



Agenda

CITY CLERK'S OFFICE

DATE 3/24/10 TIME 11:55 AM

SERVED BY Beth Messman

RECEIVED BY [Signature]

**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, MARCH 29, 2010
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM MARCH 15, 2010 PUBLIC WORKS COMMITTEE MEETING

INFORMATION AGENDA

6. UPDATE TO CIP BOND PROCESS & 2010 BOND (**CHRIS ORTEGA**)

CONSENT AGENDA

7. REQUEST FOR APPROVAL OF AWARD OF RFP NO. 10/27/P AND APPROVAL OF THE PROFESSIONAL SERVICES AGREEMENT WITH ECO SOLUTIONS IN THE AMOUNT OF \$54,747.00 INCLUSIVE OF NMGRF FOR PRAIRIE DOG RELOCATION SERVICES (**ROBERT WOOD**)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

8. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH SANTA FE CIVIC HOUSING AUTHORITY TO INCREASE THE 2009 NEW MEXICO LEGISLATIVE SEVERANCE TAX BOND (STB) APPROPRIATION PROJECT 09-L-G-3903 BY \$235,000 (**DAVID CHAPMAN**)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

9. REQUEST FOR APPROVAL OF 2009 SPECIAL SESSION GRANT AGREEMENT NO. 03783, A SEVERANCE TAX BOND (STB) FOR \$235,000 AND TO ESTABLISH PROJECT BUDGET (**DAVID CHAPMAN**)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

10. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE CITY OF SANTA FE -- SANTA FE TRAILS REQUEST FOR FEDERAL TRANSIT ADMINISTRATION CAPITAL FUNDS NECESSARY TO DELIVER ONGOING URBAN TRANSIT SERVICES IN THE GREATER SANTA FE AREA (**COUNCILOR CALVERT AND MAYOR COSS**) (**JON BULTHUIS**)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

11. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION 2001-35; AND REESTABLISHING THE SANTA FE TRANSIT ADVISORY BOARD (**COUNCILOR ROMERO**) (**JON BULTHUIS**)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-5.5 (A)(3) SFCC 1987 REGARDING GENERAL STANDARDS FOR THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT (**COUNCILORS WURZBURGER AND ROMERO**) (**JEANNE PRICE**)

Committee Review:

Planning Commission (Approved)	3/04/10
Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

13. REQUEST FOR APPROVAL OF LEASE AGREEMENT BETWEEN THE NM DEPARTMENT OF CULTURAL AFFAIRS AND THE CITY OF SANTA FE REGARDING AN 8,671 SQUARE FOOT PARCEL OF REAL ESTATE AT 404 MONTEZUMA AVE. FOR DEVELOPMENT OF A MULTI-MODAL TRANSIT CENTER APPURTENANT TO THE SANTA FE RAILYARD (**EDWARD VIGIL**)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

14. REQUEST FOR APPROVAL OF A SOLE SOURCE AGREEMENT WITH SANTA FE CLASSIC ROCK IN THE AMOUNT OF \$66,500 (**DAVID CATANACH**)

Committee Review:

Finance Committee (Approved)	3/22/10
Council (Scheduled)	3/31/10

15. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING VARIOUS SECTIONS OF ARTICLE 26-1 REGARDING THE SANTA FE HOMES PROGRAM IN ORDER TO INCREASE THE MAXIMUM INCOME OF ELIGIBLE BUYERS TO 120% OF AREA MEDIAN INCOME; TO ALLOW THE GROUPING OF SANTA FE HOMES PROGRAM UNITS AND TO MAKE SUCH OTHER CHANGES AS ARE NECESSARY (**COUNCILORS WURZBURGER AND ROMERO**) (**KATHY MCCORMICK**)

Committee Review:

Finance Committee (Approved with Amendments)	03/22/10
Council (Scheduled)	03/31/10

16. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE ADMINISTRATIVE PROCEDURES FOR THE SANTA FE HOMES PROGRAM IN ORDER TO INCREASE THE MAXIMUM INCOME OF ELIGIBLE BUYERS TO 120% OF AREA MEDIAN INCOME; TO ALLOW THE GROUPING OF SANTA FE HOMES PROGRAM UNITS; TO ELIMINATE THE FIRST-TIME HOMEBUYER STATUS REQUIREMENT; AND TO MAKE SUCH OTHER CHANGES AS ARE NECESSARY **(COUNCILORS WURZBURGER AND ROMERO) (KATHY MCCORMICK)**

