COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, April 19, 2017
3:30 p.m. to 5:00 p.m.
500 Market Street, Suite 200
Roundhouse Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Discussion and Approval of the 2017 HUD Annual Action Plan for the Fifth Program Year of the City's 2013-2017 Consolidated Plan (Margaret Ambrosino)
5. Approval of Minutes: March 15, 2017 CDC
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.
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**CITY OF SANTA FE**

**COMMUNITY DEVELOPMENT COMMISSION**

**MEETING**
March 15, 2017

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| APPROVAL OF MINUTES: February 15, 2017 CDC | *Moved up on the agenda  
                             | Approved [as amended] | 2       |
| DISCUSSION AND APPROVAL OF THE 2016 AFFORDABLE HOUSING FIVE-YEAR STRATEGIC PLAN (Alexandra Ladd) | Approved | 2-9          |
| ITEMS FROM THE COMMISSION   |                                       | 9       |
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| ADJOURNEMENT                | Adjourned at 5:00 p.m.                | 9       |
MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING
Santa Fe, New Mexico

March 15, 2017

A meeting of the City of Santa Fe Community Development Commission was called to order by Councillor Renee Villarreal, Chair on this date at 3:40 p.m. in the Market Station Offices, 500 Market Street, Suite 200, Roundhouse Conference Room, Santa Fe, New Mexico.

There was a quorum present to conduct official business as follows:

**Members Present:**
Councilor Renee Villarreal, Chair
Paul Goblet
Ken Hughes
Carla Lopez
Silas Peterson

**Member(s) Absent:**
Rusty Tambascio, Vice Chair, unexcused
John Padilla

**Staff Present:**
Margaret Ambrosino, Senior Housing Planner/CDBG
Alexandra Ladd, Director, Office of Affordable Housing
Renee Martinez, Deputy City Manager

**Others Present:**
Sarah Geisler, Homewise
Jo Ann G. Valdez, Stenographer

APPROVAL OF AGENDA

Approval of the Minutes of the February 15, 2017 meeting was moved up on the agenda after Approval of the Agenda.

**Commissioner Lopez moved to approve the Agenda as amended. Commissioner Peterson seconded the motion. The motion passed unanimously by voice vote.**
APPROVAL OF MINUTES: February 15, 2017 CDC

The following changes were made to the Minutes of the February 15, 2017 meeting:

Page 11, 3rd paragraph, 3rd sentence was changed to read: “The New Mexico Department of Workforce Solutions estimated that as of 2011, there are 29,140 workers who commute to Santa Fe...”

Page 21, last paragraph, second to last sentence was changed to read: "She said this is important and they are filling a gap with these services."

Commissioner Lopez moved to approve the Minutes of the February 15, 2017 as amended. Commissioner Hughes seconded the motion. The motion passed unanimously by voice vote.

DISCUSSION AND APPROVAL OF THE 2016 AFFORDABLE HOUSING FIVE-YEAR STRATEGIC PLAN (Alexandra Ladd)

(Copies of the Memo to the Community Development Commission, Finance Committee, Public Works Committee and City Council dated March 9, 2017 from Alexandra Ladd and Margaret Ambrosino regarding the Five-Year Strategic Plan for Affordable Housing were distributed. A copy is hereby incorporated into these Minutes as Exhibit "A".)

ACTION REQUESTED
The City of Santa Fe’s Five-Year Strategic Plan for Affordable Housing is presented for review and recommendations to the Governing Body. Once approved, the Plan will be adopted by Resolution of the Governing Body.

BACKGROUND
In 2004, the New Mexico State Legislature created the NM Affordable Housing Act (the “Act”) to allow local governments to donate resources to create and maintain affordable housing in their communities. The Act allows these donations to be made as an exemption to the state’s Anti-Donation Clause upon determination that the resources are used exclusively to benefit affordable housing. New Mexico Mortgage Finance Authority (MFA) is the entity responsible for the oversight and implementation of the Act.

One of the conditions of the Act is that every jurisdiction wishing to use public dollars and/or resources to assist affordable housing develops a strategic plan to guide the expenditure of those dollars. The MFA provides technical assistance and funding on a statewide basis to support these planning efforts. The Plan is reviewed by the MFA and once it’s deemed compliant, the MFA approves the Plan. All subsequent expenditures made by the jurisdiction under the allowances of the Act are reported by the City of Santa Fe to the MFA to document compliance.
ITEM AND ISSUE
Since the passage of the Act, the City of Santa Fe has provided $3.2 million dollars to support affordable housing activities in our community. Funds were not disbursed in 2015-2016 fiscal year, so as of late 2015, the total funds allocated as broken out by activities (in rounded numbers) are as follows:
- Down Payment Assistance ($1.7 million)
- Home Improvement/Rehab ($200,000)
- Infrastructure for Affordable Housing Development ($539,000)
- Emergency Home Repair and Energy Efficiency Improvements ($67,000)
- Construction of Emergency Shelter/Supportive Rental ($100,000)
- Site Acquisition ($324,000)
- Rental Rehab ($50,000)
- Rental Assistance ($150,000)

In order to continue improving the housing situations of Santa Fe residents with low-and-moderate incomes, it is critical for the City to stay compliant with the Act.

Ms. Ladd said the last Plan expired in 2013 and as noted above, the Plan is done to keep the City compliant with the NM Affordable Housing Act. She said Chapter 26-3 in the City Code is the section that is dedicated to the City’s compliance with the NM Affordable Housing Act and it outlines how City resources can be used to support affordable housing, the eligible uses and eligible grantees, etc.

Ms. Ladd noted that New Mexico Mortgage Finance Authority (MFA) is the state’s funding agency for all housing funds, except for the entitlement communities who get CDBG funding directly. MFA is the entity responsible for overseeing compliance of the NM Affordable Housing Act.

Ms. Ladd said everything in the Plan is a required element outlined in the NM Affordable Housing Act.

She said the Committee Members have seen the Community Profile and the Housing Needs Analysis, which was the first piece that was done. She would like to get the Committee’s input on the policies in the Plan. She noted that the Plan presented for the Committee’s review has been approved as a final draft by the MFA. Taking the Plan through the City Committee process ensures that the public has the opportunity to review and comment on the proposed actions before the Plan is finalized and becomes official. Once public comments are incorporated, staff will finalize the Plan and develop a Resolution to officially adopt it as the City’s guiding affordable housing policy.

Ms. Ladd asked the Committee Members if they want her to bring back the Resolution to the Committee and they will have to meeting again; or they can take it straight through the governing body committee process-either way is fine with her.

Ms. Ladd introduced Renee Martinez, noting that she is now the new Deputy City
Manager, formerly the City IT Director.

Ms. Martinez said she wanted to attend today’s meeting because she knows that staff put a lot of time into the Plan and she wanted to hear their presentation and see what they had to say.

Ms. Ladd said she will jump to the number one most pressing need for affordable housing in this community, and that is a dedicated funding source. CDBG has been the only consistent funding source and while the City’s CDBG entitlement has remained steady, at approximately $500,000 annually, there is always risk that it will also be diminished through the federal budgeting process. Therefore, the funding policy recommendation that spans all housing needs is for the City to establish a permanent funding mechanism to support affordable housing that is not dependent on local budgeting processes or federal programs.

Ms. Ladd referred to Figure 38 of the Plan, which shows the Five-Year Production Goals. The city’s production goals aim to address a portion of the need based on the city’s budget, capacity and goals identified in the city’s recent Consolidated Plan.

Ms. Ladd said one of the interesting numbers that came out in the Land Use Analysis—when you look at the affordability of development—it is virtually impossible to create affordably-priced home ownership housing in any density less than about seven acres without any kind of subsidy, or discounted land price, or special factor like the City helping with infrastructure or donating land. Knowing that, they looked at the actual acreage of how the land is zoned in the City, you can clearly see that the City does not have enough land zoned to support affordable housing.

Commissioner Hughes said he is not sure why Ms. Ladd thinks it is a minimum of seven acres. He said isn’t the real key density. He said we have a new overlay zone on St. Michael’s Drive where there is not going to be seven acres but you can put a lot of housing in there if you can go up three to four stories.

Ms. Ladd said she is talking about homeownership housing.

Commissioner Hughes said sorry, he did not hear that part. He asked her if she is assuming somewhat detached homes, not condominiums.

Ms. Ladd said she is glad he brought this up. She said they are looking specifically at more suburban housing forms.

Commissioner Hughes asked why.

Ms. Ladd said because that is what MFA is looking at and that is the majority of homeownership housing that is provided with subsidies.

Commissioner Hughes said that is a very expensive model.
Ms. Ladd said she thinks the point they are making in here is that if you change and vary those housing types and increase the density and consider townhomes and start doing more stories, obviously, the more homes you can get on an acre, the more you can bring down land costs and building costs per unit. She said we really need to start to open our minds to the development types to a more creative high-density housing types.

Ms. Geisler said with regard to condominium developments, that is not desirable or in demand in this market. She said they find that even detached duplexes are hard to sell and they do not move quickly because there simply is not a demand for them in this market. She agrees that the more they can introduce different housing types, perhaps they can increase the appetite for different forms/types of housing that are more affordable.

Chair Villarreal said in talking about the amount of acreage that the City has, it said “developed” and “undeveloped” residential. She asked if they had a number for the amount of acreage that is undeveloped.

Ms. Ladd said no, they do not, but they could do that analysis.

Chair Villarreal said it would be good to find that out and what the average density is for the undeveloped residential to be built.

Ms. Ladd said she would need the help of her colleagues at Land Use to do that but it is definitely the next step of the analysis.

Chair Villarreal said when you add them both, it does not give a clear indication of any infill possibilities.

Ms. Ladd said they can get this number/percentage from Reed Liming.

Commissioner Peterson asked Ms. Ladd if she said 70 dwelling units per acre.

Ms. Ladd said no, she said 7 dwellings per acre is fairly unaffordable to develop without access to subsidies and to low-cost land.

Commissioner Goblet referred to page 36, Figure 19 (Single Family Development Feasibility Analysis). “Affordable multifamily development is one of the greatest needs for low-and-very-low renter households in Santa Fe. Figure 19 depicts an affordable rental development scenario at three different density levels and included the total development cost and cost per unit. One includes a municipal donation of land and case resources.”

Commissioner Goblet asked how do you create housing here when low-density is $302,300 and the cheapest price here on max density + land donation is $197,079. He said when you start to look at numbers, it tells you what you have to do to get movement, and you have to start with something that is going to make a difference and to do that, do you have to change zoning, etc.
Chair Villarreal said on that point, she sees that density has been the limitation but she does not think that every place should have the kind of density that we are thinking about. She said part of it is also infrastructure limitations. For example, we have roadways where they would not be able to add more people in certain areas of Santa Fe, if we did higher density.

Commissioner Goblet thinks there are no other options, except the south side of town where there is flat land, highway access, jobs, etc.

