

**SUMMARY OF ACTION
 COMMUNITY DEVELOPMENT COMMISSION MEETING
 MARKET STATION OFFICES, 500 MARKET STREET
 WEDNESDAY, MARCH 4, 2020, 8:30 - 5:00 PM**

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NONE

5

ADJOURNMENT

ADJOURNED

5-6

**COMMUNITY DEVELOPMENT COMMISSION MEETING
MARKET STATION OFFICES, 500 MARKET STREET
WEDNESDAY, MARCH 4, 2020, 8:30 AM - 5:00 PM**

1. CALL TO ORDER

The meeting of the Community Development Commission was called to order by Councilor Renee Villarreal, Chair, at 8:30 am, on Wednesday, March 2, 2020 at Market Station, 500 Market Street, Roundhouse Room, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT

Councilor Renee Villarreal, Chair
Rosario Torres
Paul Goblet
Ken Hughes
Willie Marquez

MEMBERS ABSENT

John Padilla, Excused
Carla Lopez, Excused

OTHERS PRESENT

Alexandra Ladd, Director, Office of Affordable Housing

3. APPROVAL OF AGENDA

Ms. Ladd stated that the approval of the February 19th minutes will be postponed.

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

VOTE The motion passed unanimously by voice vote.

4. APPROVAL OF MINUTES

A. NOVEMBER 20, 2019

MOTION A motion was made by Commissioner Goblet, seconded by

Commissioner Torres, to approve the minutes of November, 2019.

VOTE The motion passed by a voice vote of 4 yes and 1 abstention. The abstention was by Commissioner Hughes.

B. FEBRUARY 19, 2020

Postponed.

5. REVIEW AND RECOMMEND APPROVAL OF BUDGET ADJUSTMENT REQUEST (BAR) TO PAY BACK \$183,274.29 TO THE CITY'S LINE OF CREDIT FOR HUD FUNDS

Ms. Ladd stated that the issue the Commission is in charge of deciding is we had a finding from HUD because in 2017 HUD changed their rules so that in order to use CDBG funds for construction the grantee needed to be a Community Based Development Organization. The requirements for a Community Based Development Organization is almost the same as a Community Housing Development Organization, which the Housing Trust is one of as are many of our fundees. The requirement for the CDB organizations is that the majority of the Board representation has to be from low and moderate income people. It also has to have a geographic focus. As the grantee the City should have been in a position of making that determination that the Housing Trust met those requirements. At the time the Housing Trust applied for the Solaris development was deemed eligible for the funding. However, because we did not go through the certification process and did not follow the rule change, HUD denied their funding. There is a line in the HUD regulations that HUD can decide if an organization is eligible. She is proposing that we transfer funds from the line of credit to the Housing Trust. The money cannot come from next year's entitlement grant, it has to come from local funds. We do have ample revenue in the Affordable Housing Trust fund and that is what she is proposing. The other option would be we could try to claw back the funds from the Housing Trust. That seems contrary to our mission. That is her opinion. You as the Commission need to weigh in on this and make a decision.

Commissioner Goblet asked how could we possibly do a claw back when it was an error of this organization.

Ms. Ladd said that is her approach to it. She does not think we have standing to do that.

Commissioner Goblet asked so you have had that conversation.

Ms. Ladd said yes. They also did not point out to the City that the rule had changed, but she feels the responsibility is the City's.

Chair Villarreal said explain again how the line of credit works for us.

Ms. Ladd said HUD, rather than give us a pot of money, gives us a line of credit. It does not expire annually. It expires every five years and goes back to HUD. You have to track it according to the year it was entitled. We draw on the funds as needed. We would draw the money from the line of credit to use for this project, but we would have to replace those funds from the Affordable Housing Trust Fund.

Chair Villarreal asked does it take money away from potential future projects.

Ms. Ladd said it does. It is not ideal.

Chair Villarreal said are we looking at this cycle right now.

Ms. Ladd said it will not effect what we have to give away in this cycle.

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Torres, to approve the Budget Adjustment Request.

VOTE The motion passed unanimously by voice vote.

Chair Villarreal said we need to find other funding sources so we not so reliant on HUD.

There was a discussion around other funding possibilities.

