



Agenda

CITY CLERK'S OFFICE

DATE 3/13/13 TIME 3:47pm

SERVELL BY Kym Dicome

RECEIVED BY [Signature]

COMMUNITY DEVELOPMENT COMMISSION MEETING

**Wednesday, March 20, 2013
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 February 6, 2013 and February 20, 2013 Minutes
5. Staff Presentation of the Housing Needs Assessment Report and the draft 2013-2017 5 year Consolidated Plan that includes the 2013 Action Plan (Alexandra Ladd and Kym Dicome). No vote required.
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

March 20, 2013

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE (S)</u>
CALL TO ORDER		1
ROLL CALL	No Quorum	1
APPROVAL OF AGENDA	No approval	1
APPROVAL OF THE FEBRUARY 6, 2013 AND FEBRUARY 20, 2013 MINUTES		
	Postponed	1
STAFF PRESENTATION OF THE HOUSING NEEDS ASSESSMENT REPORT AND THE DRAFT 2013-2017 5-YEAR CONSOLIDATED PLAN THAT INCLUDES THE 2013 ACTION PLAN		
	Discussion/Informational	2-4
ITEMS FROM THE COMMISSION		4
ITEMS FROM THE FLOOR	None	4
ADJOURNMENT	Adjourned at 4:30 p.m.	4

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING

Santa Fe, New Mexico

March 20, 2013

A meeting of the City of Santa Fe Community Development Commission was called to order by Councilor Rebecca Wurzbarger, 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 lack of the presence of a quorum for conducting official business; therefore a discussion session was held.

Members Present:

Councilor Rebecca Wurzbarger, Chair
Chris Graeser
Silas Peterson

Member(s) Absent:

John Padilla
Rusty Tambascio, Vice Chair
Annette Thompson-Martinez

Staff Present:

Kym Dicome, Housing and Community Development Department
Alexandra Ladd, Office of Affordable Housing
Nick Schiavo, Office of Affordable Housing

APPROVAL OF AGENDA

Approval of the agenda was not made due to the lack of a quorum.

APPROVAL OF THE FEBRUARY 6, 2013 AND FEBRUARY 20, 2013 MINUTES

Approval of the Minutes of the February 6, 2013 and February 20, 2013 Meetings was postponed due to the lack of a quorum.

**STAFF PRESENTATION OF THE HOUSING NEEDS ASSESSMENT REPORT
AND THE DRAFT 2013-2017 5-YEAR CONSOLIDATED PLAN THAT INCLUDES
THE 2013 ACTION PLAN**

[Copies of the *Goals for the 2013-2018 Consolidated Plan: City of Santa Fe* were distributed. A copy is hereby incorporated to these Minutes as Exhibit "A".]

Ms. Alexandra Ladd said staff has discussed the general needs of the Housing Needs Assessment.

Chair Wurzburger asked Ms. Ladd to highlight the key findings.

Ms. Ladd said there are several findings. They are as follows:

- The demographics in Santa Fe are changing.
- Santa Fe is an older community by four years, meaning age, since 2000.
- Households are smaller; therefore the housing type need is changing.
- More households have individuals who are over the age of 65.
- Many of the older households are single-person households, but smaller households are also a general trend for the population; with the exception of Spanish-speaking households - their households are 20% younger and almost double the size.

Ms. Ladd said in looking at this, staff realized that they should be doing more outreach to the Spanish-speaking community.

She said another thing that is an interesting point- is that even though there has been such an adjustment in the market, the gap between what people earn, and the home sales prices continues to widen. It has widened 65% since 2000 despite all the good work that the community has done and all the affordable housing that has been built.

Commissioner Graeser asked Ms. Ladd if she is saying that the median income dropped.

Ms. Ladd explained that HUD is using a formula based on last year's statistics.

Ms. Ladd said another thing is that many renters are paying rent rates that are probably 50% of their area median income.