Commissioner Hughes said the south side of town could be debatable because there are other places to do this, such as St. Michael’s Drive where there is a huge amount of infrastructure.

Ms. Ladd noted that one of the pieces that the Long-Range Planners have worked on is a Centers and Corridors map for future land use. The idea is that you take the current land use pattern in the City that are business and retail centers and are corridors, and that is where you densify and develop. You have the infrastructure already. You can also say certain areas of town are off limits and you can create certain areas around town that would not be touched or changed in the future.

Commissioner Goblet said you have no choice, you have to put these things where they belong or they will not get approved – that’s called Early Neighborhood Notification.

Chair Villarreal asked if there were any more questions on the Plan.

Commissioner Lopez congratulated staff on their hard work on the Plan. She said the one thing that comes to her mind is the whole tiny house move and it seems like this may be one of the ways to go but she does not know the zoning issues that go along with this. She said there are other issues like long-time owners and building restrictions and sometimes this could be an impediment for infill.

Ms. Ladd said the City Housing Code has been amended, and along with that, is an amendment to look at accessory dwelling units and creating a tiny house option for accessory dwelling units to rent out, or for smaller families.

Commissioner Lopez asked if this is included somewhere in here.

Ms. Ladd said yes.

Ms. Martinez asked if there was a definition for accessory dwelling units.

Ms. Ladd said yes there is in the Land Use Code but she cannot recite it on the top of her head. She said it was written with guest houses in mind and there are restrictions, such as the owner has to occupy the main home, etc.
Ms. Martinez asked if the unit has to be attached.

Ms. Ladd said no.

Chair Villarreal asked if this is going to prevent people from doing short-term rentals.

Ms. Ladd said no, it does not, but Land Use is getting new software and they will be able to regulate short-term rentals better and there will be more enforcement of the law.

Ms. Ladd mentioned that the recommendations on page 54 of the Plan are organized in five categories: funding; capacity; regulatory; programming; real estate development. The idea is that there is not one thing that is going to meet the affordable housing needs. The needs identified are likely to be addressed by a combination of efforts by non-profits, market offerings, the private sector and public investments from the government, as well as foundations.

Ms. Ladd said when they talk about housing needs, you need to consider housing in terms of the whole spectrum of need-everything from emergency shelters to homeowners who need help staying in their homes, or rehabbing their homes.

Ms. Geisler said she wanted to add that Homewise is about homeownership but they also recognize the needs continuum and that that is essential for a healthy community. She said she liked how Ms. Ladd prefaced the highest priority as identifying a dedicated funding source because this is going to be a huge issue for all housing providers across all the different housing types.

Ms. Geisler said one of the things she and Mike Loftin have talked about is the way that Homewise might be able to alleviate some of the pressure for developing new affordable rental units – is to better partner with the rental market in bringing up units and moving people into homeownership.

Commissioner Peterson referred to Figure 38 noting that the biggest number for existing need is for renters at risk of homelessness and that is presumably renters who are paying more than 50% of their income. It states that the existing need is 6,327 households. He said he assumes that in the whole City there are 6300 family units or individuals that are having to pay more than 50% of their income just to rent a place. He asked if they had any idea how much of these needs are presently being met.

Ms. Ladd said she thinks the assumption would be that these would all be unsubsidized renters because this is based on census data where they fill out their rent and income information. She thinks it is safe to say that these people are paying way too much for their housing costs.

Commissioner Peterson said he feels like Commissioner Goblet in terms of whether the Commission is making a dent/difference. He asked staff, from their perspective, what
they think would make a difference and how much of the problem is actually being addressed. He said it seems like this is an epidemic in just looking at that data.

Ms. Ladd said the bulk of any discretionary funding that housing has - beyond the Trust Fund or CDBG - goes to homeownership services provided by Homewise and the Housing Trust. Those contracts were first entered into years ago, with the idea that the City could build the capacity and the partners would provide services better than the City could provide services if they tried to do it in-house.

Chair Villarreal asked Ms. Geisler if they have ever done an analysis of how Homewise has changed homeownership for the local people since they started (30 years ago).

Ms. Geisler said even though Homewise has been in existence for 30 years, they started out with doing home improvement and have not done homeownership the entire 30 years. She said Homewise did an analysis recently and looked at census data between 2000 and 2010 on the growth in housing and homeownership - and how it increased - and what Homewise’s contribution to that was, and they contributed to greater than 10% of the overall increase in homeownership. She thinks this is significant because it is largely the working class and lower-income people.

She mentioned the other thing they looked at was the lending trend in Santa Fe and they compared that to the trends for subprime lending in Albuquerque and it was interesting to see that the rate of subprime lending in Santa Fe was approximately 15% less than the rate of subprime lending in Albuquerque. She said they are going to take credit for that because Homewise - both in terms of the volume, as well as the awareness that they raise around the fact that it is not good practice to be getting these subprime products because they are very risky to the borrower - people did not have to go there because there was a good alternative by having CDBG Down Payment Assistance and affordable housing providers and these keep the subprime lending rate low in Santa Fe. She noted that Santa Fe also had a lower foreclosure rate than Albuquerque.

Chair Villarreal said affordable housing is on top of her list but she is not sure how this will function as it connects to the City’s budget hearings. She said these are things that she keeps hearing about and she wants to try and figure them out in terms of what is prioritized. She said the other thing is the landlord-tenant hotline because has heard a lot more from constituents about this need and a resource for people to obtain this kind of service.

Commissioner Goblet said they could have an ombudsman whose primary focus and responsibility would be housing. They could address and respond to these issues.

Chair Villarreal said that would be interesting, how they could address that. She said this brings her to the piece in the Plan that talked about a Task Force to drive implementation of the Housing Plan. She was curious what staff meant by this, what this could look like and what it means to the CDC.
Ms. Ladd said they used to have the Affordable Housing Roundtable and it was a great stakeholder group that was very helpful to have.

Commissioner Hughes moved to recommend to the Governing Body the adoption of the 2016 Affordable Housing Five-Year Strategic Plan. Commissioner Lopez seconded the motion. The motion passed unanimously by voice vote.

ITEMS FROM THE COMMISSION

Commissioner Goblet said he thinks that the flow of funds coming to a community is only going to go one way and somebody should look at the bank accounts, assets on their balance sheets, to see if there is a way, contractually to look at how they can monetize resources to move this needle.

Chair Villarreal said there is a bigger picture here.

ITEMS FROM THE FLOOR

There were no items from the floor.

ADJOURNMENT

Its business being completed, Commissioner Lopez moved to adjourn the meeting, second by Commissioner Peterson, the meeting adjourned at 5:00 p.m.

Councilor Renee Villarreal, Chair

Respectfully submitted by:

Jo Ann C. Valdez, Stenographer
DRAFT ANNUAL ACTION PLAN
July 1, 2017- June 30, 2018

SUBMITTED BY:
City of Santa Fe
Office of Affordable Housing
P.O. Box 909
Santa Fe, New Mexico  87504
Phone # (505) 955-6574
Acknowledgements

Community Development Commission

Councilor Renee Villarreal, Chair
Rusty Tambascio, Vice Chair
Paul Goblet
Ken Hughes
Carla Lopez
John Padilla
Silas Peterson
City of Santa Fe 2017-2018 Action Plan

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Appendix
Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the Action Plan is to stipulate how funds will be allocated to housing and community development activities in Santa Fe based on the needs, priorities, goals and strategies identified in the 2013-2017 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The City of Santa Fe’s focus over the next year is to improve and sustain affordable housing, rental, homeownership, and economic opportunities for low- to moderate-income households in Santa Fe, as well as addressing the needs of those experiencing homelessness or at risk of becoming homeless. The City will accomplish this by administering program funds to service providers, supporting collaboration and strategically applying resources to community needs.

This Plan identifies the following goals as they relate to HUD-mandated objectives and outcomes for its upcoming housing and community development activities:

**GOAL #1:** Reduced rate of cost burden and corresponding drop in poverty rate for homeless households and those at risk of becoming homeless.
- Objective: Creating Suitable Living Environments
- Outcome: Availability/Accessibility

**GOAL #2:** Expanded inventory of rental units and vouchers to meet increased needs of renters with very low incomes.
- Objective: Providing Decent Housing
- Outcome: Availability/Accessibility

**GOAL #3:** Increased homeownership opportunities and support for long-term affordability and accessibility for current homeowners.
- Objective: Providing Decent Housing
- Outcome: Availability/Accessibility

To best understand the need and to work toward meeting these housing goals, the City utilizes the *Santa Fe Affordable Housing Plan*, finalized in December 2016, a five-year plan required by the New Mexico Mortgage Finance Authority, which assesses housing need in Santa Fe and provides recommendations for addressing the needs. The housing needs analysis portion examines housing needs across all income levels to identify mismatches in supply and demand for all households in Santa Fe. One of the essential items this document provides to the City is a gaps analysis, which compares the demand for and supply of housing by income level. Instead of estimating the type of housing each
household in the city would prefer, income is used as a proxy, as it is the most important factor in accessing housing.

The gaps analysis shows the following:

- The greatest need in Santa Fe’s market is for rental units priced between $375 and $500 per month, serving renters earning between $15,000 and $20,000 per year. In this income range, there is a current shortage of 800 rental units, up from 715 in 2011.
- The rental gap for households earning $20,000 to $25,000 also increased between 2011 and 2014—from 169 to 444. However, the cumulative rental gap, for all households earning less than $25,000 declined from 3,074 in 2011 to 2,435 in 2014.
- The gaps model estimates that as many as 2,435 renters earning $25,000 and less cannot find affordable units and, as such, are cost burdened. Most of these renters earn less than $20,000.
- The median home value declined by 8.5 percent between 2011 and 2014, increasing ownership affordability for some city residents. In 2014 nearly one-quarter of renters could afford the median value home, up from 14 percent in 2011. This increase in homeownership affordability is also a result of renters’ incomes increasing since 2011.
- Over 400 homes are in substandard condition (incomplete kitchen/plumbing facilities) and are in probable need of rehabilitation.*

*City of Santa Fe Office of Affordable Housing, BBC Research & Consulting: City of Santa Fe Affordable Housing Plan (December 2016), pg.iii, accessed at www.santafenm.gov/office_of_affordable_housing_policy_research).

3. Evaluation of past performance
The following bullets outline progress in meeting goals identified in the 2013-2017 Consolidated Plan. While the production of affordable rental units remains a challenge, other achievements are a testament to the strong partnerships the City supports with its nonprofit partners and subrecipient contractors.

- The City's goal for **rental housing** as stated in the 2016-2017 Action plan was to serve renters earning less than 60 percent of Santa Fe's Area Median Income (AMI). For the 2017-2018 program year, the City allocated $400,000 of Affordable Housing Trust Fund (AHTF) to rental facility improvements as well as down payment assistance. The City did not receive proposals to continue the rental assistance program as was done in prior years, and as previously administered through the Life Link.

