



# Agenda

CITY CLERK'S OFFICE

DATE 8/9/16 TIME 10:19a

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## COMMUNITY DEVELOPMENT COMMISSION MEETING

**Wednesday, August 17, 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: May 18, 2016 CDC
5. Information on 2016-2017 CDBG Contract Amendments (Margaret Ambrosino)
6. Review and Approval of the CDBG Third Year Consolidated Annual Performance Evaluation Report (CAPER) (Margaret Ambrosino).
7. Items from the Commission
8. Items from the Floor
9. Adjournment

**PERSONS WITH DISABILITIES IN NEED OF ACCOMMODATIONS, CONTACT THE CITY CLERK'S OFFICE AT 955-6520, FIVE (5) WORKING DAYS PRIOR TO MEETING DATE.**

**SUMMARY OF ACTION  
COMMUNITY DEVELOPMENT COMMISSION MEETING  
MARKET STREET OFFICES, ROUNDHOUSE CONFERENCE ROOM  
500 MARKET STREET, SUITE 200  
WEDNESDAY, AUGUST 17, 2016, 3:30 PM**

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APPROVAL OF MINUTES MAY 18, 2016	APPROVED	2
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REVIEW AND APPROVAL OF THE CDBG THIRD YEAR CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT	APPROVED	2-6
ITEMS FROM THE COMMISSION	INFORMATION/DISCUSSION	6-7
ITEMS FROM THE FLOOR	NONE	7
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**COMMUNITY DEVELOPMENT COMMISSION MEETING  
MARKET STREET OFFICES, ROUNDHOUSE CONFERENCE ROOM  
500 MARKET STREET, SUITE 200  
WEDNESDAY, AUGUST 17, 2016, 3:30 PM**

**1. CALL TO ORDER**

The meeting of the Community Development Commission was called to order by Councilor René Villarreal, Chair, at 3:30 pm, on Wednesday, August 17, 2016, at the Market Street Offices, Roundhouse Conference Room, Santa Fe, New Mexico.

**2. ROLL CALL**

**MEMBERS PRESENT**

Councilor René Villarreal, Chair  
Rusty Tambuscio, Vice Chair  
Paul Goblet  
Ken Hughes  
Carla Lopez  
Silas Peterson

**MEMBERS ABSENT**

John Padilla, Excused

**OTHERS PRESENT**

Margaret Ambrosino, Senior Housing Planner  
Alexandra Ladd, Special Project Manager  
Elizabeth Martin for JoAnn Valdez, Stenographer

**3. APPROVAL OF AGENDA**

Ms. Ambrosino said Item 6 should also say that it is for the 2015/16 program year.

**MOTION**      A motion was made by Commissioner Hughes, seconded by Commissioner Goblet, to approve the agenda as amended.

**VOTE**          The motion passed unanimously by voice vote.

**4. APPROVAL OF MINUTES  
MAY 18, 2016**

Commissioner Goblet said on page 2, the 6<sup>th</sup> paragraph, it should say the City received the first round of comments from MFA; on page 4, 3<sup>rd</sup> paragraph there are several typos; on page 8, 2<sup>nd</sup> paragraph, second sentence, it should say the staff is relatively restrained.

Ms. Ambrosino said on page 2, Alexandra is misspelled; on page 3, it should say below 100% AMI; on page 4 there are typos; on page 4 at the bottom of the page, it should say it exceeds the City's requirement of the Santa Fe Homes Program; also it should read the parcels owned by the School for the Deaf; on page 5, 2/3 of the way down, Ms. Yoder, it should read, her agency, Lifelink, is also the lead agency; in the paragraph above it should say decent and safe housing; on page 6, the last word should be infested with bed bugs. Additional smaller corrections will be sent to Ms. Valdez.

**MOTION** A motion was made by Commissioner Hughes, seconded by Commissioner Peterson, to approve the minutes as amended.

**VOTE** The motion passed unanimously by voice vote.

**5. INFORMATION ON 2016-2017 CDBG CONTRACT AMENDMENTS**

Ms. Ambrosino said there is a memo in your packet and it is informational only. Staff discussed that some of the minutes were lacking in the actions taken previously. We wanted to have this in the record for clarity. In the memo it should say for the meeting of April 2016, not May. Contract amendments are in progress.