Committee Review:

Finance Committee (Approved with Amendments)	03/22/10
Council (Scheduled)	03/31/10

17. REQUEST FOR APPROVAL OF A RESOLUTION DESIGNATING UP TO \$1 MILLION OF THE CITY'S 2010 CAPITAL IMPROVEMENTS PROGRAM (CIP) BOND FOR THE PURPOSE OF FUNDING INFRASTRUCTURE FOR SANTA FE HOMES PROGRAM (FOR SALE) UNITS AT ALL INCOME TIERS; AND DIRECTING STAFF TO PREPARE POLICIES AND PROCEDURES FOR THE USE OF THESE FUNDS **(COUNCILORS WURZBURGER AND ROMERO) (KATHY MCCORMICK)**

Committee Review:

Finance Committee (Approved)	03/22/10
Council (Scheduled)	03/31/10

18. MATTERS FROM STAFF
19. MATTERS FROM THE COMMITTEE
20. NEXT MEETING: MONDAY, APRIL 12, 2010
21. ADJOURN

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 INDEX

PUBLIC WORK, CIP & LAND USE COMMITTEE

March 29, 2010

ITEM	ACTION TAKEN	PAGE(S)
2. ROLL CALL	Quorum Present	1
3. APPROVAL OF AGENDA	Approved as presented	1-2
4. APPROVAL OF CONSENT AGENDA	Approved as amended	2
5. APPROVAL OF MINUTES March 15, 2010	Approved as presented	2
6. CIP Bond Information for 2010	Discussion	2-4
CONSENT AGENDA LISTING	Listed	4-5
DISCUSSION		
7. Prairie Dog Relocation	Approved	5-6
13. Multi-Modal Transit Center Lease	Approved	6
15. AH Ordinance Amendment	Tabled with staff directions	6-13
16. AH Clustering Resolution	Tabled with staff directions	7-13
17. CIP Funds for AH Infrastructure	Denied	13
18. Matters from Staff	None	13
19. Matters from the Committee	Discussion	13-14
20. Next Meeting	Set for April 12, 2010	14
21. Adjournment	Adjourned at 7:55 p.m.	14

MINUTES OF THE
CITY OF SANTA FE
PUBLIC WORKS/CIP & LAND USE COMMITTEE

MONDAY, MARCH 29, 2010

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Chair Carmichael Dominguez at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fe, New Mexico

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

H Councilor Carmichael Dominguez, Chair
H Councilor Christopher Calvert
H Councilor Miguel Chávez
H Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Rosemary Romero [excused]

OTHER COUNCILORS PRESENT:

STAFF PRESENT:

Mr. Chris Ortega, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.

3. APPROVAL OF AGENDA

Councilor Trujillo moved to approve the agenda as presented. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert requested that items 15, 16 and 17 be removed for discussion.

Councilor Chávez requested that item 13 be removed for a question.

Councilor Trujillo requested that item 7 be removed for discussion.

Councilor Calvert moved to approve the Consent Agenda as amended. Councilor Chávez seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM MARCH 15, 2010 PUBLIC WORKS COMMITTEE MEETINGS

Councilor Calvert moved to approve the Public Works Committee minutes of March 15, 2010 as presented. Councilor Chávez seconded the motion and it passed by unanimous voice vote.

INFORMATION AGENDA

6. UPDATE TO CIP BOND PROCESS & 2010 BOND (CHRIS ORTEGA)

Mr. Ortega provided a handout which was a spreadsheet showing the level of bond funding for 01, 04, 06 and 08 bond cycles. It was not to highlight any particular project but to give the Committee a sense of the types of projects the City had funded in the past. Some of them were recurring and some for project-specific one-time costs. The list also showed the level of the bond issues - the last three were from \$18½ million to \$21 million.

He intended to come back to the Public Works Committee on April 12th with the list that staff was proposing. It would go to Finance on the 19th and April 28 to Council.

In talking with the Finance Department about the level of bonding the total could be up to \$18.5 million. That was what they were proposing.

Chair Dominguez asked him to share some of the process they went through to get to these numbers.