- The City's goal for **home ownership housing** as outlined in the current 2016-2017 Action Plan is to provide comprehensive assistance to low-to-moderate-income homebuyers in the form of down payment assistance. The goal states that this funding type will serve approximately 12 households for year with CDBG funding alone. As of April 2017, twenty-three (24) households were served with down payment assistance administered between two sub-recipients receiving CDBG and one AHTF contract that was extended to 12-31-2016. Approximately 10 loans are pending for the 4th Quarter (April 1-June 30, 2017). The down payment assistance program is on track to double its goal by the program year end.

- The City's goal for **emergency shelters and permanent supported rental housing** as outlined in the 2016-2017 Action Plan is to provide 33 permanent beds and/or longer-term units per year. As of June 30, 2016, shelter was provided via CDBG for 136 families of which 122 are Female-Headed Households via St. Elizabeth Shelter Casa Familia.

- The City's goal for **home improvement** as outlined in the 2016-2017 Action Plan was to support energy efficiency upgrades, required accessibility renovations and emergency repairs for 13 households between two service providers. As of April 2017, eleven (11) loans were made and three (3) loans are pending approval, all supporting low and moderate-income homeowners, many of whom are elderly. Thus far, the home improvement program is on track to exceed the goal in the final quarter of the program/fiscal year. Loan recipients have been able to significantly reduce their long-term energy costs, while others received assistance to bring their homes into compliance with basic housing quality standards.

4. **Summary of Citizen Participation and Consultation Process**
Requests for Proposals (RFP’s) for CDBG and the AHTF were advertised in the Santa Fe New Mexican and the Albuquerque Journal on January 3, 2017. Two technical trainings for RFP proponents were held on January 17. Applicant presentations took place at the Community Development Commission Public Meeting on February 15. Funding recommendations were then made and work began on the 2017-2018 Draft Action Plan. Once complete, copies are placed at the following for public review: Main, Southside and LaFarge Santa Fe Public Library branches, the City's Market Street Office and Santa Fe City Hall. The review period begins March 10, 2017 and ends April 11, 2017, to comply with the 30-day review period required by the City's Citizen Participation Plan as adopted by HUD. The plan and activities selected for funding were discussed at the March 16 City News Hour on KSFR 101.5FM. Lastly, a Press Release on the plan was issued by the City’s Public Information Office on March 20 and is in the Addenda to this plan.

Display advertisements in Spanish and English are placed in the Santa Fe New Mexican on Friday, March 10 and 17, 2017 announcing the public review and comment period. The advertisement includes notice that Spanish translation of the document is available upon request. All ads list the locations of paper copies available for review as well as the contact information for submitting comments. Three public meetings and one public hearing are being held for notification of the Plan and/or review:

- The Community Development Commission Public Meeting for Funding Recommendations (February 15, 2017)
- Request to Publish the 30-day Notice of Public Hearing (March 8, 2017)
- The City of Santa Fe’s Finance Committee Public Meeting (April 3, 2017)
- The City of Santa Fe's Community Development Commission Public Meeting (April 19, 2017)
- The Santa Fe City Council Public Hearing (April 26, 2017)

These meetings are open to the public and agendas are available on the City's website. The public meetings and public hearing are conveniently timed and located to encourage participation and can all be made accessible to people with disabilities, including sign language interpretation with prior notice to the City Clerk’s office. The meetings are also publicized in Spanish and state that a translator may be made available upon request in advance. The public hearing allows members of the public to make comments as part of the Governing Body’s discussion of the item. At the public meetings, there is an opportunity for the public to speak from the floor.

5. **Summary of public comments**
Comments from the general public as well as plan participants and stakeholders are noted in this section when received.

6. **Summary of comments or views not accepted and the reasons for not accepting them**

Comments that are not accepted will be noted where applicable.

7. **Summary**

Over the next year, the Office of Affordable Housing will continue to work on strategies that prevent the most vulnerable City residents from falling into cycles of poverty and chronic homelessness, target low income "at risk" neighborhoods with comprehensive programming interventions, and work with the larger community to identify ways that community needs can be more effectively and efficiently identified and met with limited community resources. At present, the Office of Affordable Housing is involved in the Permanent Supportive Housing Toolkit. The toolkit is a series of sessions conducted by affordable housing professionals and attended by stakeholders across the state to talk with supportive housing developers, understand development budgets, and identify gap funders. These trainings are facilitated by the Pathways Home group, a partnership between LeBeau Development, Enterprise Community Partners and the New Mexico Coalition to End Homelessness.

By focusing on these strategies in the 2017-2018 Action Plan, the City of Santa Fe hopes to ensure that all City residents have access to affordable, accessible and high quality housing opportunities.
PR-05 Lead & Responsible Agencies – 91.200(b)

1. **Agency/entity responsible for preparing/administering the Consolidated Plan**

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</table>

**Table 1 – Responsible Agencies**

The City of Santa Fe's Department of Affordable Housing administers the Community Development Block Grant (CDBG), the Continuum of Care/Shelter Plus Care program, the Affordable Housing Trust Fund (AHTF), and other local funds to support housing and community development activities in Santa Fe.

**Consolidated Plan Public Contact Information**

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Senior Housing Planner/CDBG  
Office of Affordable Housing  
City of Santa Fe  
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Santa Fe, NM 87504  
mkambrosino@santafenm.gov  
505-955-6574
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The city has two sections in the Youth and Family Services Division of the Community Services Department that funds emergency housing and community development programs as well as social services. The Children + Youth commission provides funding and support for local nonprofit organizations and public school programs for kids. Approximately one million dollars is awarded annually in the following five categories: Early Care and Child Development; Healthy Living; Outdoor Education and Environmental Awareness and Supplemental Educational Programs for students in Santa Fe Public Schools. These Divisions within the City coordinate closely with the CDBG Program. The Human Services Committee makes funding recommendations to City Council from the General Fund for local residents to include basic food and shelter, medical, and other safety net services. The Community Services Department posts Request for Proposals on the City’s website in March 2017 and funding recommendations are made to the governing body in May 2017.

Many beneficiaries of this funding also are recipients of public housing services. Some of the City’s CDBG sub-recipients and the Santa Fe Civic Housing Authority coordinate outreach activities and some programming is located at housing authority sites.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Santa Fe is not served by a local Continuum of Care but rather is covered by New Mexico’s Balance of State Continuum of Care, as administered by the New Mexico Coalition to End Homelessness. City staff from the Housing and Community Development Department serve on the Board for the Balance of State Continuum of Care, which requires attending monthly meetings by conference call and quarterly meetings of the all the stakeholder agencies. Staff also attends the annual Housing for All Conference, hosted by the NM Coalition to End Homelessness.
Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City of Santa Fe does not directly participate in any ESG (Emergency Solutions Grants) programming to assist the homeless or those at risk. The Continuum of Care Board has developed standards based on the HUD established outcome measures for housing stability and increasing client income for Continuum of Care Programs. The Board is working with the staff of the New Mexico Coalition to End Homelessness and the New Mexico Mortgage Finance Authority on the standards and evaluation of ESG-funded projects.
<table>
<thead>
<tr>
<th>1</th>
<th>Agency/Group/Organization</th>
<th>SANTA FE CIVIC HOUSING AUTHORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
</tr>
<tr>
<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The sections of the 2017 Draft AAP are highlighted and the information is emailed for verification or update. Since their organization deals with these issues on a daily basis, accurate and precise data is anticipated. The SFCHA has received a completed copy of the document for review.</td>
</tr>
<tr>
<td>2</td>
<td>Agency/Group/Organization</td>
<td>THE LIFE LINK / ST. ELIZABETH SHELTER / THE HOUSING TRUST / YOUTH SHELTERS AND FAMILY SERVICES / YOUTH WORKS / SFPS ADELANTE PROGRAM</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Continuum of Care; Services-Victims of Domestic Violence Services; Homeless</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homeless Needs - Chronically homeless; Homeless Needs- Unaccompanied Youth; Homeless Needs- Families with children</td>
</tr>
<tr>
<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The sections of the 2017 Draft AAP are highlighted and emailed for verification or update. Since these organizations deal with these issues on a daily basis, accurate and precise data is anticipated.</td>
</tr>
<tr>
<td>3</td>
<td>Agency/Group/Organization</td>
<td>NEW MEXICO COALITION TO END HOMELESSNESS</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Lead agency for the Balance of State Continuum of Care</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homeless Needs - Chronically homeless; Families with children; Veterans; Unaccompanied youth; Homelessness Strategy; Anti-poverty Strategy</td>
</tr>
<tr>
<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The sections are highlighted and emailed for verification or update. Since these organizations deal with these issues on a daily basis, accurate and precise data is anticipated.</td>
</tr>
<tr>
<td>4</td>
<td>Agency/Group/Organization</td>
<td>HOMEWISE / THE HOUSING TRUST</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Services-Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Business and Civic Leaders</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Market Analysis</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lead-based Paint Strategy</td>
</tr>
<tr>
<td></td>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>A copy of the document is mailed for their review of the specific sections that are relevant. The Housing Trust has provided detailed data on housing developments which is located in the AP-75 portion of the document.</td>
</tr>
</tbody>
</table>

Table, continued – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

There were none.
AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

As specified in the prior section “Summary of Citizen Participation and Consultation Process”, paper copies of the draft 2017-2018 Action Plan are placed at five locations for public review from March 10, 2017 through April 11, 2017, complying with HUD’s required 30-day review period. Advertisements are placed in the Santa Fe New Mexican on Friday, March 10 and Friday, March 17 announcing the public review and comment period. The advertisement for the 30-day notice of public hearing was published in the Santa Fe New Mexican the week of March 14 and is advertised by the City Clerk in English and Spanish. The ads state where the copies are available for review as well as contact information for submitting comments. Two public meetings and one public hearing are held seeking approval and public comments regarding the Plan:

- The City of Santa Fe Finance Committee public meeting (April 3, 2017)
- The City of Santa Fe Community Development Commission public meeting (April 19, 2017)
- The Santa Fe City Council public hearing (April 26, 2017)

These meetings are open to the public and agendas are available on the City’s website. The meetings are conveniently timed and located to encourage participation. All meeting facilities are accessible to people with physical disabilities. The City provides sign language interpretation with prior notice to the City Clerk’s office and provides Limited English Proficiency (LEP) Spanish, or other translation services upon request to the Office of Affordable Housing. The public hearing allows members of the public to make comments as part of the Governing Body’s discussion of the item.