Ms. Ladd said she looked at what the data is saying and she grouped the goals according to the spectrum of housing needs.

The goals are:

- 1) *Reduce rate of households with cost burden and corresponding drop in poverty rates.*
- 2) *Inventory of very low income rental units and vouchers is expanded to meet demand.*
- 3) *Homeownership is an opportunity for current renters who are “buyer ready” and long-term affordability is sustained for current homeowners*
- 4) *Housing choices reflect market demand and demographic realities and are aligned with redevelopment projects, economic development objectives and sustainability goals.*

[Please see *Exhibit “A”* for the specifics of this presentation.]

Referring to the handout, Chair Wurzburger asked what the acronym “GOI” meant.

Ms. Ladd said it stands for Goal Outcome Indicators. HUD has identified 22 Goal Outcome Indicators for which grantees can set numeric goals.

Chair Wurzburger said the City needs to identify their own Goal Outcome Indicators and focus.

Chair Wurzburger said another cost of affordability is people being able to pay their utilities (such as heating bills). She noted that this [energy] is not anywhere on the goal list.

Ms. Ladd said this is included under the third goal (*funding energy efficiency upgrades*).

Chair Wurzburger said the veteran population is also missing in this list. She said the Commission might want to think about adding this to the Action Plan (because of the need for services for the veterans who are returning home with issues, like PTSD).

Chair Wurzburger said it seems like the goals are based on the housing needs assessment, so the question is whether or not the Commission wants to change those goals; does the Commission want to spend time prioritizing those goals; and does the Commission need to add anything. She suggested that the Commission think about this before they meet in April.

Chair Wurzburger said the Commission briefly discussed the criteria for projects (for CDBG funding) at the prior Commission meeting. She suggested that the Commission discuss what criteria the Commission would like to see for the CDBG and Affordable Housing Trust funding in the future. She said the Commission could refine the Request for Proposal for CDBG funding - to focus on what will make the biggest impact or difference in our community.

Chair Wurzburger recommended that the Commission review the draft 2013-2017 5-Year Consolidated Plan and come back with priorities/goals at the next meeting.

Ms. Dicome mentioned that the Consolidated Plan goes before the Finance Committee on April 1st and then this Commission needs to take action on it on April 17th. The Plan will go out for public review for 30 days from April 8th to May 7th, and then it will go to City Council on May 8th and to HUD by May 10th.

Chair Wurzbarger recommended that the Commission meet on April 2, 2013 at 1:30 p.m. to discuss the priorities and goals for the Consolidated Action Plan. The Commissioners agreed. The meeting will be held at the City Councilors Conference Room at City Hall. Ms. Dicome will notify Commissioners Thompson-Martinez, Padilla and Tambascio.

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, the discussion session adjourned at 4:30 p.m.

Approved by:


Councilor Rebecca Wurzbarger, Chair

Respectively submitted by:


Jo Ann G. Valdez, Stenographer



Goals for the 2013 – 2018 Consolidated Plan: City of Santa Fe

All goals have a start date of 2013 and an end date of 2018 and unless specified, a citywide benefit is anticipated.

Category

- A. Affordable Housing
- B. Public Housing
- C. Homeless
- D. Non-Homeless Special Needs
- E. Non-Housing Community Development
- F. Other (specify)

Objectives

1. **Create Suitable Living Environments (SL)** – relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low- and moderate-income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.
2. **Provide Decent Housing (DH)** – covers the wide range of housing activities that could be undertaken with CDBG funds. This objective focuses on housing activities whose purpose is to meet individual family or community housing needs. It does not include programs where housing is an element of a larger effort to make community-wide improvements, since such programs would be more appropriately reported under Suitable Living Environments.
3. **Creating Economic Opportunities (EO)** – applies to activities related to economic development, commercial revitalization, or job creation.

