



Agenda

COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, September 19, 2018

3:30 p.m. – 5 p.m.

500 Market Street; Roundhouse Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: August 28, 2018
5. Staff Report: St. Elizabeth Project 2017-2018 (Alexandra Ladd, Director, Office of Affordable Housing, agladd@ci.santa-fe.nm.us & Jacqueline Beam, Planner, Office of Affordable Housing, jybeam@ci.santa-fe.nm.us).
6. AHTF Allocation Approval Request
 - a. St. Elizabeth, \$59,000
7. Items from the Commission
8. Items from the Floor
9. Adjournment

PERSONS WITH DISABILITIES IN NEED OF ACCOMMODATIONS, CONTACT THE CITY CLERK'S OFFICE AT 955-6520, FIVE (5) WORKING DAYS PRIOR TO MEETING DATE.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 09/13/2018

TIME: 10:58 AM

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CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
MEETING
August 28, 2018

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ADJOURNMENT	Adjourned at 5:00 p.m.	5

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING
Santa Fe, New Mexico

August 28, 2018

A meeting of the City of Santa Fe Community Development Commission was called to order by Councilor Renee Villarreal, Chair on this date at 4:05 p.m. at the Market Station Offices, 500 Market Street, Office of Affordable Housing, Santa Fe, New Mexico.

Members Present:

Councilor Renee Villarreal, Chair
Paul Goblet
Ken Hughes
John Padilla

Members Absent:

Willie Marquez
Carla Lopez

Staff Present:

Alexandra Ladd, Director, Office of Affordable Housing

Others Present:

Jo Ann G. Valdez, Stenographer

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Goblet, seconded by Commissioner Padilla to approve the agenda.

VOTE: The motion passed unanimously by voice vote.

APPROVAL OF MINUTES: July 26, 2018 meeting

MOTION: A motion was made by Commissioner Padilla, seconded by Commissioner Hughes to approve the Minutes of the July 26, 2018 CDC meeting.

VOTE: The motion passed unanimously by voice vote.

STAFF REPORT: CAPER (Alexandra Ladd)

Alexandra Ladd said she did not know what Jacqueline Beam had in mind with regards to the Staff Report. The Commission moved to the next agenda item.

CAPER APPROVAL REQUEST

(Copies of the Memo dated August 22, 2018 from *Jacqueline Beam, Planner, Office of Affordable Housing via Alexandra Ladd, Director, Office of Affordable Housing, to the Finance Committee – September 4, 2018 and City Council – September 12, 2018* were distributed and reviewed. A copy is hereby incorporated to these Minutes as Exhibit “A”.)

ACTION REQUESTED:

Approve the CDBG 2017-2018 CAPER.

BACKGROUND:

The Community Development Block Grant (CDBG) requires that the Consolidated Annual Performance Evaluation Review (CAPER) is submitted to the United States Department of Housing and Urban Development (HUD) 45 days after the end of the program year. The report details accomplishments of the FY 2017 CDBG funded subrecipient activities as well as the financial status of the CDBG for the prior funded year.

ITEM AND ISSUE:

Governing Body approval and providing the public an opportunity to comment are required in order to meet the governing mandates of the grant through the HUD and the CDBG program. The City will comply the HUD comment period requirements by making copies of the CAPER available and advertised to the public for review from August 27 through September 12, 2018. The copies will be available at the Office of Affordable Housing, the Main Library, Genoveva Chavez Community Center, and the Southside Library. The report will also be posted on the City’s website (www.santafenm.gov/affordable_housing).

The public meetings are scheduled as follows:

Request to Publish Notice of Public Hearing (CC)	August 8, 2018
Community Development Commission (CDC)	August 28, 2018
Finance Committee	September 4, 2018
City Council Public Hearing	September 12, 2018

Translation and sign language interpretation and other accommodations are available upon request. Members of the public may submit comment via email or phone to: Jacqueline Beam, 505-955-6574, jybeam@ci.santa-fe.nm.us.

Ms. Ladd said the CAPER looks much the same as it did last year. The only notable change is that this will be the last year that the City will report on Shelter Plus Care funds. These are HUD grants that the City passes through to subrecipients but they are now in the process of handing the grants over to the subrecipients so that the subrecipients can be the direct grantees.

Ms. Ladd asked if there were any questions.

Questions/Comments:

Commissioner Padilla asked about the \$528,362 figure that is handwritten in.

Ms. Ladd said this is program income and they need to calculate/validate the final amount for the report - it will not be handwritten when they turn the report into HUD because HUD will not accept that.

Commissioner Padilla referred to the table regarding the ethnics' categories. It lists "other multi-racial" as a category but the report had Hispanics in there. He asked how they are identified.

Ms. Ladd said the report is done like the census reports are done-where you can pick a race and the categories are not necessarily synonymous.

MOTION: A motion was made by Commissioner Padilla to recommend approval of the 2017-2018 CAPER, as written, to the Governing Body, seconded by Commissioner Goblet.

VOTE: The motion passed unanimously by voice vote.

ITEMS FROM THE COMMISSION

Commissioner Hughes said there seems to be a lot of housing projects in the works and he was curious how it works when they do not provide affordable housing – does this go into a fund and who distributes that fund.

Ms. Ladd said it goes into the Affordable Housing Trust Fund and the Commission allocates/approves the projects to fund.

Commissioner Hughes asked if there was a way to track City housing projects, by say City Council districts, so that they can make sure that funds are distributed to parts of

the city that didn't get affordable housing - but could in the future through this route.

Councilor Villarreal agreed that would be a good way to show it because the way they presently tracking the housing projects seems inadequate and the information coming out is not accurate. She referred to an article that was written in the *Santa Fe Reporter* that spoke about development projects in the City.

Commissioner Hughes asked about development on St. Michael's Drive.

Commissioner Padilla said they are waiting for some leases to expire before they start development-for example, the lease for the parking lot at K-Mart.

Article in *The New Mexican* regarding The Santa Fe Housing Action Coalition

Alexandra Ladd mentioned that Silas Peterson, a member of The Santa Fe Housing Action Coalition was going to attend today's meeting to talk about this, but he was not able to attend the meeting because he got sick.

Ms. Ladd distributed copies of an article in *The New Mexican* that spoke about The Santa Fe Housing Action Coalition, a broad collection of activists and stakeholders who want to make something happen with respect to the housing crunch in Santa Fe. "The numbers move around – a several-thousand-unit shortage sometimes fluctuates depending on who's citing the gap – but the conversation, and the shared cognition of a community *issue*, is consistent.

The newly formed coalition, an analogue to similar urban livability advocacy groups in other U.S. cities, seeks to build a firewall of community support for local policies that will ease the Santa Fe housing crisis and facilitate an equitable march of new development.

Among other items, organizers want:

- Tweaks to the city's inclusionary zoning program, to make sure affordable is available alongside market rate.
- Land-Use code changes to promote high-density infill and zoning changes to provide incentives for developers.

(Please see Exhibit "B" for the specifics and additional information.)

ITEMS FROM THE FLOOR

Councilor Villarreal mentioned that the Open House entitled "Housing the Future: Housing for All" did not happen last weekend. She asked if they are thinking of doing it in September.

Ms. Ladd said she should have more information soon after talking with the Land Use Director.

ADJOURNMENT

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

Councilor Renee Villarreal, Chair

Respectively submitted by:



Jo Ann G. Valdez, Stenographer