All of these meeting dates are set to correspond with the date that the Action Plan is submitted to meet HUD’s required review prior to the start of the new program year beginning July 1, 2017.
## Citizen Participation Outreach

**Table 3 – Citizen Participation Outreach**

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Affordable Housing Plan for Santa Fe</td>
<td>City of Santa Fe</td>
<td>The Housing Plan incorporates a needs assessment that looks at housing affordability as it relates to unit inventory and demand; it is used by the City to shape policy and funding decisions. This document was finalized in January 2017.</td>
</tr>
<tr>
<td>PHA 5-Year and Annual Plan</td>
<td>Santa Fe Civic Housing Authority</td>
<td>Many of the goals are incorporated into this plan</td>
</tr>
<tr>
<td>2012-2017 CIP Plan</td>
<td>City of Santa Fe</td>
<td>Project priorities were used in this plan</td>
</tr>
<tr>
<td>Five Year Plan to End Homelessness (2012)</td>
<td>NM Coalition to End Homelessness</td>
<td>The goals of that plan are incorporated into this plan</td>
</tr>
<tr>
<td>Analysis of Impediments to Fair Housing Choices (A/I - 2016)</td>
<td>City of Santa Fe</td>
<td>The actions required to reduce impediments are listed in this plan which was updated in December 2016.</td>
</tr>
<tr>
<td>Assessment of Fair Housing (in Progress, September 2017)</td>
<td>City of Santa Fe</td>
<td>Successor to the A/I, this document is a new HUD requirement and the research seeks to clarify existing fair housing obligations, set locally-determined fair housing priorities and goals, connect fair housing planning to subsequent community planning and development via a jurisdiction’s Consolidated Plan, Annual Action Plans, and Public Housing Authority (PHA) plans, (as applicable), and, ultimately, set up a framework for taking meaningful actions to affirmatively further fair housing. Much of its framework was incorporated in the A/I listed above. Pending approval of the consultant contract, work begins in April 2017 and draft will be available for public review in July 2017.</td>
</tr>
<tr>
<td>City of Santa Fe Economic Development Strategy for Implementation</td>
<td>City of Santa Fe</td>
<td>ED goals as relating to housing were summarized throughout this plan</td>
</tr>
<tr>
<td>2015 Santa Fe Trends Report</td>
<td>City of Santa Fe</td>
<td>There are no goals listed in this report but information and statistics from this report were incorporated into this plan</td>
</tr>
</tbody>
</table>
Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

The greatest challenge facing the City of Santa Fe’s housing and public service programs in 2017 is the threat of reduction in funding from all sources: federal, state, or local. This requires creative use of funds as well as preparing for a possible reduction in federal funding even when there remains an increase in need and requirements that must be addressed, such as with the Public Services category which supports helping individuals transition out of homelessness and into housing; and for Public Facilities/Permanent-Supportive Housing improvements, project categories which are higher priority for the 2013-2017 Consolidated Plan period.

CDBG

All Entitlement Communities nationwide that receive both this and HOME funding are awaiting 2017 award announcements as of mid-April. In the meantime, HUD allows for the Citizen Participation Process, including the Public Hearing, to continue with plans stating estimated or anticipated funding. However, the Final 2017 Action Plan will not be submitted to HUD until the actual award amounts are incorporated into this document along with completed certification forms listing all resources (Form SF-424). In a normal program year, the announcement is expected between February and late March. At this point, an announcement is anticipated by the end April but could be as late as May. In the case of the latter event, HUD allows CDBG entitlement communities such as the City of Santa Fe with July 1st Program Year start dates, to submit this finalized plan to HUD at later dates, or 60 days after the date allocations are announced or until August 16, 2017, whichever comes first.

On February 15, 2017, the Community Development Commission (CDC) recommended funding for eight (8) CDBG proposals supporting housing and public service projects based on an estimated $500,000 allocation at the time of the CDC public meeting. This year, although the City has not yet received the actual 2017 allocation notice, recommendations were made by the Community Development Commission (CDC) based on this estimate, as has occurred in previous years. Once the award letter is received by HUD, project funding recommendations will be incorporated into the 2017 Action Plan Final document and prior to submittal to HUD per the dates noted above.

Currently, an additional $57,000 of CDBG funding is available to be allocated and is in reserve. This money comes from a combination of prior projects that were both cancelled or underspent remainders of contract allocations from the prior fiscal year. These funds can be allocated to any eligible CDBG program or administrative expense. Current program year (2016) contracts will end on June 30. Remainder funding from these will be known approximately the third week of July at the start of the new fiscal year. This remainder funding together with the reserves may be made available by a RFP planned for release in July or August, for which the Community Development Commission forwards
recommendations on additional projects to be funded, if applicable. In some cases, if the need presents, recommendations could also increase funding on existing CDBG contracts. Pending approval of the City Council and HUD, no revisions to project funding will need to be made at this time, but amendments to this Action Plan may be required after July 1 to explain to the public how the additional funds are allocated. These will include the mentioned funding (pre-2017) currently available along with any new 2017 additional funds beyond the estimated $500,000 anticipated allocation, if applicable. Alternatively, should the new 2017 CDBG allocation be less than $500,000, new projects recommended for funding as described in Section AP-38 could utilize the surplus reserve funding to make these contracts whole - or – contracts might be adjusted down proportionately across the eight (8) proposed. In either case, new funding will be made available after environmental reviews are approved by HUD, and an authorization to use grant funds is received.

**Shelter + Care**

Service providers within the city administer approximately $1.2 million in Shelter Plus Care funds which are used to support renters with disabilities who would otherwise be homeless. The City administers funding to support Life Link’s permanent supportive housing projects (98 units), the Housing Trust’s Village Sage and Stagecoach Apartments (30 special needs tenants out of the total LIHTC 120 units), St. Elizabeth’s Shelter Siringo Senior Project (8 units) and pays over 900 rents annually with rental vouchers.

**Affordable Housing Trust Fund (AHTF)**

The City’s AHTF is supported by revenue generated through development fees (paid for fractions of units owed under the City’s inclusionary zoning program) in lieu payments, (when alternate means of compliance with the inclusionary zoning requirements are granted), and the payoffs of City-held liens. Once the fund’s balance reaches a threshold amount of approximately $400,000, an allocation process that coincides with the CDBG funding timeline is advertised and administered. Fifty percent (50%) of the allocation must support homeownership activities. For 2017, $400,000 is recommended to be allocated for three projects described in Section AP-38 of this document.

**Other**

City funds that support administrative contracts with nonprofit service providers (Homewise and the Housing Trust) are generally allocated to support homeownership programs. This includes homebuyer training and counseling, financial counseling and assistance, and other activities to support achievement of “buyer-ready” status of income-qualified homebuyers, as well as home repair services, refinancing, foreclosure prevention and reverse mortgage counseling for current homeowners. These service providers are certified by HUD to administer these programs.
<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>Annual Allocation: $500,000</td>
<td>Program Income: $200,000</td>
</tr>
<tr>
<td>General Fund</td>
<td>public - local</td>
<td>Homebuyer programs; Technical Assistance; Data Analysis; Professional Development</td>
<td>Annual Allocation: $300,000</td>
<td>Program Income: $0</td>
</tr>
<tr>
<td>Shelter Plus Care</td>
<td>public - federal</td>
<td>Other</td>
<td>Annual Allocation: $1,300,000</td>
<td>Program Income: $0</td>
</tr>
<tr>
<td>Other</td>
<td>public - local</td>
<td>Housing (AHTF)</td>
<td>Annual Allocation: $400,000</td>
<td>Program Income: $0</td>
</tr>
</tbody>
</table>
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City’s nonprofit partners estimate that every dollar of federally-funded down payment assistance leverages $14 of funding from other state, local, and private sources. Both the Housing Trust and Homewise are CDFIs and actively leverage funds from HOME, Fannie Mae secondary market loans, state-funded mortgage products allocated through the New Mexico Mortgage Finance Authority, Low Income Housing Tax Credits (the Housing Trust), solar tax credits, Federal Home Loan Bank of Dallas’ Community Investment Programs, bank and foundation investments, and other DOE funds as well as having substantial organizational resources to use for real estate development and to support programmatic goals.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

All of the property on which public housing facilities are situated is owned by the City and used by the Santa Fe Civic Housing Authority under long-term leases. The units are rented to income-qualified renters, many of them very low-income seniors. At any time during the year if the City determines that donating and/or using City-owned property will benefit a proposed project that will serve the priority needs and funding objectives outlined in this plan, the City will do so, as allowed under the NM Affordable Housing Act.

In the current fiscal year, the City expects to donate a 5-acre portion of a City-owned parcel on Siler Road. This donation will support the construction of at least 50 units of affordable live/work housing targeted to “creatives” – technology entrepreneurs, visual and performance artists, craft manufacturers, self-employed, etc. Ten additional market-rate units may also be included in the project, as well as a shared resource center that would include performance and display space, retail areas and other workshops. The project, called the “Arts + Creativity Center,” is proposed to be developed by the New Mexico Interfaith Housing Coalition and Creative Santa Fe, two local nonprofit organizations. The donation is contingent on the project securing Low Income Housing Tax Credit (LIHTC) funds. An application was recently submitted and awards will be announced in May 2017.
### Goals Summary Information

**Table 3 – Goals Summary**

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Increase Affordable Housing Opportunities</td>
<td>2013</td>
<td>2017</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Services and Support for Current Homeowners&lt;br&gt;Provision of Rental Units and Support Services&lt;br&gt;Rental Rehabilitation&lt;br&gt;Down Payment Assistance&lt;br&gt;Homebuyer Training and Counseling&lt;br&gt;Home Rehabilitation/Improvement&lt;br&gt;Construction of Affordably-Priced Homes&lt;br&gt;Diversity of Housing Types</td>
<td>CDBG Down Payment Assistance (DPA): $200,000&lt;br&gt;CDBG Home Repair: $81,250&lt;br&gt;AHTF DPA: $337,000&lt;br&gt;CDBG Multi-family improvements: $43,750&lt;br&gt;AHTF Multi-family improvements: $63,000</td>
<td>Rental units rehabilitated: 36&lt;br&gt;Homeowner Housing Rehabilitated: 13&lt;br&gt;Direct Financial Assistance to Homebuyers: 30&lt;br&gt;Households Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------</td>
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<td>-----------------------------------------------</td>
<td>-----------------</td>
<td>-----------------------------------------------------------------------------------------------------------------</td>
<td>------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>2</td>
<td>Increase Opportunities for At Risk Populations</td>
<td>2013</td>
<td>2018</td>
<td>Public Housing Homeless</td>
<td>Citywide</td>
<td>Rental Vouchers, Emergency Shelters, Support Services for At Risk Population, Fair Housing Outreach, Non-Housing Community Facilities &amp; Services</td>
<td>CDBG: $75,000, Shelter Plus Care: $300,000</td>
<td>93 homeless women served with emergency shelter referral services (non-operational costs) 625 youth served with street outreach and drop-in center services, transitional living program 400 SFPS homeless youth served housing referrals, material support</td>
</tr>
<tr>
<td>3</td>
<td>Address Current and Emerging Needs</td>
<td>2013</td>
<td>2017</td>
<td>Affordable Housing Non-Homeless Special Needs</td>
<td>Citywide</td>
<td>Provision of Rental Units and Support Services; Public Facility Repairs</td>
<td>CDBG: $0, General Fund: $0, CoC/Shelter Plus Care: $1.2 million</td>
<td>Voucher and project-based assistance paying 1,200 rents along with services administered through Housing Trust and Life Link (CoC);</td>
</tr>
</tbody>
</table>

Table 4, continued – Goals Summary
### Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
</table>
| 1 | Increase Affordable Housing Opportunities | *Increased homeownership opportunities and support for long-term affordability and accessibility for current homeowners.* This goal is achieved through continuing down payment 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; funding energy efficiency upgrades; continuing foreclosure prevention; legal assistance and refinancing services for existing homeowners; and offering accessibility improvements to help “age in place”.
| 2 | Increase Opportunities for At Risk Populations | *Reduced rate of households with cost burden and corresponding drop in poverty rates.* This goal is achieved through preventing homelessness through rental vouchers, emergency assistance, support services, expanding rental choices for households earning less than 30% AMI, providing rehabilitation services, refinancing and support for existing low-income homeowners, preventing wage theft, and improving outreach efforts about housing rights especially to mono-lingual Spanish speakers.
| 3 | Address Current and Emerging Needs | *Inventory of rental units affordable to renters with very low incomes is expanded and vouchers are used to meet increased demand.* This goal is achieved through 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.

