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## COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, January 18, 2012  
3:30 p.m. – 5:00 p.m.

Main Post Office  
120 South Federal Place  
Main Conference Room  
Third Floor, Room 326

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of the 2012 CDC Meeting Dates
5. Discussion of the City Council Approved Down Payment Assistance Allocation thru the Affordable Housing Trust Fund (AHTF)
6. Discussion of the updated Analysis of Impediments to Fair Housing Report
7. Items from the Commission
8. Items from the Floor
9. Adjournment

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**INDEX OF**  
**CITY OF SANTA FE**  
**COMMUNITY DEVELOPMENT COMMISSION**

**January 18, 2012**

<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>PAGE (S)</u></b>
<b>CALL TO ORDER</b>		<b>1</b>
<b>ROLL CALL</b>	<b>Quorum</b>	<b>1</b>
<b>APPROVAL OF AGENDA</b>	<b>Approved</b>	<b>1</b>
<b>APPROVAL OF THE 2012 CDC MEETING DATES</b>	<b>Approved</b>	<b>2</b>
<b>DISCUSSION OF THE CITY COUNCIL APPROVED DOWN PAYMENT ASSISTANCE ALLOCATION THROUGH THE AFFORDABLE HOUSING TRUST FUND (AHTF)</b>		<b>2-3</b>
<b>DISCUSSION OF THE UPDATED ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING REPORT</b>		<b>3-4</b>
<b>ITEMS FROM THE COMMISSION</b>		<b>4</b>
<b>ITEMS FROM THE FLOOR</b>	<b>None</b>	<b>4</b>
<b>ADJOURNMENT</b>	<b>Adjourned at 4:30 p.m.</b>	<b>4</b>

**MINUTES OF THE**  
**CITY OF SANTA FE**  
**COMMUNITY DEVELOPMENT COMMISSION MEETING**

**Santa Fe, New Mexico**

**January 18, 2012**

A meeting of the City of Santa Fe Community Development Commission was called to order by Mayor David Coss, Chair on this date at 3:30 p.m. in the Main Post Office, Main Conference Room, Third Floor, Room 326, 120 South Federal Place, Santa Fe, New Mexico.

Roll Call indicated the presence of a quorum for conducting official business as follows:

**Members Present:**

Mayor David Coss, Chair  
Rusty Tambascio, Vice Chair  
Chris Graeser  
John Padilla

**Member(s) Absent:**

Annette Thompson-Martinez  
2 vacancies

**Staff Present:**

Kym Dicome, Housing and Community Development Department

**Others Present:**

Jo Ann G. Valdez, Stenographer

**APPROVAL OF AGENDA**

**Commissioner Tambascio moved to approve the Agenda as published. Commissioner Graeser seconded the motion. The motion passed unanimously by voice vote.**

## **APPROVAL OF THE 2012 CDC MEETING DATES**

[Copies of the 2012 CDC Meeting Dates were distributed in the Commissioners' packets.]

**Commissioner Padilla moved to approve the 2012 CDC Meeting Dates. Commissioner Tambascio seconded the motion. The motion passed unanimously by voice vote.**

## **DISCUSSION OF THE CITY COUNCIL APPROVED DOWN PAYMENT ASSISTANCE ALLOCATION THROUGH THE AFFORDABLE HOUSING TRUST FUND (AHTF)**

[A handout on the Office of Affordable Housing Trust Fund Request for Proposals for fiscal year starting July 1, 2012 was distributed in the Commissioners' packets. Please see Exhibit "A" for the details.]

On November 30, 2011, the City Council approved an allocation of \$800,000 for Affordable Housing through a Gross Receipts Tax Revenue Bond issue for Municipal Capital Improvements (CIP). The Office of Affordable Housing will allocate these funds through the Affordable Housing Trust Fund. The Fund was set up by Ordinance 2007-23 as a tool intended to further partnerships, encourage innovation in affordable housing projects, and provide housing for Santa Fe's workforce. The goal of the fund is to encourage and support projects and approaches that increase and preserve the supply of affordable housing for low to moderate income residents and employees in the City of Santa Fe.

Mayor Coss said this is included in the Resolution that authorizes a \$22,000,000 Gross Receipts Tax Revenue Bond issue for Municipal Capital projects that will create jobs, design and improve infrastructure, provide for economic development opportunities; improve water security; enhance public safety; and promote a high quality of life for the residents of the City of Santa Fe. [Copies of Resolution No. 2011-67 were distributed in the Commissioners' packets. Please see Exhibit "B" for the details.]

