

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**HOUSING AUTHORITY BOARD**

**July 28, 2015**

I. This meeting of the Santa Fe County Housing Authority was called to order on the above-cited date in the Santa Fe County Manager's Conference Room, at the County Courthouse at approximately 1:06 p.m. by County Commission Vice Chair Miguel Chavez.

II. Roll call indicated the presence of a quorum with the following Board members present:

**Members Present:**

Robert Anaya, Commissioner [1:20 arrival]  
Miguel Chavez, Commissioner  
Liz Stefanics, Commissioner  
Henry Roybal, Commissioner  
Joseph Loewy, Community Member

**Member(s) Excused:**

Kathy Holian, Commissioner  
Cathy Hurtado, Resident Member

**Staff Present:**

Katherine Miller, County Manager  
Ron Pacheco, Housing Authority Director  
Victor Gonzales, Housing Authority Staff  
Carole Jaramillo, Finance Director  
Bernadette Salazar, HR Director  
Lynette Kinnard, Accountant  
Bruce Fredericks, Assistant County Attorney  
Rudy Garcia, County Manager's Office  
Chris Barela, Constituent Liaison  
Tony Flores, Deputy County Manager  
Marcus MacDonald, Housing Accountant

**IV. Approval of Agenda**

Commissioner Stefanics moved to approve the amended agenda. Mr. Loewy seconded and the motion passed by unanimous [4-0] voice vote. [Commissioner Anaya was not present for this action.]

**III. Introductions**

Those present introduced themselves.

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**V. Approval of Minutes: June 30, 2015**

Commissioner Stefanics moved approval and Mr. Loewy seconded. The motion carried unanimously. [Commissioner Anaya was not present for this action.]

**VI. Update and Formal Discussion Regarding Affordable Housing Project at the Galisteo Site [Exhibit 1: Report from Lloyd and Associates]**

Deputy County Manager Tony Flores reminded the Authority that Lloyd and Associates were brought on board to analyze what could be done on the Galisteo property. This is the first in-depth look since the Suby Bowden report. He said it is possible to put a housing development on the property but the form that takes depends on what the County chooses to do. The lot is in the City of Santa Fe and would require rezoning. Since it is a housing project it must go through City procedures.

The consultant is recommending a maximum density of R-29 on the 6.149 acres which would allow 178 units. However, a compromise could be reached between density and serving the highest number on the waiting list. A timeline for going through the City is provided and approximately six months would be required.

Mr. Flores said the estimated cost of \$22 million exceeds County available budget of \$2 to \$3 million by a considerable margin and a leveraging strategy, such as tax credits, would have to be pursued. He noted there are still a number of unknowns and the \$22 million figure could be high.

Manager Miller indicated community meetings should be conducted to determine a density acceptable to the neighborhood. Previously 60 to 70 units had been bruited. In securing funding, points could be accumulated given that it is a brownfield. Financing considerations will drive the size of the project. Commissioner Chavez suggested it could be phased. Mr. Flores noted another consideration is infrastructure costs.

Commissioner Stefanics pointed out that this will not be the most controversial project in the neighborhood, given the Rail Runner and Merritt Bennett projects, or anything of a commercial nature. She discouraged phasing stating it would be better to act once neighborhood approval was ascertained.

Mr. Loewy said he would like to see maximum build-out if the neighborhood goes along with the idea. He asked if housing would take up the entire property. Manager Miller stated the voting machines are still at the Galisteo site and a place for them has to be found. Once bonding for the old courthouse project is secured there is a possibility of getting financing for a new warehouse on the property. Commissioner Stefanics indicated other locations have been suggested for the voting machines.

Commissioner Anaya pointed out an adequate number of units have to be involved to take advantage of economies of scale.

Mr. MacDonald stated he reviewed the 2014 tax credit awards and there are no projects

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above 80 units. Approximately \$2.75 is awarded per New Mexico resident which works out to \$4 million per year. Manager Miller said the Finance Authority has an independent committee that scores the applications. This year many of the approved projects were in rural areas, which makes getting the nine percent credit less possible. A four percent tax credit project would require more units to pay back the bonds. Mr. MacDonald said it would be possible to get financing for 60 units on part of the property and use the rest for something else.

Commissioner Stefanics said she would be willing to forego the third floor which would bring it to 130 units. She asked about the waiting lists and Mr. Pacheco said there are 800 people on the Section 8 list and about 450 on the public housing list. Commissioner Stefanics urged going for the highest number given the great demand.