Mr. Ortega said the Public Works Department gathered the requests from various departments and, as a wish list, was greater than possibly could be funded. So they considered which projects had already happened and which ones could utilize other funding or grants. The City Manager also had a say in making

the list. That was the process.

Chair Dominguez asked if the City had spent all of the \$21 million from the last bond.

Mr. Ortega said for the most part they had. Most balances were very small. One in CIP was \$200,000 and most of that was there because the City didn't move forward with lights at the Country Club. That was an example of one that had a significant balance.

Councilor Calvert asked if they would discuss it at the next meeting. Mr. Ortega agreed.

Councilor Calvert asked Mr. Ortega to find out how much of CIP was committed to balance the budget.

Mr. Romero explained that these bonds were specifically for certain projects so they could not use them to balance the budget.

Councilor Calvert said they had in the past for things that were not capital projects and may have been inappropriate.

Mr. Romero said they could use the GRT revenue but not bond remains from projects. That fund could be used to pay the debt service on these bonds.

Councilor Calvert clarified that if there was excess it would be used it to pay off the bond. Mr. Romero agreed.

Councilor Chávez noted they had a proposal to allocate a million from the 2010 CIP. He asked if that would be in the next bond cycle. Mr. Ortega agreed.

Chair Dominguez said that was not what they did in the past. The list still had to be approved by Council and might or might not include all the projects on the list.

Councilor Calvert said if the Council adopted the resolution, that would bind the CIP Fund.

Councilor Chávez said that was why he asked the question now in the context of the CIP bond cycle. He thought Councilor Calvert was right. But just because the resolution might be approved didn't mean it was a done deal. They had legislative funding in the past that was attached to a priority. It was always a moving target. So they needed to be cautious and set clear priorities.

His other question was that some of these might be duplicated in the ICIP List; those that would be eligible for severance tax bonds for example.

Mr. Ortega clarified that the ICIP list was something they updated every year for DFA as the master list of projects and from that list, some end up on the CIP list and others in the legislative list. He agreed that some on the ICIP might be on this list.

Councilor Calvert thought the O & M at the Southside Library was one they had done in the past. That would be one used to plug holes in the budget.

Chair Dominguez asked if the schedule was on April 12th it would be brought back with a more complete list and what the Governing Body decided would be it.

Mr. Ortega said it would first go to Finance on April 19th and to Council on April 28th.

Councilor Chávez asked if there was a deadline they were tracking for bond issuance.

Mr. Ortega said there was not a deadline. They were in the habit of approving them around January or February but they were delaying this year because of the concerns about the GRT revenues.

CONSENT AGENDA LISTING

- 8. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH SANTA FE CIVIC HOUSING AUTHORITY TO INCREASE THE 2009 NEW MEXICO LEGISLATIVE SEVERANCE TAX BOND (STB) APPROPRIATION PROJECT 09-L-G-3903 BY \$235,000 (DAVID CHAPMAN)**

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

- 9. REQUEST FOR APPROVAL OF 2009 SPECIAL SESSION GRANT AGREEMENT NO. 03783, A SEVERANCE TAX BOND (STB) FOR \$235,000 AND TO ESTABLISH PROJECT BUDGET (DAVID CHAPMAN)**

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

- 10. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE CITY OF SANTA FE – SANTA FE TRAILS REQUEST FOR FEDERAL TRANSIT ADMINISTRATION CAPITAL FUNDS NECESSARY TO DELIVER ONGOING URBAN TRANSIT SERVICES IN THE GREATER SANTA FE AREA(COUNCILOR CALVERT AND MAYOR COSS) (JON BULTHUIS)**

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

11. REQUEST FOR APPROVAL OF A RESOLUTION REPEALING RESOLUTION 2001-35; AND REESTABLISHING THE SANTA FE TRANSIT ADVISORY BOARD (COUNCILOR ROMERO) (JON BULTHUIS)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-5.5 (A)(3) SFCC 1987 REGARDING GENERAL STANDARDS FOR THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT (COUNCILORS WURZBURGER AND ROMERO) (JEANNE PRICE)

Committee Review:

Planning Commission (Approved)	3/04/10
Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

14. REQUEST FOR APPROVAL OF A SOLE SOURCE AGREEMENT WITH SANTA FE CLASSIC ROCK IN THE AMOUNT OF \$66,500 (DAVID CATANACH)

Committee Review:

