95,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Y	
Young Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Hopewell/Mann Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Santa Fe River/De Vargas Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Alto Street Playground												
Life Center for Young Adults												
Facility Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Life Link/La Luz Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Facility Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Y	
Open Hands Facility												
Facility Planning	No funding in the past 10 years											
Monica Roybal	No funding in the past 10 years											
Main Building Renovation	No funding in the past 10 years											
Teen Center Renovation	No funding in the past 10 years											
La Familia Medical Center	No funding in the past 10 years											
Satellite Clinic, Telephone System	No funding in the past 10 years											
Facility Expansion	No funding in the past 10 years											
1035 Alto	No funding in the past 10 years											
Enhancement La Cieneguita	No funding in the past 10 years											
Community Room Development	No funding in the past 10 years											
Enhancing Hopewell/Mann	No funding in the past 10 years											
Streetscape Improvements	No funding in the past 10 years											
Pre-Construction/Design of Community Center - SFCHA	\$ 30,000		\$ 55,000								Y	
Planning for Recreation Redevelopment Project												
CIP/Youth Development												
Tierra Contenta Youth & Family Center Consortium												
Facility Planning												
Second St./La Canada Neighborhood Traffic Management Pilot Program												
Traffic Calming/Streetscape Improvements											N/A	
Santa Fe Teen Arts Center/Warehouse 21												
Planning for a new facility											N/A	
Prepare bid docs for remodel/expansion											Y	
Santa Fe Boys and Girls Club												
Facility Renovation											N/A	
Senior Citizens Center											N/A	
Alto Park(Bicentennial Pool)											N/A	
La Farge Door Modification											N/A	
St. Elizabeth Shelter											N/A	
Casa Cerrillos Site Improvement			\$ 20,000								Y	
Alarid Site Improvements	\$ 50,000	\$ 20,000									Y	

CDBG History of Funding: 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Project(s) Completed	2016
Siringo Senior Housing									\$73,000			
<i>Women's Health Services</i>												
Facility Renovation											Y	
<i>Youthworks</i>												
Facility Improvement									\$45,000			
Gap funding towards building acquisition					\$ 133,000						Y	
PUBLIC FACILITIES/IMPROVEMENTS, Continued												
Facility Renovation									\$45,000			

CDBG History of Funding: 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Project(s) Completed	2016
<i>Girls, Inc.</i>												
purchase supplies and equipment for emergency repairs to the bldg								\$ 40,148		\$30,750	Y	
PLANNING												
<i>Airport Road Study</i>					\$ 67,184						Y	
ADMINISTRATION	\$ 100,800	\$ 117,156	\$ 115,172	\$ 116,408	\$ 115,241	\$ 524,956	\$ 101,252	\$ 94,763	\$114,000	\$126,000	Y	
* 2009 funding includes CDBG and CDBG-R/ 2010 includes Program Income												
2010 includes a mid year allocation of the SFBRLF Program Income of \$304,576												