Commissioner Goblet asked we have \$41,000 left then.

Ms. Ambrosino said yes. We have \$41,816 that could be allocated.

Commissioner Goblet asked how has this been handled in the past. Do we let it sit.

Ms. Ladd explained that it does not have to go back to HUD.

Ms. Ambrosino said we do have to report to HUD how we allocate the money.

**6. REVIEW AND APPROVAL OF THE CDBG THIRD YEAR CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**

Ms. Ambrosino explained that this is a new process required for our community involvement process. She tried to update the narrative and content where applicable. The numbers change and maybe descriptions of projects but most of the language is standard. *The addendum reports are intended to inform and support the program goals narrated upon and described in the body of the document.* 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. HUD told her the only report that must be included is the financial summary. In the future we probably will not have to suffer through as many of these reports. She went through the document and made some corrections that she will review with the Commission. She enters the accomplishments that the program recipients report to them.

Ms. Ambrosino reviewed the report including the accomplishments and corrections that she had made in the revised copy.

Commissioner Goblet asked about the number shown in the report as the number of native Hawaiians. He suggested that the number should be checked.

Chair Villarreal said she thinks it was selected by mistake by folks who may have meant to mark Native American.

Commissioner Goblet said in the narrative on that page it says this represents over 2,000 people in 93 households. We better check that number as well.

Commissioner Peterson said it is self identify as to race.

Ms. Ambrosino said she will check the numbers.

Commissioner Tambuscio said you can check the census to see what numbers were used there.

Chair Villarreal said we will now open the discussion to questions and clarifications.

Commissioner Goblet stated that on page 5 and 6, there are a number of organizations who are shown as not having spent their funds. Is that a question of timing.

Ms. Ambrosino answered that the Homewise Home Improvement program did not spend the money due to the program income they earned. It is explained in the narrative. Youth Works has now spent the money so the balance is zero.

Commissioner Goblet said so it is a timing issue.

Ms. Ambrosino said yes, thank you for pointing that out.

Ms. Ladd asked should Youth Shelters be a balance of zero also.

Ms. Ambrosino answered, yes.

Chair Villarreal asked on that point do we roll it over and they add it to the next amount or subtract the left over.

Ms. Ambrosino answered we do not subtract. It stays in our fund to reallocate.

Ms. Ladd explained that they never know what their program income will look like. They have to expend that money before they get into the entitlement money. It is hard to predict.

Ms. Ambrosino said that is a HUD regulation.

Chair Villarreal asked page 24 of the CAPER, at the top of page, aren't there more impediments from issues such as our Land Use Policy. They play into barriers to public housing. She did not know if that might be appropriate to put it in this document.

Ms. Ambrosino said this is reflective of an analysis of impediments done in 2011. We are currently revising that study and it will be out for public comment soon. Those issues will be included in that new study.

Chair Villarreal asked so the next cycle for the Consolidated Plan, will be more meat to that. She gets questions about why we don't have affordable housing and why there are such limited options. She has never seen a document that indicates why policies from the past do not help us today. She wishes we had something to explain to the public when they ask and for us to understand it. As we look forward she would like to look at that.

Commissioner Peterson said there is a distinction in public conversations where they use affordability in the general sense. He is a renter and is solidly in the middle class. Housing is not affordable for him. The technical definition of affordability is a range of median income. Will this years study be published this fall.

Ms. Ambrosino said regarding the analysis of impediments, we have to do that and the assessment of fair housing. It will align with our next Consolidated Plan cycle. It is supposed to capture issues and be a tool for local policy makers to address these difficult questions. The term affordability is a popular term but there are different tiers that HUD has identified and the area being looked at is a factor. We think below the 80% are the most in need.

Chair Villarreal said that is a clear distinction we need to make. That affordability is looking at the 80%. If we focus on that it may be easier to understand. There is another level however, and that is the middle class level.

Commissioner Peterson said it is a supply issue. There is no availability. We can't attract people below a six figure salary because they cannot find housing. It is a different problem but related. He is curious to see when report comes out if the gap is worse for technically affordable homes.