Commissioner Anaya recommended having a rotating fund and looking into senior housing and accommodations for veterans or the disabled. Additionally, multiple funding sources could be combined.

Mr. Flores recommended a two-pronged approach: getting a consultant in to help get the rezoning, and get a consultant to help make informed decision on tax credits. An environmental consultant is also needed.

Commissioner Anaya said there is sufficient internal expertise to work out the tax credit component. Manager Miller pointed out since the departure of Mr. Brugger they no longer have the affordable housing expertise, so there is a capacity issue.

Commissioner Chavez and Mr. Pacheco advocated starting out seeking a high number then scaling back as necessary.

A discussion ensued regarding two stories versus three stories. More points can be garnered with senior or disabled housing which do not lend themselves to three stories. Mr. Loewy indicated the waiting list is weighted toward a need for one-bedroom units.

Commissioner Anaya stated two phases might be necessary – one with the nine percent credit and a separate one. He gave direction to move on the two story design with approximately 150 units, that fits within the grants or funding. Commissioner Chavez suggested there be a master plan to avoid a piecemeal approach when going before the neighborhood.

There was consensus to bring in an environmental consultant and a zoning consultant as needed.

Commissioner Stefanics asked about timing and Mr. Pacheco said it appears they will not be prepared to submit a QAP for this year, since there is a January deadline. Commissioner Stefanics asked if there was any way application could be made this year. Commissioner Anaya said perhaps that could be done with a consultant and making use of the City's fast track for affordable housing.

Manager Miller said Santa Fe County is first in line in the environmental cleanup process with the state.

Commissioner Anaya said the County was not required to follow the City's process. Mr. Flores said Deputy County Attorney Brown did research on the matter and an affordable housing project was in fact required to get City zoning.

Commissioner Anaya moved to try to get the project submitted by January with the zoning at the highest density. Commissioner Stefanics seconded and the motion carried by unanimous [5-0] vote.

**VII. Housing Authority Updates**

**A. Site Improvement Plan/CFP Update**

Regarding the Camino de Jacobo sewer line easement, Mr. Gonzales stated Mr. Brecher has until the end of July to respond about the appraisal. Upcoming projects include 13 units at Valle Vista still requiring kitchen cabinet replacement. Furnace replacement continues at Santa Cruz. Mr. Pacheco referred to the pictures in the packet which show the house that is currently for sale.

Commissioner Stefanics asked to be kept informed of Mr. Brecher's response. Mr. Pacheco said in speaking to him on the phone he seemed positive. Without that, condemnation proceedings can begin.

**B. Vacancy Update**

**C. Director's Report**

Given time constraints Commissioner Anaya moved to waive the remaining reports. Commissioner Stefanics seconded and the motion passed unanimously.

**VIII. Matters from the Public**

None were presented.

**IX. Matters from the Board**

None were presented.

**X. Executive Session**

**1. Limited Personnel Matters as Allowed by Section 10-15-1(H)(2) NMSA 1978**  
**a. Performance Evaluation for the Executive Director**

Commissioner Anaya moved to go into executive session to discuss the matter described above. Commissioner Stefanics seconded. The motion carried by unanimous roll call vote with Commissioners Anaya, Chavez, Roybal, Stefanics, and Mr. Loewy voting in the affirmative.

[The Authority met in closed session from 2:05 to 2:25.]

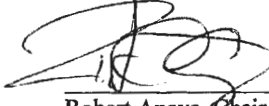
Commissioner Stefanics moved to come out of executive session and Mr. Loewy seconded. The motion carried unanimously.

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**XI. Adjournment**

Having completed the agenda and with no further business to come before the Authority, the meeting was adjourned at approximately 2:25 p.m.

Approved by:



Robert Anaya, Chair  
Housing Authority Board

*Geraldine Salazar*  
10-5-2015



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Respectfully submitted by:

*Debbie Doyle*  
Debbie Doyle, Wordswork

COUNTY OF SANTA FE ) HOUSING MINUTES  
STATE OF NEW MEXICO ) ss PAGES: 5

I Hereby Certify That This Instrument Was Filed for Record On The 6TH Day Of October, 2015 at 09:12:43 AM and Was Duly Recorded as Instrument # 1776463 of The Records Of Santa Fe County

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