COMMUNITY DEVELOPMENT COMMISSION MEETING
Wednesday, November 20, 2019
3:00 p.m. – 4:30 p.m.
500 Market Street; Roundhouse Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes:
   a. July 17, 2019
   b. October 16, 2019
5. Review and Recommend Approval of Proposed Amendments to SFCC 26-3, Modifying the funding cycle for the Santa Fe Homes Program (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov)
6. Discussion of Community Development Block Grant (CDBG) and Affordable Housing Trust Fund (AHTF) 2020-2021 funding priorities. Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov).
   a. Review of Funding History
   b. Priorities for 2020-2021 Program Year
   c. Recommended Changes for Request for Proposals (RFP) Scoring Criteria
7. Items from the Commission
8. Items from the Staff
9. Items from the Floor
10. 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.
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MINUTES OF THE CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
July 17, 2019

1. Call to Order

A meeting of the City of Santa Fe Community Development Commission was called to order by Renee Villarreal, Commissioner on this date at 3:32 p.m. at the Market Station Offices, 500 Market Street, Roundhouse Conference Room, Santa Fe, New Mexico.

2. Roll Call

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

**Members Present:**
Councilor Renee Villarreal, Chair
Ken Hughes
Carla Lopez
Willie Marquez
Rosario Torres

**Members Absent/Excused:**
Paul Goblet (excused)
John Padilla (excused)

**Staff Present:**
Jacqueline Beam, Planner, Office of Affordable Housing
Alexandria Ladd, Director, Office of Affordable Housing (by phone at 3:37 p.m.)

**Others Present:**
Melissa D. Byers, Stenographer

3. Approval of Agenda

Ms. Beam requested that Item 5 be changed to an action item.

Chair Villarreal responded that it could not be changed because it was posted as a “review.”

**MOTION:** A motion was made by Commissioner Torres, seconded by Commissioner Marquez to approve the agenda as published.

**VOTE:** The motion passed unanimously by voice vote.
4. Approval of Minutes: May 15, 2019

Commissioner Hughes said on page 5, the first paragraph under “ITEMS FROM THE COMMISSION” instead of “stick building”, it should read “stick built”.

MOTION: A motion was made by Commissioner Torres, seconded by Commissioner Marquez to approve the Minutes of the May 15, 2019 meeting, as amended.

VOTE: The motion passed unanimously by voice vote.

5. Review Final Submission of 2019 AAP (Jacqueline Beam, Office of Affordable Housing, jybeam@santafenm.gov)

Ms. Beam distributed a copy of the Annual Action Plan July 1, 2019-June 30, 2020, attached hereto as Exhibit “1”.

Ms. Beam said there’s a list of many small changes that were made, including changes requested by Commissioner Villarreal. In addition, HUD recently asked that changes be made. Those changes are around addressing fair housing and the addition of program income and how to add that to a project. Also, HUD is requiring that the City add a program about how to address unspent funds. In the past, those were not set up like a program. She’s curious how that’s going to be tracked, because the City is still getting program income from all the others, as well. HUD also required that the program income for Housing Trust had to be a part of the projects for this year, even though Housing Trust was not voted on by the Commission and was not part of the RFP process. The other sections that were brought up were around addressing how our community engagement process works, specifically for reaching out to those with special needs.

Ms. Beam asked the Commission if they would like to take a few minutes to review the document.

Commissioner Villarreal said that maybe the Commissioners could review before the next meeting, since at the next meeting this will be an action item.

Ms. Ladd said HUD is reviewing the document assuming that the City committees have already approved it. If any change from HUD was substantive, then there would have to be an amendment to the plan recommended by the Commission that the Governing Body would have to approve.

Chair Villarreal asked what the next step in the process is.
Ms. Beam said she thought the Plan had to go through a final approval process, because HUD wants the Governing Body minutes that show approval.

Ms. Ladd said the Governing Body approves the draft Plan and HUD wants those minutes showing Governing Body’s approval of the draft plan.

Commissioner Hughes asked what the time sensitivity is.

Ms. Ladd said the time sensitivity is getting the Plan uploaded and submitted, which has already been done. This should just be an informational discussion. No further action is needed from any other City committee or the Governing Body. Ms. Beam also needs to upload Governing Body minutes that show the Governing Body approval. It would make sense if final City approval came after HUD approval, but that would take too long.

Chair Villarreal said she doesn’t have any specific questions, other than the last page, here was a visual.