P-25 Priority Needs as listed in the 2013-2017 Consolidated Plan

Priority Need Name	Priority Level	Population	Goals Addressed
Rental Vouchers	High	Extremely low-income renters; people at risk of being homeless; persons with disabilities; homeless youth; veterans; elderly; families in transition; persons with HIV/AIDS and their families; public housing residents; mentally ill; chronic substance abusers; victims of domestic violence	Reduced rate of cost burden and corresponding drop in poverty rate for homeless households and those in danger of becoming homeless. <i>(Increase Opportunities for At Risk Populations)</i> ; Inventory of rental units and vouchers expanded to meet increased demand <i>(Increase Affordable Housing Opportunities)</i>
Emergency Shelter	High	Extremely low-income residents; chronic homeless; homeless youth; veterans; families in transition; mentally ill; chronic substance abusers; victims of domestic violence	Reduced rate of cost burden and corresponding drop in poverty rate for homeless households and those in danger of becoming homeless. <i>(Increase Opportunities for At Risk Populations)</i>
Support Services for Homeless or People at Risk of Homelessness	High	Extremely low-income renters; people at risk of being homeless; persons with disabilities; homeless youth; veterans; elderly; families in transition; persons with HIV/AIDS and their families; public housing residents; mentally ill; chronic substance abusers; victims of domestic violence	Reduced rate of cost burden and corresponding drop in poverty rate for homeless households and those in danger of becoming homeless. <i>(Increase Opportunities for At Risk Populations)</i>
Refinancing Services and Support for Current Homeowners	High	Low-income homeowners; homeowners in risk of foreclosure; homeowners in substandard housing	Reduced rate of cost burden and corresponding drop in poverty rate for homeless households and those in danger of becoming homeless. <i>(Increase Opportunities for At Risk Populations)</i> ; Increased homeownership opportunities and support for long term affordability and accessibility for current homeowners. <i>(Increase Affordable Housing Opportunities)</i>

Provision of Rental Units and Support Services for LI/ VLI Renters	High	Low- and very low-income renters; persons transitioning out of homelessness; renters in need of support services; public housing residents	Inventory of rental units and vouchers expanded to meet increased demand (<i>Increase Affordable Housing Opportunities</i>); Housing opportunities reflect emerging needs, changing demographics and are aligned with redevelopment projects, economic development objectives and sustainability goals (<i>Address Emerging and Current Needs and Changing Demographics</i>)
Rental Rehabilitation	Low	Low- and moderate-income renters; low-income landlords; residents of low- income neighborhoods that are redeveloping or in transition; public housing residents	Inventory of rental units and vouchers expanded to meet increased demand (<i>Increase Affordable Housing Opportunities</i>); Housing opportunities reflect emerging needs, changing demographics and are aligned with redevelopment projects, economic development objectives and sustainability goals (<i>Address Emerging and Current Needs and Changing Demographics</i>)
Down Payment Assistance	High	Low- and moderate-income residents who are “buyer ready”; first responders (fire, police, etc.)	Increased homeownership opportunities and support for long term affordability and accessibility for current homeowners. (<i>Increase Affordable Housing Opportunities</i>)
Homebuyer Training & Counseling	High	Low- and moderate-income homebuyers; current renters	Increased homeownership opportunities and support for long term affordability and accessibility for current homeowners. (<i>Increase Affordable Housing Opportunities</i>)

Homeowner Rehabilitation Programs, Energy- efficiency Upgrades, Accessibility Retrofits	High	Low- and moderate-income homeowners; residents in redeveloping or transitioning neighborhoods; homeowners living in aging or substandard housing stock; seniors who need to “age in place;” people with disabilities	Increased homeownership opportunities and support for long term affordability and accessibility for current homeowners. <i>(Increase Affordable Housing Opportunities);</i> Housing opportunities reflect emerging needs, changing demographics and are aligned with redevelopment projects, economic development objectives and sustainability goals <i>(Address Emerging and Current Needs and Changing Demographics)</i>
Construction of affordably-priced homes for homeownership	Low	Low- and moderate-income homebuyers and current renters; local workforce	Increased homeownership opportunities and support for long term affordability and accessibility for current homeowners. <i>(Increase Affordable Housing Opportunities)</i>
Fair Housing Outreach	High	Low- and moderate-income renters; low-income landlords; persons with disabilities; Spanish speakers; large families; general public	Housing opportunities reflect emerging needs, changing demographics and are aligned with redevelopment projects, economic development objectives and sustainability goals <i>(Address Emerging and Current Needs and Changing Demographics)</i>
Diversity of Housing Types	Low	Low- and moderate-income renters; seniors; small households; entrepreneurs; aging veterans; entrepreneurs and other self-employed	Housing opportunities reflect emerging needs, changing demographics and are aligned with redevelopment projects, economic development objectives and sustainability goals <i>(Address Emerging and Current Needs and Changing Demographics)</i>

