



Agenda

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DATE 5/13/15 TIME 9:52am

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COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, May 20, 2015

2:30-3:30 p.m.

500 Market Street, Suite 200

Engine Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of extending the time of performance and the compensation amount for the Life Link contract to provide AHTF-funded rental assistance; expansion will be funded by Office of Affordable Housing's General Fund Budget (Alexandra Ladd).
5. Proposal for Alternate Compliance for Pulte at Las Soleras (SFHP) – James Siebert & Assoc. (Alexandra Ladd)
6. Approval for staff recommendation on reprogramming CDBG funds to be carried forward to FY 2015 (Margaret Ambrosino).
7. Approval of Minutes: April 15, 2015 CDC
8. Items from the Commission
9. Items from the Floor
10. 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.

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CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
MEETING
May 20, 2015

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE (S)</u>
CALL TO ORDER		1
ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved [as amended]	1
APPROVAL OF EXTENDING THE TIME OF PERFORMANCE AND THE COMPENSATION AMOUNT FOR THE LIFE LINK CONTRACT TO PROVIDE AHTF-FUNDED RENTAL ASSISTANCE: EXPANSION WILL BE FUNDED BY OFFICE OF AFFORDABLE HOUSING'S GENERAL FUND BUDGET	Approved	2
PROPOSAL FOR ALTERNATE COMPLIANCE FOR PULTE AT LAS SOLERAS (SFHP) – JAMES SIEBERT & ASSOCIATES, INC.	Withdrawn	2
APPROVAL FOR STAFF RECOMMENDATION ON REPROGRAMMING CDBG FUNDS TO BE CARRIED FORWARD TO FY2015	Approved	2-3
APPROVAL OF MINUTES: April 15, 2015 CDC	Approved [as amended]	4
ITEMS FROM THE COMMISSION	Discussion	4-5
ITEMS FROM THE FLOOR	None	5
ADJOURNMENT	Adjourned at 3:37 p.m.	5

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

May 20, 2015

A meeting of the City of Santa Fe Community Development Commission was called to order by Rusty Tambascio, Vice Chair on this date at 2:30 p.m. in the Market Station Offices, 500 Market Street, Suite 200, Roundhouse Conference Room, Santa Fe, New Mexico.

Members Present:

Rusty Tambascio, Vice Chair
Paul Goblet
John Padilla
Silas Peterson

Member(s) Absent:

Councilor Ron Trujillo, Chair, excused
Carla Lopez, excused
Toby Bott-Lyons, excused

Staff Present:

Margaret Ambrosino, Senior Housing Planner
Alexandra Ladd, Housing Special Projects Manager

Others Present:

David Coll, Dual Language Coordinator
Edward Gorman, El Camino Real After-School Program Coordinator

APPROVAL OF AGENDA

The agenda was amended: Item 5: *Proposal for Alternate Compliance for Pulte at Las Soleras* was withdrawn from the agenda.

**Commissioner Goblet moved to approve the agenda as amended.
Commissioner Padilla seconded the motion. The motion passed unanimously by voice vote.**

**APPROVAL OF EXTENDING THE TIME OF PERFORMANCE AND THE
COMPENSATION AMOUNT FOR THE LIFE LINK CONTRACT TO PROVIDE
AHTF-FUNDED RENTAL ASSISTANCE: EXPANSION WILL BE FUNDED BY
OFFICE OF AFFORDABLE HOUSING'S GENERAL FUND BUDGET**

Ms. Ladd referred to the Memo that was included in the Commissioners' Packets. A copy is hereby incorporated to these Minutes as Exhibit "A".

As part of the 2014-2015 funding cycle for the Affordable Housing Trust Fund, the CDC granted \$150,000 to the Life Link to provide rental assistance to low-income renters who are precariously housed. From August 2014 through March 2015, a total of \$86,954 was provided in the form of paying security deposits, rents, utilities, late fees, utility arrears, application fees, rental arrears, and utility deposits.

Ms. Ladd noted that one of the items in the Scope of Work was changed after a conversation with Carol Luna-Anderson of Life Link. They will raise the area median income restriction to 60%. It was originally at 40%. The average Area Median Income of the households served has been approximately 13%.

