

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

July 30, 2013

This 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 10:30 a.m. by County Commission Chair Kathy Holian.

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

Members Present:

Kathy Holian, Commissioner
Danny Mayfield, Commissioner
Robert Anaya, Commissioner
Miguel Chavez, Commissioner
Liz Stefanics, Commissioner
Frances Ong, Resident Member
Joseph Loewy, Community Member

Member(s) Excused:

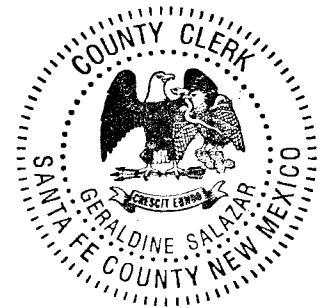
None

Staff Present:

Katherine Miller, County Manager
Rachel Brown, Deputy County Attorney
Rachel O'Connor, Community Services Director
Ron Pacheco, Housing Authority Director
Deanna Lopez, Housing Administrator
Penny Ellis-Green, Land Use Administrator
Robert Griego, Planning Division
Steve Brugger, Affordable Housing Administrator
Victor Gonzales, Housing Authority Staff
Tim Vigil, Assistant County Attorney
Rosemary Bailey, Affordable Housing
Chris Barela, Constituent Liaison
Teresa Martinez, Finance Director
Lisa Roybal, Manager's Office
David Griscom, Economic Development
Rudy Garcia, Public Works

Others Present:

Roman Abeyta, Boys & Girls Club



COUNTY OF SANTA FE) HOUSING MINUTES
STATE OF NEW MEXICO) ss PAGES: 7

I Hereby Certify That This Instrument Was Filed for
Record On The 12TH Day Of September, 2013 at 10:05:52 AM
And Was Duly Recorded as Instrument # **1717816**
Of The Records Of Santa Fe County

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

A handwritten signature in black ink, appearing to read 'Geraldine Salazar', is written over a horizontal line.

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Chair Holian suggested that Matters from the Board be moved up to after Approval of the Minutes to accommodate Commissioner Anaya's schedule. Commissioner Anaya asked that item VII be heard after Approval of the Minutes.

Commissioner Mayfield moved to approve the agenda as amended. His motion was seconded by Mr. Loewy and passed by unanimous [4-0] voice vote. [Commissioners Stefanics, Chavez and Mayfield were not present for this action.]

V. Approval of Minutes: June 25, 2013

Mr. Pacheco noted a change on page 2, where there was a superfluous "to". With that change Mr. Loewy moved approval and Commissioner Chavez seconded. The motion carried unanimously 7-0.

VII. Santa Fe County Support for a New Southside Boys and Girls Club

Mr. Pacheco welcomed Roman Abeyta, Director of the Boys and Girls Club. Commissioner Anaya said he was in full support of County partnership of a project in that area, saying it was "a common sense fit." He referred to the possibility of housing on the parcel. He mentioned legislative support.

Mr. Abeyta distributed a handout with facts concerning the southside property. It is a nine-acre tract secured with HUD funding. There are two buildings, 5,000 and 3,000 square feet that are currently leased out month to month. Building A would accommodate up to 70 children, ages 5 to 12 and Building B would be a teen center holding up to 45 teens. He described the surrounding properties and listed the nearby public schools. "The area is exploding with children" and is underserved.

Mr. Abeyta said the property was appraised at \$3 million and he referred to maps in the informational handout. State legislators would like to move forward in the coming year with capital outlay dollars. It would be necessary to grant the property to the County or the City and lease it back. They are working on design and regulatory inquiries at a cost of \$22,665.

In response to questions, Mr. Abeyta said legislators have committed up to \$500,000 for the coming year.

Commissioner Anaya requested that this be a standing agenda item and excused himself from the remainder of the meeting.

Mr. Abeyta said the Club just finalized a lease agreement with the City for the Alto property and said he could provide that information to Mr. Pacheco.

Chair Holian asked who would be responsible for maintenance and Mr. Abeyta said the

Alto Street lease with the City stipulates that minor improvements and maintenance would be done by the Boys and Girls Club; something major would have to be worked out with the City.

Commissioner Stefanics asked if the Boys and Girls Club needed all nine acres and Mr. Abeyta said they did not; four and a half to five acres would be adequate for their needs. Commissioner Stefanics noted the Housing Authority has been seeking an area for many years and this area is close to stores and transportation. Recognizing there are other potential properties she wanted to throw this in the mix.

Commissioner Chavez said it could have potential for mixed use.