Outcomes

1. **Availability/Accessibility** – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income (LMI) people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.
2. **Affordability** – applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household. (For instance, a low interest loan

program might make loans available to low- and moderate-income microenterprise businesses at 1% interest, which is far below the market rate. This program lowers the cost of the loan, enabling entrepreneurs to start businesses. As a result, the program makes financing more affordable. Another example might be a subsidized day care program that provides services to low- and moderate-income persons/families at lower cost than unsubsidized day care.)

3. **Sustainability** – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods

HUD has identified 22 **Goal Outcome Indicators (GOI)** for which grantees can set numeric goals:

1. Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
2. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit
3. Public Service Activities other than Low/Moderate Income Housing Benefit
4. Public Service Activities for Low/Moderate Income Housing Benefit
5. Façade treatment/business building rehabilitation
6. Brownfield acres remediated
7. Rental units constructed
8. Rental units rehabilitated
9. Homeowner housing added
10. Homeowner housing rehabilitated
11. Direct financial assistance to homebuyers
12. Tenant-Based rental assistance/Rapid Re-housing
13. Homeless person overnight shelter
14. Overnight/emergency shelter/transitional housing beds added
15. Homelessness prevention
16. Jobs created/retained
17. Businesses assisted
18. Housing for homeless added
19. Housing for people with HIV/AIDS
20. HIV/AIDS housing operations
21. Buildings demolished
22. Housing code enforcement/foreclosed property care

GOALS FOR THE 2013 – 2018 CONSOLIDATED PLAN

Description	Category	Objective	Outcome	Priority Needs Addressed	Funding Allocated	GOI
<i>Goal: Reduced rate of households with cost burden and corresponding drop in poverty rates.</i>						
Preventing homelessness through rental vouchers, emergency assistance, connecting people to support services, expanding rental choices for households earning less than 30% AMI, providing rehab services, refinancing and support for existing low-income homeowners, preventing wage theft, improving outreach efforts to mono-lingual Spanish speakers	A, C	SL, DH, EO	2		CDBG AHTF Shelter Plus Care LIHTC RAD HOME MFA development funds HARP, PRA, etc	7, 12, 14, 15, 10, 18
<i>Goal: Inventory of very low income rental units and vouchers is expanded to meet demand.</i>						
Supporting LIHTC projects and the provision or retention of other permanent, subsidized rental units, rehabilitating existing rentals to expand choice and housing quality, identifying additional funding sources and/or creating revenue streams to fund local rental vouchers	A, B, C	SL, DH, EO	1, 2		CDBG AHTF Shelter Plus Care LIHTC RAD	7, 8, 12, 14, 18
<i>Goal: Homeownership is an opportunity for current renters who are "buyer ready" and long-term affordability is sustained for current homeowners</i>						
Continuing downpayment assistance, homebuyer counseling and training services, production of affordably-priced homes, supporting partnerships with nonprofits, for-profit builders and other housing providers, considering acquisition/rehab programs to absorb existing market supply, funding energy efficiency upgrades, continuing foreclosure prevention and legal aid and refinancing services for existing homeowners, offering accessibility improvements to help "age in place"	A, E	DH, EO	1, 2, 3		CDBG AHTF MFA development funds HOME CIP Infrastructure Enterprise Green Communities	9, 10, 16, 17
<i>Goal: Housing choices reflect market demand and demographic realities and are aligned with redevelopment projects, economic development objectives and sustainability goals.</i>						
Supporting non-traditional housing types and live/work housing, including housing as a required component of redevelopment projects, prioritizing housing that is located in transit corridors, has access to community facilities, accommodates live/work or other flexible scenarios, is aimed at the "creative" worker, can accommodate needs of aging residents, achieving high standards of sustainability through green building, design, and alternative energy sources	A, E	DH, EO	1, 2, 3		CDBG AHTF MFA development funds HOME CIP Infrastructure TOD funds Enterprise Green Communities New Market Tax Credits	2, 4, 5, 6, 7, 8, 9, 16, 17, 21