Finance Committee (Approved)	3/22/10
Council (Scheduled)	3/31/10

DISCUSSION AGENDA

7. REQUEST FOR APPROVAL OF AWARD OF RFP NO. 10/27/P AND APPROVAL OF THE PROFESSIONAL SERVICES AGREEMENT WITH ECO SOLUTIONS IN THE AMOUNT OF \$54,747.00 INCLUSIVE OF NMGRS FOR PRAIRIE DOG RELOCATIONS SERVICES (ROBERT WOOD)

Committee Review:

Finance Committee (Scheduled)	4/05/10
Council (Scheduled)	4/14/10

Councilor Trujillo asked Mr. Wood about the report showing 80 prairie dogs that needed to be relocated from Governor Miles.

Mr. Wood agreed.

Councilor Trujillo said baseball season was about to begin and they did damage to the baseball field. He didn't want to go through this anymore because the baseball fields were for the kids, not the prairie dogs.

Mr. Wood said it was one of their highest priorities and would be on that field just as soon as the agreement was set up with the contractor.

Councilor Trujillo moved to approve the request. Councilor Chávez seconded the motion.

Councilor Calvert asked where the location was where they would be taken.

Mr. Wood said it was the BLM site.

The motion passed by unanimous voice vote.

13. REQUEST FOR APPROVAL OF LEASE AGREEMENT BETWEEN THE NEW MEXICO DEPARTMENT OF CULTURAL AFFAIRS AND THE CITY OF SANTA FE REGARDING AN 8,671 SQUARE FOOT PARCEL OF REAL ESTATE AT 404 MONTEZUMA AVE. FOR DEVELOPMENT OF A MULTI-MODAL TRANSIT CENTER APPURTENANT TO THE SANTA FE RAILYARD (EDWARD VIGIL)

Committee Review:

Finance Committee (Scheduled)

4/05/10

Council (Scheduled)

4/14/10

Councilor Chávez asked for clarification that this was not on the archive building.

Mr. Vigil said it was the rear annex to the state archives building, not the original building. The City proposed demolishing the annex portion that jutted out from the side and it was not where the mural was. The lease was just for the back portion only.

Councilor Chávez understood the design was a separate resolution. There was not a fiscal impact but one dollar a year

Councilor Chávez moved to approve the request. Councilor Calvert seconded the motion and it passed by unanimous voice vote.

15. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING VARIOUS SECTIONS OF ARTICLE 26-1 REGARDING THE SANTA FE HOMES PROGRAM IN ORDER TO INCREASE THE MAXIMUM INCOME OF ELIGIBLE BUYERS TO 120% OF AREA MEDIAN INCOME; TO ALLOW THE

GROUPING OF SANTA FE HOMES PROGRAM UNITS AND TO MAKE SUCH OTHER CHANGES AS ARE NECESSARY (COUNCILORS WURZBURGER AND ROMERO) (KATHY MCCORMICK)

Committee Review:

Finance Committee (Approved with Amendments) 3/22/10

Council (Scheduled) 3/31/10

- 16. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE ADMINISTRATIVE PROCEDURES FOR THE SANTA FE HOMES PROGRAM IN ORDER TO INCREASE THE MAXIMUM INCOME OF ELIGIBLE BUYERS TO 120% OF AREA MEDIAN INCOME; TO ALLOW THE GROUPING OF SANTA FE HOMES PROGRAM UNITS; TO ELIMINATE THE FIRST-TIME HOME BUYER STATUS REQUIREMENT; AND TO MAKE SUCH OTHER CHANGES AS were NECESSARY (COUNCILORS WURZBURGER AND ROMERO) (KATHY ROMERO)**

Committee Review:

Finance Committee (Approved with Amendments) 3/22/10

Council (Scheduled) 3/31/10

Chair Dominguez said Finance heard 15, 16 and 17 all together.

Councilor Calvert said that was fine. He noticed that the Finance Committee had asked for quantifying the value of clustering homes.

Ms. McCormick agreed.

Councilor Calvert noted that in the memo and was still wondering what the impact was. It showed an economic impact of 30 affordable homes but didn't see any discussion of the effect of clustering.

Ms. McCormick said they were trying to answer two things. The first was how much revenue was generated by selling thirty homes and the jobs that would create. It was a series of assumptions. She pointed to other communities that had clustering.