Commissioner Mayfield asked about HUD's position. Mr. Abeyta said the Boys and Girls Club is open to working with the County on housing. Commissioner Mayfield asked if the parcel was within the city limits and what would happen with the vouchers.

Mr. Pacheco pointed out the County has a waiting list stretching three to four years in the future. They need 100 to 150 units and the fact that it was purchased with HUD money would work well with a housing project. The target would be 80 percent AMI and below, i.e., working class families.

Ms. Miller asked if HUD had given approval to change to rental property. Mr. Pacheco said they still haven't looked at that. He added they would go to MFA to use the \$3 million. Ms. Miller said they could do a single-family development. She speculated they could apply for municipal CDBG funding which is more generous. Mr. Pacheco said he and Mr. Brugger are looking into other programs as well.

Commissioner Stefanics asked that all of the other potential projects stay in the mix. The question is: Can we afford to do this project and something else? She mentioned Rancho Viejo's interest in doing a project. Mr. Pacheco said the problem arises with homeowner fees. Mr. Brugger said they are still interested in a project by Bisbee Court if the County would be involved.

Mr. Abeyta said they would have no problem with single-family homes.

Looking at the plat, Mr. Loewy asked about access to the back of the property. Mr. Abeyta referred to the aerial photograph which depicts South Meadows Road and they have been talking with the City about extending it to the property. Commissioner Chavez said that would not be anything out of the ordinary, being part of the future road network. Mr. Abeyta said the area is flat and extension seems very do-able.

Commissioner Stefanics asked how many homes could be accommodated and how much would each house cost. Mr. Pacheco said his primary requirement is for project-based apartments for the neediest who cannot afford houses. He envisioned a modern Valle Vista or something like the Alameda site. He would like to see 100 to 150 apartments.

Commissioner Stefanics stressed the need to look at all the properties in play and determine what was appropriate for what kinds of housing. Mr. Pacheco said Mr. Griscom could

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provide some insight on that.

Speaking about capacity, Mr. Brugger said multi-family two story could come in at a 12-18/acre density. Single family would be seven to ten per acre. Detached housing would be around seven per acre. Tierra Contenta has about 7 ½ per acre.

Returning to the Boys and Girls Club and housing on the parcel, Commissioner Mayfield asked if they had anything in the bank. Mr. Abeyta said they have the property equity and the lease fees. Currently there is no building fund. He said they could make use of the current buildings, which are up to code, immediately, using some capital funds for remodeling.

Mr. Vigil said the voucher situation has been settled with the Civic Housing Authority. If the property were ceded to the County they could determine the type of housing.

Mr. Abeyta stressed Boys and Girls Club owns the property free and clear. It might be appropriate to split the parcel. He spoke of having areas such as fields or parks that could be used by both the Boys and Girls Club and the residents. He added their plans can be phased in over a number of years.

Commissioner Stefanics asked about the pros and cons and Mr. Pacheco said the pros were that the property was purchased by HUD, there is potential for many units for the income-qualified, and the housing being next to the Boys and Girls Club would be a bonus. He saw it as a win-win.

Mr. Brugger spoke of the need to look at infrastructure, development costs, and the regulatory environment. He suggested making a matrix of all the potential sites. Ms. Miller agreed, saying the matrix should include what works, potential partners, tax credits, leveraging, etc.

Regarding the possibility of splitting the lot, Mr. Brugger said it could make financing cleaner and the master plan could be done for both.

Mr. Pacheco said he would meet with Mr. Brugger, Mr. Vigil, Mr. Abeyta and Mr. Griscom to start the matrix on all the sites.

VI. SFCHA Operating Budget

Mr. Pacheco referred to the packet and said he met with Mr. Loewy and will meet with Ms. Ong in the future regarding the budget with an emphasis on insurance and utilities.

VIII. Senior Housing Project Site on Galisteo Street by Economic Development Division and SFCHA [Exhibit 2: Public Works Site Update; Exhibit 3: Site Map]

Mr. Griscom stated the Manager had asked him to review Suby Bowden's 2008 study and plans for the Galisteo Street property, which is six acres behind the Zia transit station. The site is close to schools, shopping and transportation and fits in well with the Sustainable Growth Management Plan goals. There have been informal meetings with Mr. Pacheco, Mr. Brugger and

Mr. Garcia to explore the issues. He mentioned the numbers will have changed in the five-year interim. Ms. Bowden's plan was for 90 units, combined affordable and market. There is a potential for neighborhood resistance no matter what kind of housing is chosen, although senior housing might be the most acceptable to the neighbors due to lesser traffic impact.