Non-Housing Community Facilities and Services	High	Low- and moderate-income residents; residents in redeveloping or transitioning neighborhoods; youth	Housing opportunities reflect emerging needs, changing demographics and are aligned with redevelopment projects, economic development objectives and sustainability goals (<i>Address Emerging and Current Needs and Changing Demographics</i>)
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Table 1 – Priority Needs Summary

Narrative:

The City of Santa Fe’s policy priorities are based on the city’s changing demographics, gaps between available resources and needs, and the capacity to effectively deliver services.

As was reflected in the Needs Analysis and Market Analysis, households are smaller, aging and increasingly headed by singles. While home sales prices are lower than before the economic downturn, the gap between what people earn and housing costs continues to widen. Median sales prices have increased by 65% since 2000. Roughly translated, a homebuyer needs to earn \$30,000 more to purchase a median priced home in today’s market, compared to 2000. Likewise, while renters’ incomes have remained relatively flat, rents in Santa Fe have increased over 25% since 2000. Most distressingly, almost half of the city’s population is cost-burdened, including both renters and homeowners.

The biggest mismatch in market supply and demand is for the city’s very low-income renter households who comprise one-third of the city’s renter population. This group earns less than 30% of the city’s area median income, meaning that any rent greater than \$500/month is unaffordable. Only 10% of the city’s rental units have rents in this range.



CITY OF SANTA FE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROPOSAL SCORE SHEET / Bid Number '17/22/RFP

Name of Applicant/Project: _____

Amount Requested: \$ _____

Evaluation Criteria	Weighted Value	Evaluation Points 1 thru 5	Total Score	Max Score
Activity to be funded <ul style="list-style-type: none"> Why needed? Does it address a gap? Steps/phases to complete the activity Who is served? #s proposed to be served 	20	X _____	_____	100
National Objective Compliance <ul style="list-style-type: none"> Benefits low/moderate income persons/households? Prevents slum/blight Does the activity serve residents Citywide or a Low to Moderate Income (LMI) Area (i.e. Census Tract)? 	20	X _____	_____	100
Consolidated Plan Compliance <ul style="list-style-type: none"> Does the application demonstrate that it meets Consolidated Plan priorities? 	10	X _____	_____	50
Budget <ul style="list-style-type: none"> Is proposed budget realistic? Are other funding sources secured? 	10	X _____	_____	50
Performance Measurement/Work Plan <ul style="list-style-type: none"> Are performance measurements, outcomes and proposed outcomes well presented? Realistic? Well-supported in the application? Does the applicant have the administrative capacity to carry out the activity to be funded? 	20	X _____	_____	100
Total Points				400



CITY OF SANTA FE

AFFORDABLE HOUSING TRUST FUND (AHTF)

PROPOSAL SCORE SHEET / Bid Number '17/TBD/RFP

Name of Applicant/Project: _____

Amount Requested: \$ _____

CRITERIA	Weighted Value	Evaluation Points (1-5)	Total Points	Max. Score
Funding <ul style="list-style-type: none"> Leverage amounts from other sources Operating budget shows evidence of sufficient revenue to administer the proposed program Secured matching resources 	20%			100
Need/Benefit & Project Feasibility Data driven analysis that shows: <ul style="list-style-type: none"> The proposal is responsive to current and future market demand Income mix, if applicable Site control Realistic time frame for completion of funded project/program activities 	40%			200
Affordability <ul style="list-style-type: none"> The proposal meets the Affordability Requirements serving households of up to 120% AMI 	20%			100
Demonstrated Capability – Organizational Management <ul style="list-style-type: none"> Staff Organizational Experience Expertise in type(s) of housing or service(s) proposed Demonstrated Financial Soundness 	20%			100
TOTAL	100%			500

EVALUATION POINTS:

1 -- Lowest

5 – Highest