*Table 6 – Goal Descriptions*
Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Between 1,200 and 1,900 low to moderate-income households, including single-person households, will be provided support for affordable housing via down payment assistance, home improvement funding, and homelessness support services via CDBG.

Shelter+Care and/or Continuum of Care will serve 1,200 households including single-person households. There may be duplication in clients served between both programs but extent is not known.
AP-35 Projects – 91.220(d)

Introduction

Projects funded for FY 17-18 reflect a variety of programs, facilities and services in addition to the programs that are commonly funded by the City – down payment assistance and homebuyer education for low to moderate-income homebuyers; and home improvement for low-to moderate-income households.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Santa Fe Community Housing Trust - Down Payment Assistance</td>
</tr>
<tr>
<td>2</td>
<td>Habitat for Humanity – Single-Family Home Improvement for Seniors</td>
</tr>
<tr>
<td>3</td>
<td>Homewise - Single Family Home Improvement Program</td>
</tr>
<tr>
<td>4</td>
<td>Homewise Down Payment Assistance</td>
</tr>
<tr>
<td>5</td>
<td>St. Elizabeth Shelter - Casa Cerrillos Apartments Rehabilitation</td>
</tr>
<tr>
<td>6</td>
<td>SFPS Adelante Elementary School Liaison for Homeless Students and Families</td>
</tr>
<tr>
<td>7</td>
<td>Interfaith Shelter Women’s Summer Safe Haven</td>
</tr>
<tr>
<td>8</td>
<td>Youth Shelters and Family Services - Street Outreach for Homeless Youth</td>
</tr>
<tr>
<td>9</td>
<td>Santa Fe Community Housing Trust - AHTF Down Payment Assistance</td>
</tr>
<tr>
<td>10</td>
<td>Homewise - AHTF Down Payment Assistance</td>
</tr>
<tr>
<td>11</td>
<td>St. Elizabeth Shelter - Siringo Senior Apartments ADA Retrofits and Rehab-AHTF</td>
</tr>
</tbody>
</table>

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Community Development Commission placed the highest funding priority on housing in the form of direct support to home buyers and home owners, with the majority of funding to provide direct assistance to homeowners (DPA and Home Improvement). Rehab support for low-income rental units is also high priority. Lastly, the public services category is restricted for funding by HUD to fifteen percent of the grant, so this portion of the allocation was used for services directly serving individuals/households transitioning out of homelessness. Though it is generally desired to utilize CDBG towards eligible expenses related to the production of new affordable rental units, the developer expense of constructing these is virtually impossible in the absence of Low Income Housing Tax Credits. LIHTC projects have an application and award timeline that does not synchronize with that of CDBG; however, if future projects of this type are awarded and CDBG funding becomes available later in the year, it may be used towards them, such as in the case of Stage Coach in previous years. As previously noted, a mid-year CDBG funding allocation may be planned but will depend on the amount of remaining funding available at the end of the current fiscal year, paired with any excess funding beyond the estimated 2017 allocation.
## Projects

### AP-38 Projects Summary

**Table 8 – Project Summary**

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Santa Fe Community Housing Trust - Down Payment Assistance</td>
<td>Housing for both low-to-moderate (LMI) and moderate-income households</td>
</tr>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td>Increase Affordable Housing Opportunities</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Homebuyer Training and Counseling; DPA</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td>Down Payment Assistance</td>
</tr>
<tr>
<td></td>
<td><strong>Funding</strong></td>
<td>CDBG: $100,000</td>
</tr>
<tr>
<td></td>
<td><strong>Description</strong></td>
<td>A minimum of five (5) households with CDBG.</td>
</tr>
<tr>
<td></td>
<td><strong>Location Description</strong></td>
<td>Citywide</td>
</tr>
<tr>
<td></td>
<td><strong>Planned Activities</strong></td>
<td>Funding for CDBG ($100,000) and City AHTF ($160,000) will provide down payment assistance loans to a total minimum of 13 first time home buyers below 80% AMI (CDBG) and below 120% AMI (AHTF).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Habitat for Humanity--Single-Family Home Improvements</td>
<td>Housing: Homeowner Rehabilitation</td>
</tr>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td>Address Current and Emerging Needs</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Home Rehabilitation/Improvement</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td>CDBG: $60,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Provide home improvement funding to a minimum of six (6) homeowners below 80% AMI</td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>----------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
<td></td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>A minimum of six (6) homeowners</td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td>Citywide</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide emergency home improvement funding to a minimum of six (6) homeowners earning primarily below 60 percent AMI, and primarily seniors.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3</th>
<th>Project Name</th>
<th>Homewise Home Improvement Program</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Housing: Homeowner Rehabilitation</td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Address Current and Emerging Needs</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Services and Support for Current Homeowners/Home Rehabilitation/Improvement</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $21,250</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Provide home improvement loan funds to a minimum of seven (7) homeowners below 80 % AMI</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td></td>
<td>Estimate the # and type of families that will benefit</td>
<td>7 families.</td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>Citywide</td>
</tr>
<tr>
<td></td>
<td>Planned Activities</td>
<td>Provide home improvement loan funds to a minimum of seven (7) homeowners below 80 % AMI</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4</th>
<th>Project Name</th>
<th>Homewise Down Payment Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Housing for both low-to-moderate-income (LMI) and moderate-income households</td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Increase Affordable Housing Opportunities</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Homebuyer Training and Counseling; DPA</td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>----------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $100,000</td>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>DPA Provide down payment assistance funding to a minimum of five (5) client households below 80% AMI that have completed homebuyer training.</td>
<td></td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2017</td>
<td></td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>Five (5) for CDBG</td>
<td></td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Citywide</td>
<td></td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Funding via CDBG ($100,000) and City AHTF ($177,000) will provide down payment assistance loans to a total minimum of five (5) first time home buyers below 80% AMI.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>St. Elizabeth Shelter - Casa Cerrillos Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>Permanent supportive rental housing</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Increase Opportunities for At Risk Populations/Address Current and Emerging Needs</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Support Services for At Risk Population</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $43,750</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Attic/vent rehab serving 5 units within Casa Cerrillos serving very low-income supportive housing.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2018</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>Five (5) rental units</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Citywide</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Attic/vent rehab serving 5 units within Casa Cerrillos serving very low-income supportive housing.</td>
</tr>
<tr>
<td>Project Name</td>
<td>SFPS Adelante Elementary School Liaison</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>Public Service</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Increase Opportunities for At Risk Populations/Increase Affordable Housing Opportunities/Address Current and Emerging Needs</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Non-Housing Community Facilities &amp; Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $30,000</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Support services for homeless SFPS students and families</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2018</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>A minimum 400 students will be served.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Citywide</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Funding will add staff hours to the elementary school liaison to consult with families, provide support via school supplies, housing services, food and other forms of allowable material support, to elementary students of SFPS whose families are homeless.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Interfaith Shelter Women's Summer Safe Haven</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>Public Service</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Increase Opportunities for At Risk Populations/Increase Affordable Housing Opportunities/Address Current and Emerging Needs</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Emergency Shelters/Support Services for At Risk Population/Non-Housing Community Facilities &amp; Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $24,449</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Women's Summer Safe Haven (WSSH) for July-Oct 2017 and May-June 2018.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>93 women.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Citywide</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Funding will provide staff costs for the Women’s Summer Safe Haven, a dedicated women’s only timeframe shelter; funding offsets staff costs for on-site counseling and referrals to social services that will serve overnight sheltered women; Clients will be served in the operational months of the WSSH: from July through mid-October 2017, and between May through June 2018.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Youth Shelters and Family Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Public Service</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Increase Opportunities for At Risk Populations</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Emergency Shelters; Support Services for At Risk Population; Non-Housing Community Facilities &amp; Services</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $20,551</td>
</tr>
<tr>
<td>Description</td>
<td>Grant funding will allow YSFS to add an additional street outreach hours to serve a minimum of 625 homeless youth in Santa Fe as well as adding Sunday hours to the Drop In Center which provides additional support to youth.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>625 individual youth</td>
</tr>
<tr>
<td>Location Description</td>
<td>Citywide</td>
</tr>
<tr>
<td>Project Name</td>
<td>Santa Fe Community Housing Trust - AHTF Down Payment Assistance</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Funding will support additional staff hours for street outreach work to serve a minimum of 625 homeless youth in Santa Fe as well as adding Sunday hours to the Drop In Center which provides additional support to youth.</td>
</tr>
<tr>
<td><strong>9</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>Housing</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Increase Affordable Housing Opportunities</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Homebuyer Training and Counseling; DPA</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>Affordable Housing Trust Fund: $160,000</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Down Payment Assistance</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Eight (8) households below 120% AMI with AHTF</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Citywide</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Provide down payment assistance via the City's Affordable Housing Trust Fund for first-time home buyers below 120 percent AMI.</td>
</tr>
<tr>
<td><strong>10</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>Homewise - AHTF Down Payment Assistance</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>Housing</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Increase Affordable Housing Opportunities</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Homebuyer Training and Counseling; DPA</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>Affordable Housing Trust Fund: $177,000</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Down Payment Assistance</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Twelve (12) households below 120% AMI with AHTF</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Location Description</td>
<td>Citywide</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>DPA will support a minimum of twelve (12) first-time homebuyers below 120% AMI.</td>
</tr>
<tr>
<td>11</td>
<td></td>
</tr>
<tr>
<td>Project Name</td>
<td>St. Elizabeth Shelter - Siringo Senior Apartments-AHTF</td>
</tr>
<tr>
<td>Target Area</td>
<td>Housing</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Increase Affordable Housing Opportunities/Address Current and Emerging Needs</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Rental Rehabilitation</td>
</tr>
<tr>
<td>Funding</td>
<td>Affordable Housing Trust Fund: $63,000</td>
</tr>
<tr>
<td>Description</td>
<td>Rental rehabilitation with ADA bathroom accessibility retrofits</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Eight (8) household apartments with AHTF</td>
</tr>
<tr>
<td>Location Description</td>
<td>Citywide</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide bathroom accessibility retrofit remodes for eight (8) very low-income senior apartments.</td>
</tr>
</tbody>
</table>
AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Allocations are based on need as to whether a program serves low to moderate-income (LMI) residents. Most of the City’s programs serve LMI residents citywide (limited clientele or housing) versus a specific LMI area (Area Benefit). If an application is submitted for a program that serves a specific LMI area as normally defined by census tract, it is given the same consideration as the applications for programs that serve LMI residents City Wide.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citywide</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Santa Fe does not have priorities for allocating geographically. The types of programs funded focus on the household (income) versus the location of the project. For example the City allocates funds programs for down payment assistance for home purchase which is dependent on the household versus the location of the home. The City funds public service programs that serve at risk youth throughout the City versus in a concentrated area. All programs for the 2017 CDBG program year will serve low to moderate-income residents throughout the City.
Affordable Housing

AP-55 Affordable Housing – 91.220(g) - Introduction

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 6 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 71 - One Year Goals for Affordable Housing by Support Type

Projects funded for the 2017-2018 Program Year reflect public service programs that best demonstrate assisting households with securing housing or preventing homeless. No facility improvement projects were selected for CDBG funding, though this program did fund a permanent supportive apartment housing rehab project (Casa Cerrillos) and the Affordable Housing Trust Fund (AHTF) funded another (Siringo Senior Housing), though, the programs that are most commonly funded by the City via the AHTF are down payment assistance and home improvement.