6. AFFORDABLE HOUSING TRUST FUND (AHTF) AND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2020 FUNDING PROPOSALS

A. APPLICANT PRESENTATIONS

Presentations were made from each applicant for funding from the Community Development Block Grant funds, the Affordable Housing Trust Funds and the General Fund as follows:

Adelante Family Assistance Project, Essential Dwellings Tiny Homes for Seniors, Habitat Home Repair Program, Habitat Principal Reduction Assistance, Homewise Principal Reduction Assistance, Housing Trust Principal Reduction Assistance, NMCEH Homeless Early Intervention Project, NMIF Housing Corporation, SF Recovery Center, SF Civic Housing Authority Calle Resolana Apartments Construction, SF Civic Housing Authority Country Club Apartments Rehab, SF Civic Housing Authority Siringo Senior Apartments Acquisition - Rehab, Youthworks, Casa Cielo End of Life Services, Interfaith Women's Safe Haven, SFPS Adelante Elementary School Liaison, Youth Shelters Cold Weather Shelter and Youth Shelters Transitional Living Program New

Roof.

7. EXECUTIVE SESSION: COMMISSION DISCUSSION AND FUNDING RECOMMENDATIONS FOR 2020-2021 PROGRAM YEAR

Ms. Ladd stated that the Commission was going to enter into Executive Session to review the proposals.

The Community Development Commission entered into Executive Session at approximately 2:00 pm and returned to the regular meeting at approximately 4:30 pm.

Chair Villarreal stated that the Commission did not move or take a roll call vote to enter into Executive Session. We will do that now and will then move and second to return to the regular meeting.

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Torres, to enter into Executive Session.

VOTE The motion passed on a roll call vote as follows:

Commissioner Goblet, yes; Commissioner Torres, yes; Commissioner Marquez, yes; Commissioner Hughes, yes; Chair Villarreal, yes.

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Torres, to come out of Executive Session.

VOTE The motion passed unanimously by voice vote.

Chair Villarreal read into the record the funding decisions made by the Commission in Executive Session by category. Votes were taken by category.

A. CDBG FUND LEVELS RECOMMENDED

Habitat Principal Reduction Assistance	\$90,000
Homewise Principal Reduction Assistance	\$200,000
Housing Trust Principal Reduction Assistance	\$150,000
SF Civic Housing Authority, Siringo Senior Apts.	\$100,000
Casa Cielo End of Life Services	\$20,000
Interfaith Womens' Safe Haven	\$30,000
SFPS Adelante Elementary School Liaison	\$27,000
Youth Shelters Cold Weather Shelter	\$15,000

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Torres, to approve the funding levels as recommended.

VOTE The motion passed unanimously by voice vote.

B. AFFORDABLE HOUSING TRUST FUNDS FUND LEVELS RECOMMENDED

Habitat Principal Reduction Assistance	\$80,000
NMIF Housing Corporation	\$200,000
SF Recovery Center	\$50,000
SF Civic Housing Authority, Calle Resolana	\$200,000
SF Civic Housing Authority, Country Club Apts.	\$140,000
Youthworks Shelter Now Rental Assistance	\$40,000

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Marquez, to approve the funding levels as recommended.

VOTE The motion passed unanimously by voice vote.

C. GENERAL FUND LEVELS RECOMMENDED

Adelante Family Assistance Project	\$60,000
NMCHE Homeless Early Intervention	\$180,000

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Goblet, to approve the funding levels as recommended.

VOTE The motion passed unanimously by voice vote.

8. ITEMS FROM THE COMMISSION

None.

9. ITEMS FROM STAFF

Ms. Ladd thanked the Commissioners for their dedication, thoughtfulness and compassion in spending all day to do this work.

10. ITEMS FROM THE FLOOR

None.

11. ADJOURNMENT

There being no further business before the Commission the meeting adjourned

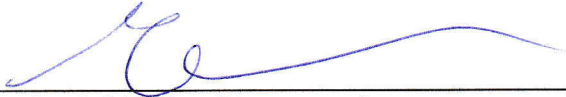
at 5:00 pm.

Councilor Renee Villarreal, Chair

Elizabeth Martin, Stenographer

at 5:00 pm.

Councilor Renee Villarreal, Chair

A handwritten signature in blue ink, appearing to be 'R. Villarreal', written over a horizontal line.

Elizabeth Martin, Stenographer