Ms. Beam referred to the survey that was part of the Plan submittal. She distributed the survey, which is attached as Exhibit “2”. She said the results show participation in the engagement process and pretty good comments were made and these were submitted as well. The demographics they were happy with because they show a decent spread, as far as diversity. The demographics are on last page of handout. The survey is also posted on the City website.

Chair Villarreal asked if the survey goes with the Annual Action Plan.

Ms. Beam said “yes.”

Ms. Beam said there were no formatting changes. In the Executive Summary on page 4, Section 3, the quarterly report changed to show the most recent report on outcome.

Commissioner Marquez asked what they changed.

Ms. Beam said she changed the quarterly report to update the outcomes.

Chair Villarreal said she understood the survey because of familiarity of the projects from being on the Commission. She felt it would be a challenge for someone who is not familiar with the projects to take the survey because they wouldn’t understand the context.

Chair Villarreal said the system only goes as far as it can. She said the comment section is most helpful.

Chair Hughes asked if the comments are submitted to HUD.
Ms. Beam said “yes”.

Ms. Beam said there were 230 more participants than they’ve had in the past, this is an improvement.

Chair Villarreal, referring to the demographics, said the 25 and under was the smallest group of responders.

Ms. Beam said that the 26-40 had a lot more engagement than they’ve ever had in the surveys.

6. **Items from the Commission**

There were no items from the Commission.

7. **Items from the Staff**

Commissioner Villarreal brought up RFP process for City owned land. Also, what’s in process for “fee in lieu of” possibilities. “Fee in lieu of” is what the City gets from multi-family developers. Instead of providing affordable units, they pay a fee to the Affordable Housing Trust Fund.

Ms. Ladd said that the RFP for City owned sites has not been released, but the Commission will be on front line to find out more about it when staff gets to that point.

Ms. Ladd said she wanted to spend more time explaining the amendment to the inclusionary zoning requirement. The requirement was amended to allow multi-family developers to pay a fee as a form of compliance. The amendment allows the fee to be paid by right.

Commissioner Lopez asked, “what does by right mean.”

Ms. Ladd said “by right” means a form of compliance and the Governing Body does not have to approve that proposed form of compliance. When Pulte proposed an alternate form of compliance for Soleras single-family development, rather than provide the units on-site, they proposed to buy a neighboring parcel multi-family land and donate it to the Housing Trust so the Housing Trust could build the Soleras Station. The Governing Body approved that, after the Commission recommended, on the basis that it would meet affordable housing needs at the time. The amendment allowed that fee paid for a four-year sunset period. That amendment sunsets on December 31, 2019.

Ms. Ladd continued that what is being considered is various ways to encourage a market response. She said that the Mayor commented that there is a “market-based problem” that
can't be solved through legislation, there needs to be a “market-based solution.” She said what is being looked at is creating a menu by adoption. “Fee in lieu of” will remain as a “by right option”, but it will be increased. Or, the developer could choose a moderately priced market-rate option. The first inclusionary zoning program allowed this. Another option would be that more affordable units would be provided on the site. Hand in hand with that option would be a way to partner with Homewise or Housing Trust to get their buyers.

Chair Villarreal asked what the time frame is for the recommended changes.

Ms. Ladd said on August 8, there is a meeting with the development community to let them know these ideas and get a sense of what might work better, what might be challenging. All Commission members are invited to attend. After that, staff will finalize the redlines of ordinance and start through approval process by the end of August; aiming to get done by October.

Chair Villarreal asked if the August 8th meeting is a public meeting.

Ms. Ladd said it’s not a public meeting because she would like the conversation to be focused on the practitioners, the people who are going to be affected by the ordinance changes. Any changes that come out of that meeting will go into the public record.

Ms. Ladd said the public meeting is just about amendments to the inclusionary zoning program.

Commissioner Hughes asked if the meeting is for builders.

Ms. Ladd said “no” it’s for anyone who has entered into a Santa Fe Homes Program Agreement within the last five years was invited. The idea is that it’s for people who are developers who are actively building and developing in the community.

Commissioner Hughes asked if it is possible to reach builders who have expressed interest in Santa Fe but for one reason or another have not come here.

Ms. Ladd said that’s a really good idea. She will ask who might fall into that group.

Commissioner Hughes recommended contacting John Garcia from the Central New Mexico Home Builders Association and have him inform his members.

Commissioner Lopez asked if there are going to be meetings with other groups, besides developers, that are going to get a pre-meeting.