Rental assistance represents an average monthly number of rents paid from July 2016 through February 2017, with the projected monthly number being about the same as reported for the prior program year and for the duration of these grants. The expected number for the production of new units includes two new multi-family developments. Soleras Station is an 87-unit apartment complex proposed for Low Income Housing Tax Credit (LIHTC) subsidies by the Santa Fe Community Housing Trust on land donated by the City under terms on an inclusionary development agreement with Pulte Homes. This year marks the second year that the project was submitted (not awarded in 2016). Additionally, a new LIHTC proposal was submitted for 65 units at the Arts+Creativity Center (A+CC), a low-income housing development proposed on a site donated by the City. Thus, the total production number of new units (152) is pending awards to be announced in May. The projected number for rehabilitation of single family households is the sum of the Habitat for Humanity and Homewise Home Improvement projects awarded funding in this upcoming grant year. No acquisition of existing units was proposed for the grant year, but the total number representing the rehab of existing units is comprised of 13 rental units for very low-income renters, with the remainder being single-family home rehabs for low-mod income homeowners.


AP-60 Public Housing – 91.220(h)

Introduction

As reported in 2016, the Santa Fe Civic Housing Authority (SFCHA) is the public housing agency in Santa Fe. They oversee 490 units of public housing, and manage 670 Section 8 vouchers in Santa Fe. There are a total of 369 units for seniors, leaving 121 for families. All of the units are in livable condition but maintenance is a continuous effort. With the exception of the new 28 Villa Alegre units, all are planned for rehabilitation over the next several years. Currently, 269 people are on the public housing waiting list for a housing authority apartment unit, and approximately 171 people on the Section 8 waiting list for Santa Fe. SFCHA receives approximately 35 applications per month for public housing. The wait for a unit is between 18 and 24 months.

Actions planned during the next year to address the needs to public housing

The SFCHA received approval to participate in the Rental Assistance Demonstration (RAD) Project and has currently closed on financing for its first project. Funds will be used to rehabilitate 116 public housing units to bring them up to current code requirements, improve energy efficiency, and update other quality of life amenities.

As noted by the Santa Fe Community Housing Trust, this year via the HUD RAD program and LIHTC, 100 units at Villa Consuelo are proposed for rehab award. In 2016, 116 units at Villa Hermosa received a nine (9) percent tax credit award, and Pasa Tiempo on Alta Vista received a four (4) percent award for 121 units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The SFCHA runs a Family Self-Sufficiency Program which supports residents and voucher holders to place funds in escrow to achieve home ownership and educational goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.
AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City works in partnership with many non-profit organizations who provide a wide range of services to prevent “at-risk” populations such as youth, battered families, people with disabilities and seniors from becoming homeless. Another objective is to help existing homeless populations obtain safe, affordable and sustainable housing opportunities as well as needed services such as health care, transportation and counseling.

These activities necessarily run along a continuum of housing program options that range from emergency shelter services to transitional housing and permanent supportive housing services to the new construction of mixed income and mixed use affordable rental development projects. Currently the City has in place emergency and transitional housing programs for homeless individuals, families with children, veterans, and unaccompanied youth.

Services not available but needed: Long Range Transportation for access to VA services in Albuquerque and SOAR* model benefits application assistance.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

All of the city’s nonprofit partners who work with homeless persons have extensive outreach activities. The Resource Opportunity Center (ROC), now called Pete’s Place, is part of the existing Interfaith Shelter and offers emergency beds in winter, meals and clothing but more importantly, brings together outreach coordinators to provide information about available services. Medical care, job counseling, meals, clothing, transportation are a few of the services provided at the ROC, which is partially funded through local funds allocated through the City’s Human Services Division.

The New Mexico Coalition to End Homelessness coordinated efforts to “end” Veteran Homelessness in 2016 and to “end” chronic homelessness by the end of 2016 as part of the national Zero: 2016 Initiative. The goals will be considered to be reached when it can be demonstrated that any Veteran or chronically homeless person in Santa Fe who asks for housing can be housed within 30 days. The city’s nonprofit partners are using the New Mexico Coordinated Assessment System to assess homeless people and to create by name lists of homeless veterans and chronically homeless people. The by-name lists are then used to make sure veterans and chronically homeless people are placed into appropriate housing quickly.

*SOAR is a national program designed to increase access to the disability income benefit programs administered by the Social Security Administration (SSA) for eligible adults who are experiencing or at risk of homelessness and have a mental illness, medical impairment, and/or a co-occurring substance use disorder (Source: https://soarworks.prainc.com/)
Addressing the emergency shelter and transitional housing needs of homeless persons

**St. Elizabeth.** St. Elizabeth Shelter operates two emergency shelters and three longer-term supportive housing programs. Its Men’s Emergency Shelter has 28 year-round beds along with a library, TV room, laundry, showers and intensive case management. The organization also offers longer term and transitional shelter options. *Casa Familia* has 10 beds for single women, eight rooms for individual families, and can accommodate up to 30 people, depending on family size. It also has a TV/play room, dining room, laundry and donations room where clothing and toys are available for guests. Both emergency shelters provide respite care for those who are in need of a place to recover from illnesses and behavioral health issues and both have a program manager, case managers and supervisory staff. *Casa Cerrillos* is a permanent housing program with 28 apartments for adults with disabilities, many with co-occurring substance abuse problems. Siringo Apartment is a permanent housing program with eight apartments for seniors. *Sonrisa Family Shelter* is a transitional housing program with eight apartments for families with children. It has a two-year stay limit within which time families are expected to have overcome the issues leading to their becoming homeless and have saved enough funds to successfully move into housing of their own. All three supportive housing programs have on-site program/case managers that work closely with each guest and monitor their progress.

**ROC/Interfaith Shelter.** Several faith based organizations support a seasonal shelter from November to May through meals, showers and laundry, in addition to beds and also some case management services. The Resource Opportunity Center is open two days per week, serves 120 to 140 people per day, and offers more intensive case management and legal services.

**Life Link.** Established in 1987 in a motel, Life Link has evolved into a highly effective behavioral health and supportive housing center. At *La Luz*, 24 apartment units and an additional 74 City wide scattered-site units are provided to people with mental illness and other co-occurring disorders, based on the permanent supportive housing model. Life Link provides extensive outpatient treatment, psycho-social rehabilitation, homeless prevention and rental assistance, peer support services and onsite healthcare screening.

**Esperanza.** Esperanza is a full service organization offering counseling, case management and advocacy for survivors of domestic violence. It operates a shelter that can house up to 42 people, as well as 21 beds of transitional housing to allow clients establish independence while still receiving supportive services. The organization also offers comprehensive non-residential counseling services.

**Youth Shelters and Family Services.** On any given night, the organization estimates that 100 youth may be homeless on the streets of Santa Fe. Services are provided to homeless, runaway and in-crisis youth and their families including street outreach, emergency shelter, transitional living and counseling. Special initiatives are the Pregnant and Parenting Project, including referrals, case management, parenting skills and donated items and the ACCESS Program, which helps youth with job readiness skills.
Youth can stay at the emergency shelter for up to 90 days and in the transitional, apartment style living program for 18 months.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In 2016, the Office of Affordable Housing was in discussion with new local non-profit service provider Solace Village, who, in addition to working to secure housing for veterans, is exploring site and neighborhood suitability options for a day facility to serve homeless adults. This center, named Sedeka Center, would enable the homeless population to support one another through peer-to-peer interaction, skill/trade building with center activities, providing participants with customized action plans to help them shift from poverty. OAH will continue to be a liaison with Sedeka and the City's Land Use Division to identify potential sites for the center to be located.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Concerted efforts have been made to expand the safety net of services in Santa Fe. A total of 100 families at as of January 2017 were supported through Adelante’s Elementary School liaison project. *Kitchen Angels* continues to deliver meals to homebound and terminally ill residents, having served its one millionth meal as of October 2015 and proposes to serve more clients this year. Lastly, over 500 children and their parents were assisted through the *Access Project*, qualifying for public services and benefits.
Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Disproportionately, those who are most heavily cost-burdened, have the lowest incomes. The City of Santa Fe reviewed its policies and practices to mitigate barriers to housing development—particularly affordable housing development—as part of the 2011 Analysis of Impediments (AI) to Fair Housing Choice and has submitted the 2016 AI update which is planned for public review with its successor, the City’s 2017 Assessment of Fair Housing (AFH). HUD required both documents to be submitted in consecutive years, though the 2016 AI contains much of the framework as required by the AFH, per the new federal rule to Affirmatively Further Fair Housing, commonly referred to as the “AFFH New Rule”.

This update will provide an in-depth review of city housing policies and land use and zoning regulations and also incorporates elements of the successor study as required by HUD. This study examines in further depth any groups or individual citizens not captured in the 2016 AI participation, especially such persons who reside in areas identified as Racially or Ethnically-Concentrated Areas of Poverty (R/ECAP’s), Limited English Proficient (LEP) persons, and persons with disabilities. Some of the barriers or impediments to affordable housing identified in the 2011 AI still exist according to the 2016 analysis, including the following:

1. Lack of affordable housing located throughout Santa Fe is a major challenge to housing choice;
2. Some residents lack equal access to opportunity due to lower performing schools in high-poverty neighborhoods, and the lack of public transportation;
3. Lack of fair housing information and supportive services creates a challenge;
4. Stakeholders continue to view neighborhood resistance or NIMBYism (Not-In-My-Backyard Syndrome) as a barrier to fair housing choice; one quarter of these survey respondents identified this as a “very serious” contributing factor.