Mr. Griscom said Michael Munson has floated the idea of a senior project of ten units each housing ten people. He would want the land donated. He pointed out there will be an "age tsunami" coming with Santa Fe expected to be fourth in the country in terms of percentage of population over 65.

Additionally, there has been discussion of a land swap with the City. The team has met with NMED regarding remediation of possible petroleum contamination. The Tank Bureau would need to sign off on the remediation.

Rudy Garcia from Public Works said he met with the Underground Storage Bureau and that phase has been completed. Mr. Griscom said the next step is a \$5,000 to \$10,000 site survey. This was done previously by Glorieta GeoScience and they are familiar with the site. He explained the problematic areas on the site map. Additional remediation may be necessary for old septic, asbestos. Concrete would be removed and then the site would be razed. He discussed the potential for development and possible funding sources.

Commissioner Chavez asked if it could be used for a mix of uses, i.e., senior and affordable. Mr. Griscom said it could. Commissioner Chavez spoke of establishing a policy of common good in the face of neighborhood opposition, which is not an easy sell.

Commissioner Stefanics said she met with the neighbors and understood their biggest concern was with the Merritt Brown proposal and the Rail Runner. There was some question whether the train stop had been decommissioned by the MPO.

Ms. Miller stated she spoke with Merritt Brown who said some movement is anticipated soon. She mentioned the suggestion of a tax credit project.

Mr. Griscom said he understood Merritt Brown is waiting for the DOT traffic study. Mr. Griego said he would research the matter.

Commissioner Mayfield pointed out the County should be able to gauge the cost of remediation given the courthouse experience. He asked that he be sent a copy of the Bowden study of 65 potential affordable housing sites. Mr. Garcia said the sites were distributed throughout the county.

Mr. Pacheco said they were open to having a third party come in and do a project and that entity could deal with the neighbors.

Commissioner Mayfield brought up the possibility of senior housing in Eldorado.

Ms. Miller explained there is a wide variety of tax credits available from a number of agencies, each with different requirements, advantages and disadvantages. There is competition statewide with points for seniors, energy efficiency, targeted markets, etc. She noted in some cases there are exemptions for the Anti-Donation Clause and from procurement requirements.

The dialogue can begin once there is a decision on what the County wants to do. She suggested the focus be narrowed and parameters set. "Santa Fe County itself is not a multi-family housing developer." She added they also do not want to run an apartment complex.

Commissioner Stefanics urged the Authority to get something in place, noting that the prior Commission failed to do so.

Mr. Loewy spoke in favor of supporting frail and poor elders, which is an underserved segment of the population.

Ms. Miller indicated there are different ways to structure a partnership, for instance HUD or the state can become involved in providing infrastructure, land or financing. Arrangement can be made with developers or non-profits.

Commissioner Mayfield suggested a lease arrangement such as the County has with the animal shelter. He noted there may be other sites that have become possible since 2008, such as the La Bajada property. He agreed with Commissioner Stefanics that they should move forward on something. Ms. Ong asked if there were other properties owned by the County that could be utilized.

Ms. Miller said there will be a presentation at the BCC meeting on all of the County's fixed assets.

IX. Housing Authority Updates

- A. Site Improvement Plan/CFP Update**
- B. Vacancy Update**

In the interests of time the Authority was referred to the packet.

C. Director's Report

Mr. Pacheco announced they were about to sell the fourth home to a current voucher holder who qualified for the rent-to-own program. He thanked his staff for their hard work on this. Commissioner Mayfield suggested soliciting testimonials from the buyers.

IX. Public Comments - None were offered.

X. Matters from the Board

Mr. Loewy asked for an update on the REAC. Mr. Pacheco indicated that the inspector became ill and it is still pending.

Chair Holian asked about the rent-to-own resolution. Mr. Brugger said that should be on the next agenda.

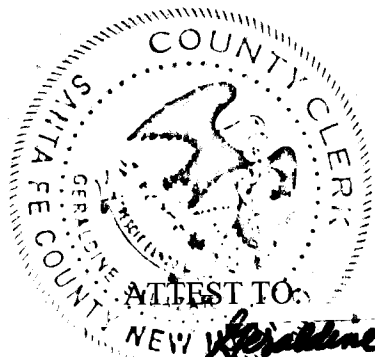
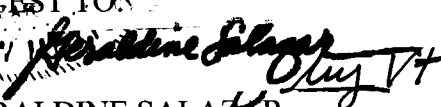
XI. Executive Session was deemed unnecessary

XII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chair Holian adjourned the meeting at approximately 11:55 a.m.

Approved by:


Kathy Holian, Commission Chair
Housing Authority Board


ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

Submitted by:

Debbie Doyle Wordswork