Ms. Ladd said “yes” there will be at least two more general stakeholder meetings. They will focus the outreach through the other industry groups that are part of the Santa Fe Housing
Coalition; for instance, the realtors, the chamber, some of the health partners. She said they wanted to start with development community because they didn’t want to put something out there that hadn’t been looked at by the developers.

Chair Villarreal referred to the RFP and asked Ms. Ladd how many City-owned properties are being considered, without giving any details.

Ms. Ladd said she believes the entire list is eight, but it will probably be edited down to five. With the five representing a diversity of geography, size and opportunity. There are sites that could support larger scale multi-family and there are sites that could be a smaller scale, but higher density single family. There are also sites that could fit four units. The idea is that development is not a one size fits all process.

Chair Villarreal asked if there is going to be an open house for the RFP.

Ms. Ladd said she had an idea to have a meeting in each Council district. She’s not sure what approach the Mayor wants to take. She said the open house idea could be brought up with the support of Chair Villarreal.

Commissioner Hughes asked if the properties can be named and if the Midtown Campus one of the five properties. He also asked about the Northwest Quadrant.

Ms. Ladd said she couldn’t talk about specific sites yet, but many of them the Commission is already familiar with.

Commissioner Hughes asked about city-owned buildings that could be transformed into housing.

Commissioner Marquez said that a lot of times it’s the cost, sometimes it’s better to remove everything and start over. Then, if it’s in the historic area, that means extra money that you couldn’t get.

Chair Villarreal asked if there was anything else on the RFP.

Chair Villarreal asked if anyone had questions about the Accessory Dwelling Unit Ordinance that was just adopted.

Commissioner Lopez asked for a synopsis.

Ms. Ladd said the amendment clarifies the process in a couple of ways. It created a little more flexibility regarding parking. It cleaned up a couple of things that were in the Code that didn’t make sense. As the Code was written, if you had a garage you could add a second story, if it wasn’t housing. The amendment changed that so, if all the Code restrictions are met,
it could be housing. The amendment also clarified if space is not being added to the footprint but you want to divide your house to have another unit, that is allowable. The amendment allowed for parking to be on street, if the street met a certain specification. The amendment took away the requirement that the ADU had to match the main house. Another amendment was made so that if there are two units on a property, the owner does not have to live on the property, unless one of the units is a short-term rental, then the owner does have to live on site. If the landlord does not live on site, they both must be long term rentals.

Ms. Ladd said she thought the public hearing was very productive.

Chair Villarreal said at the public hearing it was a good balance. The people that were in favor of the amendments were of a younger age group. The people feeling that ADUs would create more problems around short term rentals and destroy neighborhoods were older people who were owners of homes. People that own their homes have housing stability. Her issue is that this isn’t going to create more affordable housing. If someone decides they want to do an ADU, it’s expensive to build. Hope that people will decide to rent to long term renters if they do have an ADU.

Commissioner Lopez asked if you own a home with a big back yard can you put an additional unit.

Chair Villarreal said “yes.”

8. Items from the Floor

There were no items from the floor.

9. Adjournment

With the Commission’s business being completed, the meeting adjourned at 4:40 p.m.

[Signature]

Renee Villarreal, Chair

Submitted by:

[Signature]

Melissa D. Byers, Stenographer
For Byers Organizational Support Services
**SUMMARY OF ACTION**  
COMMUNITY DEVELOPMENT COMMISSION MEETING  
500 MARKET STREET, ROUNDHOUSE CONFERENCE ROOM  
WEDNESDAY, OCTOBER 16, 2019, 3:30 PM

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<td>REVIEW AND RECOMMENDED APPROVAL OF PROPOSED AMENDMENTS TO SFCC 26-1 AND SFCC 26-2, MODIFYING THE RENTAL REQUIREMENT FOR THE SANTA FE HOMES PROGRAM.</td>
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COMMUNITY DEVELOPMENT COMMISSION MEETING  
500 MARKET STREET, ROUNHOUSE CONFERENCE ROOM  
WEDNESDAY, OCTOBER 16, 2019, 3:30 PM

1. CALL TO ORDER

The meeting of the Community Development Commission was called to order by Councillor Renee Villarreal, Chair, at 3:36 pm, on Wednesday, October 16, 2019, at Market Station, 500 Market Street, Roundhouse Conference Room, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT
Councillor Renee Villarreal, Chair  
John Padilla  
Rosario Torres  
Paul Goblet  
Ken Hughes  
Willie Marquez

MEMBERS ABSENT
Carla Lopez, Excused

OTHERS PRESENT
Alexandra Ladd, Director, Office of Affordable Housing  
Elizabeth Martin for Melissa Byers, Stenographer

3. APPROVAL OF AGENDA

MOTION  A motion was made by Commissioner Goblet, seconded by Commissioner Torres, to approve the agenda as presented.