Ms. Ladd said the housing needs analysis for the strategic plan looks at the issue of access. Looking at rental housing, the biggest gap is for very low income renters. The other gap is for people over 120%, the middle class. There is a ripple effect and it is a supply issue.

Commissioner Hughes said the proposed change for St. Michaels, called a midtown zoning, will be down St. Michaels to Cerrillos and could expand to Siler. That area could be ripe for rental housing.

Chair Villarreal asked are we going to hear about that here.

Ms. Ambrosino said staff will be present for the discussions.

Chair Villarreal said she think the Commission should see the plan. It should come here for review.

Commissioner Lopez said for discussion purposes only.

Commissioner Hughes said this along with Las Solars brings hope.

Commissioner Goblet stated that he would like to formally ask staff about the Early Neighborhood Notifications. People go nuts about housing in the Railyard. He knows he can't go to these representing this entity but he can represent himself. Why are we talking to ourselves if we don't come out in these meetings and say it is really an early neighborhood "no." He is more than willing to go. We are wasting our time here if we can't get anything passed. We have a 3,000 unit shortfall.

Commissioner Tambuscio said staff can't send us out to these meetings, but you can go as a citizen of Santa Fe. The meetings are publicized. Check to see what is on the agenda and attend.

Commissioner Goblet asked why couldn't staff notify us.

Chair Villarreal said it is easy to find out about Committee meetings, but with ENN, unless you are in that area, you are not notified.

Commissioner Lopez said we used to be notified of those.

Chair Villarreal said we will get a resource for ENN notifications.

Commissioner Goblet said he is more than willing to go.

Commissioner Hughes said we need to have a discussion item for the Midtown Overlay Zoning Ordinance.

Ms. Ambrosino said staff can give you advance notice, to the extent that we have that information, of items that would be interesting to you. Let her know if anyone needs help to find information. We will commit to give as much advance notice as possible to the Commission.

Chair Villarreal said it is called the Midtown LINK. She is going to request that staff see that plan. There is an internal document that has been going around that staff should see. They are going to have an open house to go over the plan on August 24<sup>th</sup> at Tecolote Café at 6pm. Please attend if you can.

Chair Villarreal said she wants to add to the document a better way to explain the appendices matrix. It is hard to understand.

Ms. Ambrosino said these reports are not actually required. In the future they will not be in the packet.

Chair Villarreal said Councilor Harris has some questions. Would you please speak with him about that.

Ms. Ladd asked where is the PR26. That is the one we want to draw people to.

Ms. Ambrosino said it is in there.

**MOTION** A motion was made by Commissioner Hughes, seconded by Commissioner Lopez, to approve the report.

**VOTE** The motion passed unanimously by voice vote.

Commissioner Hughes said good work staff.

## **7. ITEMS FROM THE COMMISSION**

Commissioner Lopez asked how is the Las Solaris project moving along.

Ms. Ladd said they did not get funded. They will try next year.

Chair Villarreal asked do they compete with other projects for ~~that~~.



Ms. Ladd said yes they do.

Commissioner Hughes said he would like to invite people to come to a tour at the Imperial Building in Albuquerque. It will house the first downtown grocery store that has been built in Albuquerque in decades. There are 74 units for retail and they are all taken. It is located at 215 Silver SW. The tour will be on September 1<sup>st</sup>, at 9:00 am. It is a city block long, with 4 levels, 3 residential, 1 retail. You have to admire developers like this.

**8. ITEMS FROM THE FLOOR**

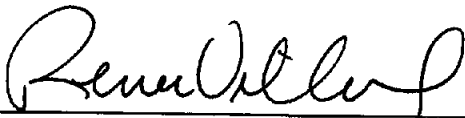
None

**9. ADJOURNMENT**

**MOTION** A motion was made by Commissioner Lopez, seconded by Commissioner Goblet, to adjourn the meeting.

**VOTE** The motion was passed unanimously by voice vote.

The meeting adjourned at 4:45 pm.



Councilor Rene Villarreal, Chair



Elizabeth Martin, Stenographer