Staff requests approval of the extension of the Life Link Rental Assistance Project to extend the term of performance through June 2016 and to raise the income restriction for eligibility to 60% AMI (with renters at lower incomes receiving priority). Additionally, funding from the City's General Fund will be applied to the extension in the amount of \$60,000. This expansion is not subject to CDC approval.

Commissioner Tambascio asked if there were any questions. Seeing none, the following motion was made:

Commissioner Peterson moved to approve the request to extend the term of performance through June 2016 and to raise the income restriction for eligibility to 60% AMI. Commissioner Goblet seconded the motion. The motion passed unanimously by voice vote.

**PROPOSAL FOR ALTERNATE COMPLIANCE FOR PULTE AT LAS SOLERAS
(SFHP) – JAMES SIEBERT & ASSOCIATES, INC.**

This agenda item has been withdrawn by James Siebert & Associates, Inc.

**APPROVAL FOR STAFF RECOMMENDATION ON REPROGRAMMING CDBG
FUNDS TO BE CARRIED FORWARD TO FY2015**

The CDBG funding priorities, as resulted from the discussion at the November 12, 2014 CDC Meeting, highlighted many priorities of what is currently being funded with CDBG funds along with what should be funded more of, included but not limited to low income rentals, transitional housing, etc. At the April 15, 2015 CDC meeting, community

input was shared that reiterated the need for more rental housing options to lower income residents.

It is anticipated that there will be approximately \$41,000 of unspent CDBG funds that will be available to re-program starting in July and August 2015 as they become available. These funds are comprised of unspent down payment assistance and home improvement contracts that have had extensions to their contracts, as well as a smaller portion of CDBG money that is currently un-programmed.

Staff's recommendation is to prioritize the unspent CDBG funds and re-program them to address the needs of very-low income renters who are at risk of becoming homeless, via project such as emergency rental assistance, transitional housing or "rapid rehousing".

Discussion:

Commissioner Tambascio said she would like the Commission to consider the youth shelters, or any organization that deals with homeless teens or handles this segment of the population.

Commissioner Padilla asked how many youth shelters exist.

Commissioner Tambascio said there are two that she knows of, and she is aware that there is a waiting list of homeless teens for these youth shelters. She feels it is critical to have a roof over your head and this could mean a difference between sleeping in a car and having a roof over your head for youth.

Ms. Ladd asked the Commissioners if they would like to put the \$40,000 in reserve until a project or emergent need comes up, or does the Commission want to be more proactive and ask staff to find a project to fund.

Commissioner Goblet said the interesting thing is that in this day and age, nobody has reserves. He said these are the conversations that this Commission needs to have. He noted that Simon Brackley of the Chamber of Commerce has indicated that the City needs rental properties because we will never be able to keep young people here and attract businesses.

Commissioner Goblet said we should have the ability to respond to a need because that is when there is a crisis.

Commissioner Tambascio mentioned that the City has a deadline to expend the CDBG funds in a certain amount of time; therefore they really cannot have a reserve fund.

Ms. Ambrosino said the City's obligation to HUD as an entitlement grantee of these funds is that the City tries to spend these funds within a fiscal year.

Commissioner Tambascio said the Commission could ask staff to solicit projects to see what is out there. She feels that emergency rental assistance programs should be covering the youth also because people do not think about homeless teens.

Ms. Ladd said there could be a combination of priorities that could be addressed.

Commissioner Peterson mentioned that Adelante served over 1000 youth last year.

Ms. Ladd said Adelante only makes referrals for their clients but does not provide housing services.

Ms. Ladd said this priority could also be added into the extension of the Life Link contract.

Commissioner Padilla moved to recommend approval of staff's recommendation to prioritize CDBG funds to be reprogrammed to address the needs of very-low income renters who are at risk of becoming homeless, via project such as emergency rental assistance, transitional housing or rapid rehousing. Commissioner Goblet seconded the motion. The motion passed unanimously by voice vote.