VOTE  The motion passed unanimously by voice vote.

4. APPROVAL OF MINUTES
SEPTEMBER 4, 2019

Ms. Ladd said her first name is misspelled on page 1 and on page 2 she has some edits she will email to Ms. Martin. On the top of page 3 she gave confusing
information. The Medical Center funds were proposed to be used for the pre-development and design services, then they were expanded. The work was completed. It had not begun serving people at that time. On page 6 it should be median income.

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Hughes, to approve the minutes as amended.

VOTE The motion passed unanimously by voice vote.

5. APPROVAL OF 2020 COMMITTEE MEETING SCHEDULE

Chair Villarreal said the proposed schedule is in your packet.

Ms. Ladd said it is the third Wednesday just as the prior year was.

There was discussion about the requirement of a quorum at every meeting and the language on the calendar denoting quorum required. Ms. Ladd will change the notation to read HUD required deadline rather than quorum required.

MOTION A motion was made by Commissioner Goblet, seconded by Commissioner Torres, to approve the 2020 meeting schedule with the revised notations.

VOTE The motion passed unanimously by voice vote.

6. REVIEW AND RECOMMENDED APPROVAL OF PROPOSED AMENDMENTS TO SFCC 26-1 AND SFCC 26-2, MODIFYING THE RENTAL REQUIREMENT FOR THE SANTA FE HOMES PROGRAM. Alexandria Ladd

Ms. Ladd stated that her memo regarding this item is included in the meeting packet. She reviewed the memo information. The amendment, which is red lined by the City Attorney’s Office, is also included in the packet.

Commissioner Padilla said this references options one, two and three, but can they take pieces of each of them and make a fourth option.

Ms. Ladd said yes, absolutely. In the Ordinance is a section on alternate compliance.

Commissioner Padilla said if the City Planning staff is looking at other incentives that would be significant especially in the time and money it takes to go through the
approval process. Any incentives they can come up with to expedite a project that identifies delivering affordable units is significant for developers to buy into.

Ms. Ladd said option 4 in the changes describes a combination of the options. That is the idea for compliance.

Commissioner Hughes said on page 15, toward the end of section 5, it talks about manufactured home lots available for rentals. Does that recognize the lease cost people have to pay to site their manufactured home in a mobile home park.

Ms. Ladd said the way the Ordinance is written manufactured home lots are tricky because the City does not want to encourage them because it does not build equity for the people, but it is one of our more affordable rental options. The Ordinance does not address the rent. When a lot is created it is treated the same as other lots.

Commissioner Hughes said there is a trend nationally for a consolidation of ownership in mobile home parks. They are raising these ground rents 50% to 30% a year. It is bad. Is there a way to acknowledge that cost of living in this formula.

Ms. Ladd said she will think about that. In the situation where the renter is renting a lot, but owns the home, they are vulnerable to rent increases because they cannot move the home.

Commissioner Hughes suggested that on page 21 LPDU is spelled out as Low Priced Dwelling Unit. It is mentioned on page 21, line 6 and page 22 line 12. Also on page 2 it should say developer may pay.

Commissioner Hughes asked where are we now. Which option is closest to where we are now.

Ms. Ladd said right now we have 14% set aside. In her opinion, for a market rate developer, there is no way to succeed in helping the lowest tier. She flattened that out rather than have three tiers to comply with.

Ms. Ladd said LPDU is defined earlier in the document on page 5

Commissioner Hughes recommend that Ms. Ladd get with the lawyers and put all the definitions in one place, combined into one section.

Commissioner Goblet said he loves that you are trying to do a number of things here, but in option 1 you said you met with some developers to get some feedback on the 20% a year and the feedback was, by and large, positive.

Ms. Ladd said the feedback was that unofficially they could absorb more cost as part of the construction costs. They preferred a reliable increase that they could plan
Commissioner Goblet said he was really pleased that short term rentals don’t qualify. That is a growing challenge. How do you keep this into home ownership rather than all the short term stuff.

Ms. Ladd said on the rental side we are seeing employers leasing a block of rooms in a complex and renting them for a shorter term such as to traveling nurses. We are saying they can’t do an Airbnb in a rental unit. It is tricky.

