

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

April 24, 2018

I. Opening Business
A. Call to Order

This regular meeting of the Santa Fe County Housing Authority was called to order on the above-cited date in the Santa Fe County Legal Conference Room, at the County Courthouse at approximately 1:00 p.m. by County Commission Chair Anna Hansen.

B. Roll Call

A quorum was established with the following Board members present:

Members Present:

Anna Hansen, Commissioner
Anna Hamilton, Commissioner
Joseph Loewy, Community Member
Ed Moreno, Commissioner
Cathy Hurtado, Resident Member
Henry Roybal, Commissioner[1:20 arrival]

Member(s) Excused:

Robert Anaya, Commissioner

Staff Present:

Katherine Miller, County Manager
Tony Flores, Deputy County Manager
Joseph Montoya, Housing Authority Director
Joe Gonzales, Housing Authority Staff
Bruce Frederick, County Attorney
Victor Gonzales, Project Manager
Alex Cintron, Housing Accountant
Patricia Boies, Community Services
Robert Griego, Planning Manager
Chris Hyer, Economic Development

Others Present:

Kim Shanahan, Housing Builders Association
Hank Hughes, New Mexico Coalition to End Homelessness
Ed Romero, Santa Fe Civic Housing Trust
Kurt Hill, Santa Fe Association of Realtors
John Padilla, Santa Fe Community Development Commission

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Hugh Driscoll, Santa Fe AIA
Allan Oliver, Thornburg Foundation
Carol Luna-Anderson, Life Link
Daniel Werwath, Interfaith Housing
Jennifer Billig, Santa Fe Housing Action Coalition
Gayla Bechtel, Architect
Richard Jaramillo, Developer
Steve Duran, Developer

- C. **Approval of Agenda**
 - 1. **Amendments**
 - 2. **Tabled or Withdrawn Items**

Commissioner Hamilton moved approval. Mr. Loewy seconded. The motion passed by unanimous voice vote. [Commissioners Roybal was not present for this action.]

- D. **Approval of Minutes: March 27, 2018**

Mr. Loewy moved to approve as presented. Commissioner Hamilton seconded and the motion carried by unanimous [5-0] voice vote. [Commissioner Roybal was not present for this action.]

II. **Consent Agenda**

A. **Resolutions**

- 1. **Resolution No. 2018-02HA, a Resolution Approving the Santa Fe County Housing Authority's Payment Standard Schedule**

Commissioner Hamilton moved to approve. Mr. Loewy seconded and the motion passed by unanimous [5-0] voice vote. [Commissioner Roybal was not present for this action.]

III. **Action Items** - None were presented.

Those present introduced themselves.

IV. **Discussion/Information Items/Presentations**

A. **Housing Authority Updates**

- 1. **City/County Working Group/Rental Housing Strategy for Santa Fe and Santa Fe County**

Joseph Montoya indicated that the bulk of today's meeting would be devoted to a discussion of the working group on rental housing. He touched on that information in the packet, which in addition to standard monthly reports includes *La Voz*, energy analysis and assessment and a SWOT analysis.

Turning to the working group, Mr. Montoya said they have been working on the issue of affordable rental housing for four months with the goal of eventually developing a resolution for the City and County governing bodies. The goal is to produce 5,000 rental units for people at 100

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percent or below area median income (AMI). He estimated 350 acres would be needed, scattered throughout the metro area. He noted there are people with vouchers with no housing available. Three different divisions of the County and City have been participating as well. Areas of interest have been funding, land use regulation, and administrative structure for promotion.

Essential to affordable housing are infrastructure and density. Other considerations are assistance in financing, permitting of additions and “granny flats” as a development by right, which is a land use issue, and house-sharing. Mr. Montoya noted that compounds are a cultural tradition in the area and can be part of the design mix. GO bonds can be a good resource for the City but not for the County, where establishment of a trust might be a better fit. Making use of Santa Fe’s skill set, in both the for-profit and non-profit sectors, to increase production could modify the housing capacity. While the focus has been on rentals, the same factors would apply to home ownership.

