CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2013-40

INTRODUCED BY:

Councilor Wurzburger
Councilor Calvert

A RESOLUTION

SUPPORTING THE CONVERSION OF SANTA FE CIVIC HOUSING AUTHORITY PUBLIC HOUSING UNITS TO LONG TERM SECTION 8 CONTRACTS UNDER THE FEDERAL RESIDENT ASSISTANCE DEMONSTRATION (RAD) PROGRAM.

WHEREAS, the United States Department of Housing and Urban Development released the *Capital Needs in the Public Housing Program* study; the 2011 study found that the nation's 1.2 million public housing units need 26 billion dollars to keep homes in safe and decent condition; and

WHEREAS, most of Santa Fe's public housing units were built between 1964 and 1991, making them from 49 to 22 years old; and

WHEREAS, the Santa Fe Civic Housing Authority (SFCHA) assessed the condition of each public housing site and determined that all of the sites need extensive infrastructure upgrades and architectural improvements and a majority of units need extensive internal improvements, up to $60,000 per unit at the Cerro Gordo site; and

WHEREAS, the *2012 Housing Needs Assessment* shows that the greatest mismatch in housing needs and available inventory in Santa Fe is for rental housing for people with very low

1   incomes and that over 3,000 renter households are likely not to be able to find rental housing that they

2   can afford; and

3   **WHEREAS,** the RAD Program, which is part of the Obama administration's comprehensive

4   strategy to preserve public and HUD-assisted housing will facilitate the renovation and rebuilding of

5   119 public housing units and the construction of 30 new units in Santa Fe, rented to residents earning

6   less than 50% of the area median income in the first phase and an additional 237 senior units in

7   phases 2 and 3; and

8   **WHEREAS,** the SFCHA estimates that the RAD Program will bring $10,000,000 of

9   construction funding into Santa Fe and create 100 – 200 jobs for the two years of the project's

10   duration; and

11   **WHEREAS,** the SFCHA studied the requirements and effects of the RAD Program, held

12   meetings with Housing Authority residents, met with city staff to discuss the RAD Program and

13   organized a joint discussion with HUD Albuquerque Field Office staff and City representatives

14   without any expressed opposition; and

15   **WHEREAS,** the SFCHA will cover all relocation costs and temporary housing as needed for

16   existing housing authority residents displaced by construction who will get priority to move back into

17   the improved units; and

18   **WHEREAS,** the Governing Body recognizes that current public housing stock in the city of

19   Santa Fe is aging and requires extensive updates and repair and recognizes that low income Santa Fe

20   residents have a high need for subsidized rental housing.

21   **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**

22   **CITY OF SANTA FE** that the Governing Body supports the conversion of SFCHA public housing

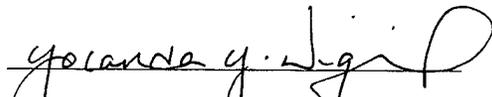23   units to long term Section 8 contracts under the RAD Program.

24   PASSED, APPROVED and ADOPTED this 10th day of April, 2013.

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DAVID COSS, MAYOR

ATTEST:

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YOLANDA VIGIL, CITY CLERK

APPROVED AS TO FORM:

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GENO ZAMORA, CITY ATTORNEY

M/Melissa/Resolutions 2013/2013-40 Housing_RAD Program