According to stakeholder interviews and private sector focus groups there is a stigma associated with affordable housing developments and neighborhood associations make strong efforts to impede affordable development. In 2014 the City prepared several outreach materials regarding housing laws including the Federal Fair Housing Act, the New Mexico Uniform Owner Resident Relations Act (UORRA) and the NM Mobile Home Act. Often non-English speakers are further affected by not being aware of the rights and protections to which they are entitled under these laws. The outreach materials consist of Fair Housing Frequently Asked Questions brochures in English and Spanish and a tenant rights “Novella” with distribution continuing throughout the year. The City works with Spanish speaking fair housing...
advocates that actively meet with approximately 75 local small businesses and non-profit organizations that distribute fair housing literature published by the City and describe tenant rights.

Policy

The City of Santa Fe has been exploring efforts to potentially redevelop several of its underused corridors that have infrastructure and could support rental housing, and which wouldn’t have existing residential neighbors concerned about higher density housing developments, while also providing easy access to transportation. These include the Siler Road corridor and the Midtown Local Innovation Corridor District, or Midtown LINC, at St. Michael’s Drive.

Additionally, there has been a recently approved amendment to the City’s Chapter 26 of the Land Use code which governs the Santa Fe Homes program. This amendment removes a barrier to local home development in Santa Fe, which is the requirement to provide affordable units per the program, and allows the developer to pay a fee-in-lieu by-right, rather than seeking an Alternate Means of Compliance to pay the fee, which previously had to be approved by the Governing Body. Fees collected are utilized to support the City’s Affordable Housing Trust Fund.

Developments

In the furtherance of planned actions to ameliorate barriers, the City has researched development proposals with the Land Use department, affordable housing service providers and with the County and as a result, provides general information on developments in this section.

The most recent data shows a current occupancy of almost 98 percent for all rental housing in Santa Fe. Beyond the Arts+Creativity Center and Soleras Station projects in competition for LIHTC awards, there is also the role that market rate rental housing must play in ameliorating high occupancy rates. The response, in part, to this shortage includes some new apartment development proposals that have come up within the past year which are in varying stages and include:

Rodeo Village: a proposed 188-unit market-rate apartment project located on Rodeo Road, just west of St. Francis Drive and adjacent to the railroad tracks. The site area is just over eight acres, and the project will include multiple buildings of two and three stories, plus amenities to include a fitness center and pool. Approvals are in progress and construction is anticipated to commence by the end of 2017.

San Ysidro Phase II: This project will include 126 units, located near Zafarano and Cerrillos Road. Little is known currently, other than it is a second phase to an existing project. It is currently going through the development approval process.

Gerhart Apartments: A 258-unit apartment complex proposed for an approximate 11-12-acre site on South Meadows Road in SW Santa Fe. It has not received development approvals, but was recently awarded an upgrade in zoning from R-1 to R-21. All units would be available at market rent (no income-
restricted) and would target a mid-price apartment tenant. At this time, an affordable housing payment fee-in-lieu has been discussed.

Elevation at Rancho Viejo: The planned 200 units are located within a larger master planned community in Santa Fe County on approximately 22 acres along College Drive. The project received County approvals, but is contingent upon completion of the Southeast Connector, a planned major thoroughfare connecting the Community College to areas north and east. For now, the project is on hold until progress is made on construction of the SE Connector.

Lastly, Tierra Contenta still remains of major significance for furthering affordable housing. Its goal is to provide affordable housing and job opportunities to local residents. It has provided housing stock for first time home buyers via innovative programs, some of which include long-term land leases (to keep overall prices low), financial assistance with down payments and restricted rent apartment projects. In the last decade, Tierra Contenta has created significant residential inventory that in turn creates strong demand for goods and services in the area.

Affordable Housing /Fair Housing Training

High Desert Fair Housing Consultants continues to provide training to affordable housing service providers and advocate organizations, covering the following topics: financial assistance provided by the federal government; laws the office of Fair Housing and Equal Opportunity enforces (FHEO); protected classes covered both under the federal Fair Housing Act and the NM State Statute; non-jurisdictional issues such as criminal history; differences between landlord/tenant law and fair housing law; differences between reasonable accommodation/modification; and resources for people with disabilities.
AP-85 Other Actions – 91.220(k)

This desirability and beauty of Santa Fe continues to attract more residents; however, this also continues to place upward pressure on real estate values by attracting real estate investors, second homeowners and wealthy retirees. High land costs have been prohibitive for developing more affordably-priced homes, driving the market rate homes out of reach for many of the community’s workforce. In response, the Santa Fe City Council has supported an innovative combination of regulation, policy and financial support for the development, preservation and improvement of affordable housing.

Actions planned to address obstacles to meeting underserved needs

There is a continued need for more affordable housing in Santa Fe, given the high numbers of cost-burdened households. Program interventions will continue to include: providing rental assistance, supporting the development of rental units, continuing down payment, counseling and training for low-and-moderate-income homebuyers, and providing support services for low-income homeowners, including refinancing, foreclosure prevention and home repair. Specifically, the City continues to work with the New Mexico Mortgage Finance Authority to establish priorities for allocating federal tax credits to mixed-income rental developments where at least 30% of the rental units will be affordable to households earning less than 50% of the AMI. Another action to implement in the future is the funding of a local housing voucher program to provide assistance to the homeless and near homeless through the Affordable Housing Trust Fund. This assistance is used in the form of short-term payments for rent, rental arrears, utilities and deposits, though this funding is unlikely to continue.

Actions planned to foster and maintain affordable housing

The City of Santa Fe is committed to providing funding that supports innovative and sustainable housing solutions that result in permanently affordable and sustainable housing for residents who live and/or work in Santa Fe. It will continue to prioritize the use of CDBG and the Affordable Housing Trust Fund allocations to support down payment assistance, home repair and rental assistance.

Actions planned to reduce lead-based paint hazards

The City of Santa Fe’s housing partners; Habitat for Humanity, The Housing Trust and Homewise must notify homeowners of any potential lead-based paint issues when federal funding is involved. If a homebuyer purchases an already existing home with financial assistance from the Housing Trust or Homewise, they are given a lead-based paint disclosure form that must be signed. If a home is purchased that was built before 1978, the EPA lead-based paint pamphlet entitled “Protect Your Family from Lead in Your Home” is also given to the homeowner. All federally funded home-repair activities are also subject to stringent guidelines for lead-based paint assessment and remediation. Both Habitat and Homewise are experienced in addressing the presence of lead-based paint in their home
rehabilitation programs.

**Actions planned to reduce the number of poverty-level families**

The following is a list of actions supported by the City of Santa Fe to help reduce the number of poverty-level families:

- Continue to enforce the City of Santa Fe Living Wage Law, which is the second highest in the country.
- Continue to create high wage jobs and to create/support job training centers and programs.
- Increase access to rental housing that is affordable to households earning 30% or less AMI;
- Provide housing in conjunction with supportive services for special populations including seniors, disabled, at risk youth, homeless and female-headed households.
- Continue to support foreclosure prevention programs.

**Actions planned to develop institutional structure**

The City has amended its inclusionary zoning program to reduce the required percentage of affordable units in order to facilitate development and support the city’s economic recovery.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Santa Fe has a long and successful history of working with the nonprofit, private, and governmental sectors to create collaborative partnerships. The City encourages partnerships with the state and federal governments to expand funding for affordable housing, especially housing for people with disabilities, seniors, minorities, female-headed populations and various special needs populations. Within the City’s internal structure, funding is provided to support service providers through its Human Services grant and Children and Youth Grant, in addition to housing resources. In addition to the programs described in the preceding sections, the City directly supports the creation, preservation and quality of affordable housing through several regulatory and programmatic actions, including the Santa Fe Homes Program (SFHP). The City’s inclusionary zoning program requires all residential developments to provide a percentage of the total units as affordable, 20% for homeownership -units and 15% for rental units, but, as mentioned in AP-75, an ordinance amendment allows for a calculated fee in lieu to be paid, by right. Fees paid support the Affordable Housing Trust Fund, which, in turn, can fund rental assistance throughout the City as well as down payment assistance. The incentives for this program are a 15% density bonus, fee reductions for water and wastewater connections and fee waivers for development review and permit fees.
Waivers of Impact Fees for Residential Development for two years (2012-2014)

Currently impact fees are levied at 50% of their usual rates, after two years of being suspended altogether.

City’s Affordability Liens

The affordability of homes created through the SFHP is controlled by the placement of a lien on the property that constitutes the difference between the appraised value of the home and the subsidized/effective sales price paid by the income-qualified buyer. If the unit is sold, the lien is either transferred to the new affordable buyer who is income qualified or repaid into the City’s Affordable Housing Trust Fund (AHTF).

Down Payment Assistance

Down payment assistance is provided through a deferred-payment, no-interest due “soft” second mortgage that is used to buy down the principal of the homebuyer’s mortgage, thereby lowering their monthly payment and increasing their buying power. These loans are due upon sale or transfer of title. Homewise, Housing Trust and Habitat for Humanity income-qualify and make “buyer ready” the eligible homebuyers.
Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
3. The amount of surplus funds from urban renewal settlements 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
5. The amount of income from float-funded activities 0
Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 98.00%
Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan

CDBG Program Monitoring Requirements

The City’s CDBG Program is monitored annually or at least semi-annually by HUD. Additionally, occasional desk audits are conducted on the CDBG Program by the Office of Inspector General. As for subrecipient contracted services, all of the CDBG Funded programs are annually monitored by staff including desk reviews, weekly correspondence with sub-recipients, and, where feasible, conducting site visits to verify compliance with the objectives of the activity. Staff requests information on the status and effectiveness of the program to meet their goals on an ongoing basis through regular weekly contact with sub-recipients and the collection of data input from Quarterly Reports. The City of Santa Fe utilizes HUD’s “Guidebook for Grantee’s on Sub-recipient Oversight, Managing CDBG”, and “Ensuring CDBG Sub-recipient Timeliness Guidelines” as well as portions of the CPD Monitoring Handbook (6509.2) to ensure compliance.

Describe actions to be taken to monitor performance in meeting goals and objectives set forth in the Consolidated Plan, and actions to being taken to ensure compliance with program requirements, including requirements involving the timeliness of expenditures

Committee Meetings

The staff liaison for the Community Development Commission (CDC) is responsible for coordinating, advising and reviewing the Consolidated Plan, Action Plan and CAPERs.