Councilor Calvert said the instruction was to quantify the value of clustering homes specifically. The memo said its purpose was to show economic impact of clustering homes. He saw the economic impact of 30 affordable homes but not the economic impact of clustering versus not clustering. And that was the point of what the Finance Committee was asking.

Ms. McCormick said she might be able to answer that but needed some clarification.

Chair Dominguez said part of the idea was not only to give this economic analysis. He asked if that meant they would have 300 homes in a year. He was looking at balancing that impact vs. what long term impact clustering would have. He also did not see the clustering analysis in the memo.

Ms. McCormick apologized. She said the terminology she would use was how much affordable housing could reasonably be absorbed in the community over the next two years. There was a two year sunset in it. She said she could bring that analysis back for Council. She said the absorption rate in Tierra Contenta had been 25-30 units per year.

Councilor Calvert was still wondering, whether it was the intent of the Finance Committee or not, what the impact specifically about clustering would be. He didn't see anything about it in the memo.

Ms. McCormick asked if he wanted the rationale for clustering.

Councilor Calvert wanted to know if there was any economic impact from clustering. What she had here was okay on the impact of affordable housing but it had nothing to do with clustering. His presumption was that it would be the same impact whether clustered or not.

Chair Dominguez said the presumption was that clustering was going to kick start the construction industry so they needed to know how clustering was going to do that.

Ms. McCormick explained that currently market rate products were not being built because Santa Fe had an oversupply of existing market rate homes in the \$300-\$500,000 range. There was probably a three year supply of that product. She said Santa Fe had 300-400 income qualified households ready on waiting lists but no supply in the existing market. So this was an attempt to help builders build. The reason for the clustering was so that they could put the infrastructure together in one place. There were developments with one or two affordable homes scattered among market rate homes but that meant the builders had to put in infrastructure throughout the parcel and that was not economically feasible nor could the City cover the cost of that infrastructure. She identified several places where it would work.

She mentioned that there was a lot of concern about creating enclaves of too much affordable housing but pointed out that the tiers had some variety in them: \$150,000, \$125,000, \$175,000 and \$200,000. That would provide incentive to build.

Chair Dominguez asked what the rationale for 30 of them was.

Ms. McCormick said it would allow them to reach production goals and get enough going from one house to the next for a reasonable stream of income. In other cities most were 25-35.

Councilor Calvert understood the theory was that since there was demand for affordable homes, clustering would minimize overhead. And once the market picked up they would finish at market rates.

Ms. McCormick agreed - whatever the market would bear.

Councilor Calvert had one concern with her analysis. This was backed by GRT so they would hope there was a GRT stimulus here. Ms. McCormick agreed.

Councilor Calvert said part of it was local spending - \$15,000 and the GRT with that. But his concern was that if they were removing the first time home buyer qualification, the City wouldn't get that much of an increase because some of those people were already living here.

Ms. McCormick agreed that was true but some might have larger families now so they could move up a tier.

Councilor Calvert clarified that if they were just moving within the community it would not bring more local spending.

Ms. McCormick said Homewise had an estimate of about \$38,000 spending per household so she was being conservative to accommodate that. It would allow more of the essential workforce to move back.

Councilor Calvert asked how long that change would exist.

Ms. McCormick said they had not put a sunset on that provision and recommended the Council leave it open. It would capture new revenue but not open the door for those who were considering a move to Rio Rancho because they could not afford the next tier up.

Councilor Calvert noted that in the analysis it had things like wages. But then there were fee waivers and water the city would have to provide. He asked if that had to be part of the equation too. Ms. McCormick agreed.

Councilor Calvert said she put in the benefits but not the costs.

Ms. McCormick said she would be happy to do that.

Councilor Calvert said 15 didn't talk about the elimination of the first time home buyer restriction as they did in the guidelines for 16 and wondered why.

Ms. Price explained that it was not part of the ordinance.

Councilor Calvert asked if the \$1 million for infrastructure was really what it would cost.

Ms. McCormick said infrastructure included anything the city owned including water, sewer, streets and sidewalks.

Councilor Calvert thought it looked like some was used for interest buy down.

Ms. McCormick said that was not the intent.

Councilor Calvert said the interest rates were confusing with figures of 5.6% and 5.0%.