Commissioner Torres said under option 3, the compliance period has ten years effectiveness, but after that the owner can work with housing providers to find a suitable housing site to move the tenant to.

Ms. Ladd said the subsidy in this project will be attached to the renter not the project. At some point in time we want the compliance period to not be restrictive. When the Housing Authority was remodeling units, HUD had a strict protocol that tenants cannot be put out on the street. They had to go find the tenants a place to move to. That is challenging. The subsidy provider will have to work with the tenant to find another place.

Chair Villarreal asked is there a way to say something specific rather than they will work with the subsidy provider. Say something like the goal is to keep them there or they have to find something for them before they have to move.

Ms. Ladd said this is tough. Because the subsidy is attached to the renter they have support through the subsidy provider to find the next unit. We could add language such as in any case where displacement could be avoided, that is preferable.

Commissioner Torres said it is up to you to find housing and it is based on people who take vouchers and have the units available. HUD does not help you find a place.

Ms. Ladd said we are going to have to look at the subsidy providers and maybe find a way to look at what the incentive would be for the owner of the property to keep the tenants if possible. We do want to make sure in the agreement that they cannot turn someone out unless they have a place to go to.

Commissioner Marquez said there should there be a 90 day period where that will be discussed before moving out. Would that be part of the contract with the subsidy provider. It should be in here as part of the agreement with the manager and the provider. They do need to figure out some way of subsidizing them to stay if possible.

Ms. Ladd said we will address this in the administrative procedures. That is still to be worked on.
Commissioner Marquez asked do we have anyone coming up on their 10th year in this situation now.

Ms. Ladd said no, the market has never been able to make that work.

Commissioner Torres said she agrees on land fees for people that own manufactured homes. She has seen those rents be $700 to $900 and then they tack on utilities and restrictions. We need to make that more consumer friendly.

Ms. Ladd said she will double check with Land Use. She thinks the City does not allow new rental manufactures home parks to be permitted. She will check on that.

Commissioner Hughes said he thought a new one was going up near the Buddhist Temple on Airport Road.

Ms. Ladd said she will find out from Land Use.

Commissioner Hughes said we should have that discussion, but as a separate discussion.

Chair Villarreal asked will you get back to us on that topic. It should be specific in the Ordinance.

Ms. Ladd said she would get back to them at the next meeting. Additionally anything that requests a development plan or pulls a building permit will be under this Ordinance. They pull permits for manufactured homes from CID with the State so this would not be triggered. She will keep working on it and will bring it up with Land Use.

Commissioner Torres asked relative to manufactured homes, what happens when the owner of the land can make more money selling the land thereby evicting everyone there.

Commissioner Goblet said the market place is the market place. If you own a piece of property you should be able to do with it what you need to do.

Chair Villarreal said she did not know if they would have control over that.

Ms. Ladd said the Commission could assist with funding for relocation possibly.

Commissioner Padilla said what you have right here is good. You need to be prepared on the mobile home discussions because they may come up. The Commission has asked about the ability to require the developer to have some way of protecting the mobile home owners if the desire is to sell the property. We can't tell a property owner what they can do with their property and he is a firm believer in that. We can regulate.
Commissioner Hughes said there are a variety of laws that are land related.

Commissioner Padilla said he is saying it would be good for Ms. Ladd to have that information in her pocket if asked. He agrees with her that in the Administrative Procedures Manual is where the idea of protection after ten years should be somehow with language about starting to work early with people approaching their ten year date. That is where you do it. When this is approved we have projects out there approved under older guidelines. Are those projects able to come back and restructure their agreements.

Ms. Ladd said yes. There is language to that effect.

Chair Villarreal asked you mean projects approved, but not constructed.

Mr. Padilla said yes, have not gone vertical yet.

Ms. Ladd said there was an Ordinance in 2010 where if you got your initial approvals under one set of requirements and did not build right away you are allowed to administratively amend your agreement. That is kept in here, but got moved around. She will find the specific section where that is shown.

Commissioner Padilla said please get back to the Commission with where to find that. It should be in there. He would like to confirm it.

Chair Villarreal said she thinks the memo is very helpful. It is especially helpful to have the background for explaining this to someone. It is very succinct. Reminder her what 65% AMI looks like numbers wise versus 120%.

Ms. Ladd said it is roughly half.

Chair Villarreal asked half of what.

Ms. Ladd said AMI is the statistic where half of the population earns more than that and half earns less. 65% is 65% of that number.