Mr. Montoya pointed out that new ideas regarding a housing trust fund arose during the strategic planning sessions and these could be added to those on the working group’s report. Policies and the regulatory environment surrounding infrastructure need to take affordable housing into account. He mentioned Tierra Contenta as a successful example of private-public partnership and development by right with incentives encouraging density. Downtown Albuquerque took advantage of federal financing for development. There is a goal to make the building of affordable housing easier than high-end housing.

Planning Manager Robert Griego said the areas the County has designated for development, SDA-1 areas, emphasizes adequate public services, such as roads and law enforcement. The Community College District has the potential for high density. He added that there is a requirement that developments over 25 units must have 15 percent affordable housing dispersed throughout. There are four ranges, with one going up to 120 percent AMI.

Mr. Montoya stated regional planning is being encouraged. Senior housing needs to be integrated with an emphasis on walkability.

Commissioner Hamilton asked about the role of transfer of development rights (TDRs) and Mr. Montoya said they can be used as an incentive along with tax credits.

A discussion ensued on studio apartments, tiny houses, and single room occupancy (SROs), which can figure in with senior housing.

Kim Shanahan endorsed the idea of greater cooperation between the City and County. He referred to County regulations that appear to impede funding affordable housing. Ms. Miller speculated that the funds Mr. Shanahan was referring to were the HUD grant 5H1 sales, which are restricted by HUD. Mr. Frederick said the fund in question is from the Affordable Housing Act that deals with the Happy Roof program and other trust fund, all of which specify the funds cannot be spent within incorporated areas. Ms. Miller explained there were two sources of money. One consisted of funds in lieu of building affordable housing in Las Campanas. The second source is from home sales, and there are restrictions on what those can be spent on.

Mr. Werwath said there was a crisis in Santa Fe with regards to affordable rental housing.

He stated the Housing Action Coalition is working on advocacy for housing policy to provide political cover when it comes to decision making in this area.

Kurt Hill agreed the need is “more than urgent” with 7,500 units needed. He stressed the need for smaller places and making land divisions easier.

Ed Romero applauded the direction the City and County were taking but noted the situation has been in place for a long time. He said the City has done seven tax credit projects in eight years. They are actively looking for a partner for a 2019 project.

Commissioner Hansen noted 600 units have been approved for South Meadows and more units on Agua Fria, which will require traffic engineering.

Hank Hughes spoke of the need for more vouchers particularly for those with behavioral disabilities. Carol Luna Anderson said Life Link focuses on that population, which provides 170 vouchers. A combination of housing and services is what is called for. “Housing is health.”

Mr. Montoya stated a resolution will be coming forward soon.

2. Director’s Report

Mr. Montoya referred to the report in the packet. Responding to the Chair’s questions, he said they are working with the Fire Departments in Santa Cruz and Espanola regarding locks on the hydrants where the water is missing. The occupancy rate continues at 100 percent.

3. CFP Report

Included in the packet.

4. Financial Report

Mr. Cintron noted that CFP for 2014 is now closed and 2015 will be completed by April 2019.

5. Vacancy, Section 8, Wait List, Work Orders, Inspections Reports, Accounts Receivable Report and FSS Report

Included in the packet.

6. CDBG Report

Mr. Montoya said the CDBG funds will be released soon.

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V. Matters from the Board

Chair Hansen thanked those present for their participation.

VI. Matters from the Public

None were presented.

VII. Concluding Business

- A. Announcements
- B. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chair Hansen adjourned the meeting at approximately 2:05 p.m.

Approved by:
Housing Authority Board Chair

Anna Hansen
Anna Hansen, Commissioner

ATTEST TO:

Geraldine Salazar
GERALDINE SALAZAR
COUNTY CLERK



Respectfully submitted by:

Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss HOUSING MINUTES
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I Hereby Certify That This Instrument Was Filed for
Record On The 27TH Day Of June, 2018 at 08:48:48 AM
And Was Duly Recorded as Instrument # 1861141
Of The Records Of Santa Fe County

Estrella Martinez
Deputy _____ County Clerk, Santa Fe, NM
Witness My Hand And Seal Of Office
Geraldine Salazar

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