Ms. McCormick said the 5.6\$ was the interest average for 2008 and 5.0% was the average interest from 2009. It would increase on July 1. She said the new figure of 84,750 in the ordinance corresponded to houses at 5%. The 81 corresponded to the 2008 prices and they never adjusted the figures. She said they would clean that up.

Councilor Calvert said on the FIR, it didn't talk about things like where the water was going to come from.

Ms. McCormick said she would double check with Mr. Lyons for how much water was in there.

She asked if he wanted staff to amend the FIR to include the value of the fee waiver. They could be built over five years.

Councilor Calvert said the FIR included inspections but those fees were waived.

Ms. McCormick agreed but it would create jobs.

Councilor Calvert said not funding them would put that on the negative side.

Councilor Calvert asked if on page 16 the comparison with the County was to make them more compatible with each other.

Ms. McCormick said it was to be able to have similar requirements - this showed the comparison between the two and showed things the City asked the County to adopt. One of the differences was that the County did not have a requirement that it be resold as affordable.

Councilor Calvert asked if they had resolved the inheritance issue.

Ms. McCormick said she didn't know off the top of her head. If they inherited it and were not income eligible they would buy it out the plan from the City or sell it to another eligible buyer.

Councilor Calvert wanted to see the county provisions on that.

Councilor Calvert asked where the two year sunset on clustering from Finance was.

Ms. Price said it was on page 3 of the packet - the amendment page. She said the 30 amount was in the ordinance.

Councilor Calvert referred to lines 13 - 15 on page 17 and asked if that meant the current conditions would apply in 2012.

Ms. Price said she was confused and needed to double check it. On page 7, line 15 was where the

amendment would be inserted.

Councilor Calvert thought that said you could start clustering in two years. That wasn't what was intended.

Ms. Price agreed they needed to work on that more.

Chair Dominguez asked if this was time sensitive.

Councilor Calvert said it was on the Council agenda.

Ms. Price said it could be postponed. If this was the only change needed, staff could do that by Council meeting.

Councilor Chávez felt it was deviating from what the first time home buyer program originally started to be. The inclusionary zoning was one thing - part of why the City was recognized for its approach. This went back 20-25 years. So they were adjusting to the market then and now because of the cost of real estate and cost of buying a home in Santa Fe. They had tried hard to keep the market out of it. Lots of people envisioned this as only for first-time buyers and that home ownership was the only priority. But now they had a combination of single family units and apartment complexes. In that 25 year time frame, half were still living outside of Santa Fe. Half of all police officers were living outside of Santa Fe. Now they were trying to get those who moved to Rio Rancho to move back. He didn't know that the effort would be successful.

He said clustering raised some concerns too. The one million was a one-time shot in hopes that the market would change in two years. He asked if they would cluster now and not in two years.

Councilor Chávez asked if those thirty homes were going to be eligible for impact fees or not.

Ms. McCormick said they currently waived all fees including impact fees. They paid one fee of \$800. The developer could ask for in lieu of fee but the City discouraged it. The way the ordinance was written, the Council had discretion on how it was done.

Councilor Chávez said the County did not have cash in lieu of but had some kind of transfer of development rights.

Ms. McCormick understood the County did have the in lieu of waiver and were considering the transfer of development rights but had not made it part of their ordinance. The County requirement was that they must build within the development. They might adopt it for areas outside the current urbanized areas.

Councilor Trujillo said clustering was his main concern since the City had a policy of trying to spread them throughout the neighborhood.

He asked if someone wanted to move into a tier two house, if the City had an inventory.

Ms. McCormick explained that they had other affordable houses that could be resold. An owner was required to sell it to another affordable buyer or pay the city the difference between fair market value and purchase as adjusted. To move to a higher tier, the same process would be required. She clarified that Tierra Contenta didn't fall under these guidelines. She explained the difference. Santa Fe had one the most generous program requirements.

Chair Dominguez said this deed restriction concept concerned him. He was an affordable home buyer and not a big fan of clustering. There were some clustered in Tierra Contenta but trying to integrate those with market homes was difficult. Clustering might provide short term benefits but not in the long term. So they needed to consider the long term effect of clustering. Mobile home parks were an example. They generally needed to be as diverse as possible in integrating them with market homes.

He noted that in the resolution there were directions to staff and asked how those policies and procedures were going to be approved.