Chair Villarreal said so it is the lower income bracket.

Ms. Ladd said yes.

Chair Villarreal said and so 120% is higher income.

Ms. Ladd said yes.

Ms. Ladd explained that the Affordable Housing Act allows people to be assisted up to 120% of median income.
Chair Villarreal asked what is HH.

Ms. Ladd answered household.

Chair Villarreal asked when the incentives piece talks about density bonus does that bonus require that 15% of the units are also rent restricted.

Ms. Ladd said they are extras. If the zoning allowed for 100 units, the affordability applies to 100 units with a density bonus that allows for 15% at market rate.

Chair Villarreal asked is Land Use thinking about incentives for energy efficiency. If it is affordable it will be energy efficient or include solar.

Ms. Ladd aid we have Green Code requirements for homeowner units. The developer pays the extra cost and the homeowner is getting the benefits. On the rental side Daniel Wenwath is able to deepen the affordability of his project because he is solarizing it.

Commissioner Hughes said so is Ed Romero’s project.

Ms. Ladd said there are incentives not offered by the City as well.

Chair Villarreal asked will this be part of the incentive package tonight at Planning. She recommends that it be stated that we would like to see more of those types of operations. She feels we should go there.

Ms. Ladd said yes. We know right now that commercial uses and multi-family use less energy per person, but not overall. She is hearing from homebuilders that before we crank up requirements we need to do some cleanup on language for multi-family developments. There is more bang for buck if we can start energy efficiencies on the commercial side as well.

Chair Villarreal said she can see benefit for affordability if renters pay less in utility costs.

Ms. Ladd said there is a utility allowance built into it. That helps with affordability. We need to do it.

Commissioner Torres said where she just moved to in Alta Vista, it was just remodeled by the Housing Authority and she was told that for the next six months there will be no utility bills. It is all electric powered by solar. That could even go beyond six months.

Commissioner Hughes said there will be a credit reflected on the bills.
Commissioner Hughes said he encourages people to encourage efficiency at the same time.

Ms. Ladd said it is important to keep that on the top of their heads.

Chair Villarreal said these definitions are confusing.

Ms. Ladd said they are original formal code and from HUD.

Commissioner Padilla said on page 12, 26-1.22 line 24, it talks about the developer residential permit for multi-family and a fee and plat requirements regarding updated documents. Is that speaking to what you were looking for.

Ms. Ladd said yes.

**MOTION** A motion was made by Commissioner Hughes, seconded by Commissioner Marquez, to approve the amendments as stated in the packet.

**VOTE** The motion passed unanimously by voice vote.

Ms. Ladd explained that in section 26-3 the only changes are in response to affordable housing developers who pointed out our funding cycle is not aligned with their application cycle. We will add that to the November agenda for approval.

7. **ITEMS FROM THE COMMISSION**

Commissioner Hughes said you are all invited to his retirement party on the 29th, at his office at 9:30 am.

Everyone congratulated him on his retirement.

Commissioner Marquez asked on the funds you get through HUD and the money we have put aside, if a project is already started sometimes the money is not coming in. Is the money coming in at the time they need it.

Ms. Ladd said we have had some issues this year. For the Habitat home repairs we have to do an extra detailed review. Habitat is waiting for money. We did it twice and HUD said both times that it was not what they wanted. The second issue is that the City is in the process of making huge system changes and that delays payment. We don't expect to have what happened this year happen again. HUD is also releasing the funds a lot later than they used to.
Commissioner Marquez said the timing is important. He has a few concerns about that. Hopefully this will be the only year for that.

8. ITEMS FROM THE STAFF

Ms. Ladd said in November we will discuss funding priorities for the upcoming funding cycle. It is up to you all if you want to have the meeting.

Chair Villarreal said it is scheduled for November 20th. We could also approve the section 26-3 and maybe you would have more information on the city property.

Ms. Ladd said yes.

Chair Villarreal said we need to have that meeting in November.

Ms. Ladd said we have identified seven sites for housing. There are four that are immediately available. We will do an RFP and see what comes from that. If it is affordable housing the land is free.

Commissioner Padilla asked do you anticipate push back from neighborhoods.

Ms. Ladd said yes, but we will do it a bit differently. The plan is to do an open house. Each site will have a station for discussion and education.

9. ITEMS FROM THE FLOOR

None

10. ADJOURNMENT

There being no further business before the Commission the meeting adjourned at 5:05 pm.

Councilor Renee Villarreal, Chair

Elizabeth Martin, Stenographer