Reporting and Fiscal Management

Staff ensures that all sub-recipients keep track of detailed information for the Performance Measurement System to evaluate the effectiveness of the project in meeting the needs of targeted populations. Relevant data includes the number of clients served, ethnicity, income-and employment (locally and with the City depending on the program), assets breakdown (when appropriate) and Performance Measurement data by project type (Housing, Economic Development, Public Service or Facilities & Improvements), ethnicity and age breakdown. This information is submitted quarterly. The reports track completion of the contracted scope of services and track program demand and utilization by demographic category for services provided by the program. The program also must submit financial statements which include a breakdown of the expenditures and revenue (including Program Income where relevant) and a specific description of the charges as defined in the contract. Staff from the Office of Affordable Housing is responsible for reviewing and approving the sub-recipient’s account payment requests (invoices) and then submitting the request to the City’s Accounts Payable Department for
payment.

**Describe actions to be taken to monitor sub-recipients**

**Site Visits**
Monitoring will include site visits where feasible to meet with staff of the particular non-profit, reviewing selected files for accuracy and completion of required information such as income verification of the sub-recipient’s constituents, and ensuring the physical work has been completed as outlined in the contract, such as a home improvement project or facility improvement.

**Evaluation**
At the end of each program year, staff completes a detailed evaluation of the sub-recipients performance. Based on information from the quarterly and final reports, staff evaluates whether the needs of low income people are being met. These findings are reported in the CAPER at year end. The Consolidated Plan provides a framework for setting program goals, monitoring performance and evaluating the City’s progress in meeting community development needs.
Appendix

A Notice of Public Hearing Advertisement, Santa Fe New Mexican: March 14, 2017

B Affidavit of Publication

C Notice of Public Review Advertisements: Santa Fe New Mexican, March 10, March 17, 2017

D City of Santa Fe Press Release: March 20, 2017

E Comment Summaries: Stakeholder and Public Reviews
**LEGAL #3230**

**CITY OF SAN ANTONIO**

**NOTICE OF CIVIL ACTION**

Notice is hereby given that the governing body of the City of San Antonio will hold a public hearing on April 26, 2021, at 7:00 p.m., in the City Council Chambers, City Hall, 200 Lincoln Avenue, San Antonio, Texas, 78205.

The purpose of the public hearing will be to consider the following:

- **BILL NO. 2015-55.** An ordinance amending the Zoning Code, Section 22.05.020, by creating a new zoning district known as the "San Antonio Riverwalk District".
- **BILL NO. 2015-56.** An ordinance amending the Zoning Code, Section 22.05.020, by creating a new zoning district known as the "San Antonio Riverwalk District".

A copy of the ordnance is available for public inspection at the offices of the City Clerk, 200 Lincoln Avenue, San Antonio, Texas, 78205.

**LEGAL #3232**

**CITY OF SAN ANTONIO**

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A copy of the ordnance is available for public inspection at the offices of the City Clerk, 200 Lincoln Avenue, San Antonio, Texas, 78205.
The City of Santa Fe seeks public comments on the 2010-2011 Annual Action Plan. Do you have thoughts about affordable housing needs in Santa Fe? Are you concerned about community self-sufficiency and public services for our residents? If so, the City of Santa Fe encourages you to make comments on the 2010-2011 Annual Action Plan.

The City of Santa Fe issues an annual grant from the United States Department of Housing and Urban Development (HUD), called the Community Development Block Grant (CDBG). Funds are used to address the housing and community development needs of Santa Fe’s residents with low and moderate-incomes. As a condition of funding, the City submits the Annual Action Plan for HUD’s approval every year to HUD through the New Mexico Community Development Block Grant Office (NM CDBG). The Annual Action Plan outlines the administration of the CDBG funds and the activities to be funded.

Please submit written comments to:
- Affordable Housing Planner, City of Santa Fe, R/O, Box 909, Santa Fe, NM 87504-0909
  rhernandez@cityofsf.net
- City of Santa Fe Office of Affordable Housing (505 Market St.)
- Santa Fe City Hall (200 Lincoln Avenue-City Hall)

For more information, contact the Office of Affordable Housing – 955-8674. The City’s TTY/DD number is 955-6057. This document can be transmitted in Spanish upon request and can be made available in the following formats: auxiliary aids (ASL, interpreters, Braille, and large print documents). All public facilities are handicap accessible. Further requests for accommodations should be made via the City Clerk’s Office at 525-963-5221.

Local de Santa Fe quiere saber su opinión sobre el Plan de Acción Anual 2010-2011. ¿Desea dar su opinión sobre la necesidad de vivienda en Santa Fe? ¿Es necesario que se pueda mejorar en los instalaciones para aquellos que lo necesitan y las áreas que se requieren de la ayuda para la comunidad? Si es así, la ciudad de Santa Fe desea saber su opinión sobre el Plan de Acción Anual 2010-2011.

La ciudad de Santa Fe recibe una subvención anual del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) por sughoste en el Programa de Bloque de Desarrollo Comunitario (CDBG). Los fondos de este subsidio son usados para abordar necesidades de vivienda y desarrollo de la comunidad de los residentes de Santa Fe. Como condición para recibir dichos fondos, la ciudad necesita enviar su Plan de Acción para el CDBG anual a HUD, el cual podrá revisar la manera en la que los fondos del subsidio CDBG son usados para beneficio de su ciudad. El Plan para el CDBG 2010-2011 será revisado en el próximo mes de marzo.

En honor al 50º aniversario de Acción 2011-2012 está disponible para ser revisado y comentado hasta el 15 de marzo de 2011. El plan debe ser enviado al centro de Santa Fe en:

For more information, contact the Department of V & H.:
- Gaviluz Chavez Community Center (3221 Roden Road)
- The Main Library (10 Washington Ave)
- Commerce (502 Water Street)
- City of Santa Fe Office of Affordable Housing (500 Market St.)

Published in The Santa Fe New Mexican, Friday, March 10, 2011, page A17.
The City of Santa Fe Seeks Public Input on 2017-2018 Annual Affordable Housing Action Plan

Affordable Housing Division seeks public input on funding priorities related to affordable housing, public services and community facilities

March 17, 2017

Contacts: Margaret Ambrosino; Senior Housing Planner; 505-955-6574; mkambrosino@santafenm.gov
Matt Ross; Public Information/Multi-Media Administrator; 505-955-6045, mross@santafenm.gov

Santa Fe, NM -- The City of Santa Fe and the Office of Affordable Housing are asking the public for comment on its annual plan for investing Community Development Block Grant (CDBG) and Affordable Housing Trust Fund (AHTF) funding in local programs, an expected total of nearly $1 million of community investment.

Every year, the city receives a grant from the United States Department of Housing and Urban Development (HUD) called the Community Development Block Grant (CDBG). Funds are used to address the housing and community development needs of Santa Fe residents with low- and moderate-incomes.

This year’s projects recommended for funding via CDBG serve low to moderate-income individuals below 80 percent of the Area Median Income (AMI) and include: down payment assistance (Homewise, Housing Trust); single-family emergency and necessary home improvements (Homewise, Habitat for Humanity); permanent supportive housing apartment renovations (St. Elizabeth Shelter Casa Cerrillos); public services supporting households and youth who are homeless or vulnerable to becoming homeless (SFPS Adelante Program, Interfaith Community Shelter Women’s Summer Safe Haven, and Youth Shelters and Family Services Street Outreach).

Projects recommended for funding via AHTF serve low to moderate-income households and individuals below 120 percent of AMI and include: down payment assistance (Homewise, Housing Trust); and ADA retrofits (St. Elizabeth Shelter Sirlingo Senior Housing)

The City submits an Annual Action Plan every year to HUD, outlining how CDBG funds and other local and state funds such as AHTF will be invested in the community for the upcoming year. This Plan represents year five of the 2013 – 2017 Consolidated Plan cycle and reflects the priorities, goals and strategies identified within.
A draft of the 2017-2018 Action Plan will be available for review and comment through April 11, 2017 on the City of Santa Fe’s website at http://www.santafenm.gov/policyresearch and at the following locations:

- City of Santa Fe Office of Affordable Housing (500 Market St, Suite 200)
- City Hall (200 Lincoln Ave. 2nd floor - Clerk’s Office)
- Southside Library (6599 Jaguar Drive)
- The Main Library (145 Washington Ave.)
- LaFarge Library (1730 Llano St.)

A public hearing to consider the Action Plan will be held at a regular City Council meeting on April 26, 2017 at 7 pm, in the City Council Chambers located at 200 Lincoln Avenue.

Please submit written comments to:

Margaret Ambrosino, Senior Housing Planner
City of Santa Fe, P.O. Box 909, Santa Fe, NM 87504-0909
mkambrosino@santafenm.gov
Service Provider Contact

Emailed

Draft

Email Received

Comments or Revisions Requested

Esperanza Shelter
Marsie Sylvestro; George Fonseca
03/15/2017 no response None

Homewise
Sarah Geisler 03/15/2017 no response None

LifeLink/LaLuz
Carol Luna-Anderson 03/15/2017 no response None

New Mexico Coalition to End Homelessness
Hank Hughes 03/15/2017 04/01/2016
Corrected the Priority Table 4 numbers on p. 14: Under CoC/S+C: Annual Allocation: $847,340 to $1,394,392; same for Total; Expected Amt. Available Remainder of ConPlan corrected from $3,898,412 to $2,788,784. Added paragraph about ending Veteran Homelessness in 2016 as part of Zero 2016 initiative.

St. Elizabeth Shelter
Deborah Tang; Kehala Two Bulls
03/15/2017 03/25/2016
All looks good per D. Tang

Santa Fe Civic Housing Authority
Ed Romero; David Martinez
03/15/2017 None

Santa Fe County Housing Authority
Joseph Montoya 03/15/2017 no response None

The Housing Trust
Sharron Welsh; Zach Thomas
03/15/2017 03/17/2017
Rehab of existing affordable units through the HUD MO Program and LIHTC. 2017 (Proposed) Villa Consuelo 100 units, 2016 Villa Hermosa 116 units received a competitive (9%) tax credit award, and Pasa Tiempo on Alta Vista received a 4% award for 121 units. Also attached some information on some other multi-family developments in town. This information is from our recent appraisal completed for the Soleras Station Application (incorporated in AP-55).

Santa Fe Habitat for Humanity
Ted Swisher 03/15/2017 03/25/2016 None; all references are good.

Tierra Contenta Corporation
James Hicks 03/15/2017 no response None

Youth Shelters & Family Services
David Block 03/15/2017

YouthWorks! Melynn Schuyler 03/15/2017 no response None

Kitchen Angels
Tony McCarty 03/15/2017 03/25/2016 None

Adelante Gaile Herling 03/15/2017 04/04/2016 None

Santa Fe Recovery Center
Sylvia Barela 03/15/2017 no response None

Girls, Inc.
Kim Brown 03/15/2017 no response None

Chainbreaker
Tomas Rivera

Chairman, Center
John Fe Recomancy

Adelante Youth Services
Michelle Sylvester; George Marder
03/15/2017

2017-2018 Draft Action Plan - Service Provider Feedback

Service Provider Contact

Date
Received Comments or Revisions Requested

Email

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Housing & Community Development Department

2017-2018 DRAFT ANNUAL ACTION PLAN SIGN OUT SHEET

[Logo]