Ms. McCormick said they planned to use the Housing Trust Fund policies that had been approved by Council. Council would have to amend the trust fund agreement to accommodate this.

Ms. Price said the Housing Trust Fund had broad enough language that you could designate that this money would go into that fund. Infrastructure was a legitimate expense for that fund.

Councilor Calvert pointed out that in the 2008 bond there was \$500,000 for affordable housing infrastructure and asked how it was handled then.

Ms. McCormick said it was through the CDC; through the Housing Trust Fund.

Councilor Calvert said to get a cluster of 30 homes you would have to have a development of more than 100 homes in it. Ms. McCormick agreed and thought it was a good point.

Councilor Calvert had a concern with the clustering sunset. Once given, it would be hard to take that back. He foresaw an effort in two years to get that extended. It seemed like the old slippery slope.

Ms. McCormick thought what was placed before the Committee was our own local stimulus. They would allow clustering and then 3 years to fill it all in.

Councilor Calvert thought there was a difference on who built it and how much stayed in the community. If it was a local builder, he thought he could support it. Maybe they should put those restrictions on it. He was a little concerned that they hadn't considered everything.

Councilor Calvert said if there was no time sensitivity then they could wait and make their decisions based on everything, including what staff had agreed to furnish and the specific locations and developers.

Councilor Calvert moved to table items 15 and 16 to the next meeting with directions to staff to

refine the economic analysis. Councilor Chávez seconded the motion.

Chair Dominguez asked if there was anything else in that analysis.

Councilor Calvert asked how many projects were out there and what was needed. If they were trying to provide a stimulant, was that something that would be paid back when they leave it.

Ms. McCormick explained that the subsidy stayed with the home as a City lien. She said she could share what other communities have found. Also how it would affect the value of their home and the homes around them. So she would share the rational on how to value those homes.

Councilor Calvert said looking at the fiscal impact also and they could decide if that was enough to forego that for two years.

The motion passed by unanimous voice vote.

17. REQUEST FOR APPROVAL OF A RESOLUTION DESIGNATING UP TO \$1 MILLION OF THE CITY'S 2010 CAPITAL IMPROVEMENTS PROGRAM (CIP) BOND FOR THE PURPOSE OF FUNDING INFRASTRUCTURE FOR SANTA FE HOMES PROGRAM (FOR SALE) UNITS AT ALL INCOME TIERS; AND DIRECTING STAFF TO PREPARE POLICIES AND PROCEDURES FOR THE USE OF THESE FUNDS (COUNCILORS WURZBURGER AND ROMERO) (KATHY MCCORMICK)

Committee Review:

Finance Committee (Approved)

3/22/10

Council (Scheduled)

3/31/10

Councilor Calvert asked staff to give the best information on infrastructure.

Councilor Calvert moved to deny the resolution and incorporate it in the regular CIP process at the next meeting. Councilor Chávez seconded the motion.

He noted that in the past it wasn't out of the ordinary to have a resolution that identified a specific CIP.

Ms. Price agreed.

Councilor Chávez said there was a level of frustration everyone experienced. What was out of place with this one was that it was attached to policies and procedures that were significantly different. They did need to have the discussion on the CIP allocation in light of the larger project. That was why he was supporting this motion.

Ms. Price said she had a question on how they would deal with this on the Wednesday consent agenda. She asked if they want that pulled. Councilor Calvert agreed.

The motion passed by unanimous voice vote.

18. MATTERS FROM STAFF

There were no matters from staff.

19. MATTERS FROM THE COMMITTEE

Councilor Chávez said at the next Public Works Committee meeting they would review the CIP projects for the next bond cycle. There was a small project on realignment for Hickox and Camino Alire that he asked if staff could bring that forward to add to the list.

Mr. Ortega said design work was done and they did have a cost estimate on it. It might be funded out of city balances but at any rate, he would get the information to the Committee.

Councilor Trujillo was contacted regarding the a road right off Maez Road across from Frenchy's regarding money that was allocated for a water line. He asked if the City would be putting it in.

Mr. Ortega asked if it was for potable water. Councilor Trujillo agreed.

Mr. Ortega said it would be done.

20. NEXT MEETING: MONDAY, APRIL 12, 2010


21. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at 6:55 p.m.

Approved by:

Carmichael Dominguez, Chair

Submitted by:


Carl Boaz, Stenographer