APPROVAL OF MINUTES: April 15, 2015 CDC

Commissioner Goblet offered the following change to the Minutes of the April 15, 2015 meeting:

Page 3, 6th paragraph from the bottom was changed to read: *"Mr. Sebesta said yes, if he does the work that the Engineer recommends, however, the cost to do this is over \$30,000.00 per lot."*

Commissioner Goblet moved to approve the Minutes of the April 15, 2015 meeting as amended. Commissioner Padilla seconded the motion. The motion passed unanimously by voice vote.

ITEMS FROM THE COMMISSION

The Commission discussed the successes of past CDBG funding projects, such as Stagecoach and Old Las Vegas Place.

Commissioner Goblet said as he walked out of this meeting last month he thought we should put \$200,000 of equity into organizations that would have to perform in certain areas. This would show as income on their balance sheet and ultimately as equity, or another word that can be used.

Commissioner Tambascio said in the past - and when the City got the best bang for their money-is when the City assisted organizations with public infrastructure costs. This is one of the highest cost for developers.

Commissioner Goblet said with the infinite amount of money that is available, the City needs to think strategically versus what has usually been done and business as usual. The City needs to think about funding priorities and how they can leverage the funding.

Ms. Ladd said this can be discussed at the November CDC meeting and this group can come up with a funding priority for the upcoming year.

Commissioner Padilla said the City could revisit the grant advertisement and do it early on and this could welcome developers outside of Santa Fe to come into Santa Fe.

Commissioner Goblet said he would be a big supporter of finding a way to maximize units and not being reactive to funding requests. Possibly, the City can consider projects that address homelessness and create enough units that are economically viable. He would also like staff to review how the City/Commission can increase or create capacity. He explained that some organizations/entities automatically put CDBG funding in their annual budgets.

Commissioner Peterson said there are people who cannot live here because the rental market is tapped out. He would like to see some way for this body to focus on the affordable market and this is why he was interested in projects that have set aside affordable units.

Commissioner Tambascio suggested that the funding priorities be discussed further at the November CDC meetings every year.

ITEMS FROM THE FLOOR

There were no items from the floor.

ADJOURNMENT

Its business being completed, Commissioner Peterson moved to adjourn the meeting, second by Commissioner Padilla, the meeting adjourned at 3:37 p.m.

Approved by:


For Rusty Tambascio
Rusty Tambascio, Vice Chair

Respectively submitted by:


Jo Ann G. Valdez, Stenographer

Community Development Commission
Meeting: May 20, 2015

City of Santa Fe, New Mexico

memo

EXHIBIT

tabbies

A

Date: May 12, 2015

To: Members of the Community Development Commission

Via: Kate Noble, Interim Director
Housing and Community Development Department *KN*

From: Alexandra Ladd, Special Projects Manager *ALL*
Housing and Community Development Department

Re: Extension of Life Link Rental Assistance Project

ACTION REQUESTED

was @ 40% ← Staff requests approval of the extension of the Life Link Rental Assistance Project to extend the term of performance through June 2016 and to raise the income restriction for eligibility to 60% AMI (with renters at lower incomes receiving priority). Additionally, funding from the City's General Fund will be applied to the extension in the amount of \$60,000. This expansion amount is not subject to CDC approval.

BACKGROUND

As part of the 2014-2015 funding cycle for the Affordable Housing Trust Fund (AHTF), the CDC granted \$150,000 to the Life Link to provide rental assistance to low-income renters who are precariously housed. From August 2014 through March 2015, a total of \$86,954 was provided in the form of paying security deposits, rents, utilities, late fees, utility arrears, application fees, rental arrears, and utility deposits.

Also of note is the following:

- An average of 11.6 clients are served each month (some are unduplicated; the majority are receiving assistance for 3 - 6 months);
- The average Area Median Income (AMI) of the households served was 13%;
- Fifteen (15) of these households were earning 0% of AMI and without this assistance would likely be otherwise homeless;
- The average amount of total assistance paid per client was \$913, with the average rent per client being \$648;
- Fifty-seven (57%) of the assistance was applied toward rents; followed by 19% toward rental arrears and 18% toward security deposits; less than 5% was used for the remaining expenses.