Ms. Dicome said discussion came up at the Finance Committee last night that some of this money be used for foreclosures, however, the Ordinance states that the restriction for these funds is that they must be used for Down Payment Assistance Programs only. These funds may only be used to expand the supply of affordable housing options for clients who earn up to 120% of the AMI based on family size as determined by the U.S. Department of Housing and Urban Development. She noted that the funding will be dispersed on a first come-first served basis.

Commissioner Tambascio asked if the \$800,000 would be put in an interest-bearing account.

Ms. Dicome said she did not know.

Mayor Coss said this is a good question and he would also like to look at this further. He said the rationale behind this is to try and get the housing industry going; and it seemed like the best thing was to soak up the existing inventory, and the easiest way to do that is through down payment assistance. He mentioned that there was also discussion about the neighborhood stabilization funding and foreclosure assistance programs. He explained that the City of Santa Fe does not qualify for funding from HUD for foreclosures because the foreclosure and unemployment rates are not high enough. Mayor Coss asked Ms. Dicome to check on the foreclosure question - to keep people in their home or get them a home.

Commissioner Padilla asked if there is a maximum or minimum that people can ask for.

Ms. Dicome said no. She said they are accepting applications and they will review them on a first-come, first-serve basis.

Commissioner Padilla asked about the schedule to receive these applications.

Ms. Dicome said they will go through the CDBG process and will be reviewed at the same time that the CDBG requests are reviewed.

Commissioner Tambascio said there are some City of Santa Fe employees who need assistance but they don't meet the guidelines. She asked if there was any way to expand this program to these people.

Ms. Dicome said they have changed the criteria on the application to include homeownership for employees of the City of Santa Fe. She noted that someone earning less than 120% of the AMI is included in the definition of the workforce. Workforce housing is defined as housing for a family where at least one person in the household is a full-time worker who earns between the living wage and the amount needed to afford to live in the area. The updated chart was included in the Commissioners' packets.

Ms. Dicome said staff will have to look at the application again because it states that these funds can only be used for down payment assistance programs. She said staff is getting some information together for Councilor Bushee and she will check on this.

### **DISCUSSION OF THE UPDATED ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING REPORT**

[Copies of the Analysis of Impediments to Fair Housing Report were distributed in the Commissioners' packets. Please see Exhibit "C" for the details.]

Ms. Dicome said the City is required to do an update on the impediments to the fair housing report every five years and one was done by BCC Research and Consulting. Ms. Dicome sent a copy to the Commissioners via e-mail. BCC Research and Consulting

recommended that the City of Santa Fe adopt a Fair Housing Action Plan and activities for reducing fair housing impediments.

Ms. Dicome noted that neighborhood resistance or NIMBYism were identified as being fair housing barriers and she thinks this could be addressed through some kind of outreach and educational campaign - to educate residents about the need for workforce housing in Santa Fe and the consequences of not meeting current and future needs for housing (e.g., increased traffic).

Commissioner Tambascio said people object to any housing development and it does not necessarily have to do with affordable housing.

Ms. Dicome said this report will go before City Council in the form that it will be incorporated to the Action Plan.

### **ITEMS FROM THE COMMISSION**

Ms. Dicome said the terms for Commissioners Thompson-Martinez and Tambascio will expire in March. She asked Commissioner Tambascio if she would be interested in serving for another term. Commissioner Tambascio agreed. Commissioner Thompson-Martinez will also be asked if she would be interested in serving for another term.

### **ITEMS FROM THE FLOOR**

There were no items from the floor.

### **ADJOURNMENT**

The next meeting is scheduled for February 15, 2012 from 9:00 a.m. to 4:00 p.m. where the Commission will hear the CDBG presentations. The following meeting is scheduled for February 22, 2012 at 3:30 p.m.

Its business being completed, Commissioner Tambascio moved to adjourn the meeting, Commissioner Padilla seconded the motion, the meeting adjourned at 4:30 p.m.

**Approved by:**

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**Mayor David Coss, Chair**

Respectively submitted by:

  
\_\_\_\_\_  
**Jo Ann G. Valdez, Stenographer**