

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

Special Meeting of January 14, 2025

Santa Fe, New Mexico

1. A. This special meeting of the Santa Fe County Housing Authority was called to order by Chair Hank Hughes at approximately 1:30 p.m. on the above-cited date at the Santa Fe County Commission Chambers, 102 Grant Street, Santa Fe, New Mexico.

B. A quorum was present with the following members in attendance:

Members Present:

Commissioner Hank Hughes, Chair
Commissioner Camilla Bustamante
Commissioner Justin Greene
Commissioner Adam Johnson
Commissioner Lisa Cacari-Stone

Member(s) Absent:

Resident Member Cathy Hurtado

County Staff Present:

Greg Shaffer, County Manager
Jeff Young, County Attorney
James "Walker" Boyd, County Attorney
Denise Benavidez, Interim Executive Director, Housing Authority
Adrianna Velasquez, Deputy Director, Housing Authority
Paul Olafson, Community Development Director
Leandro Cordova, Deputy County Manager

Others Present:

Jenn Lopez, Project Moxi

C. **Approval of Agenda**

Commissioner Bustamante moved to approve the agenda as presented. Commissioner Greene seconded and the motion passed by unanimous [5-0] voice

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2. Miscellaneous Action Items.

A. Request Approval of Third-party Recommendation to Award 11 Project Based Vouchers for the Nueva Acequia – 9 percent project and 5 Project Based Vouchers for the Nueva Acequia – 4 percent project

Interim Executive Director Benavidez said that the Housing Authority was requesting the approval of 16 vouchers for the Nueva Acequia project.

Jenn Lopez the County's housing consultant for the project, said the selection for the residents will follow the admin plan, which identifies priorities for vouchers. In addition, since this is a County project, there can be additional set asides, i.e., veterans. The 16 vouchers will go to people with special needs and/or persons experiencing homelessness. As the project approaches lease-out/120 days out, the tenant selection criteria will be refined to ensure a smooth process. Ms. Lopez said a lot of what occurs at this level of the project is explaining to the funders the County's preferences. Because the County is the primary service provider, it will afford the County a great deal of say. The vouchers will follow all HUD regulations and, in principle, these project-based vouchers will allow the County to serve people of lower income.

Commissioner Greene asked if Santa Fe County residents are given a preference in receiving a voucher. Ms. Lopez said much of this will come down to how the units are marketed. The existing Housing Authority wait list will have first priority. She said that those experiencing homelessness are likely connected to the County's service system, and will be included. Commissioner Greene said it was important that this project is properly noticed to the local community. Ms. Lopez offered to return to the Authority, four or five months before lease-up, to discuss the tenant selection plan in detail.

Commissioner Cacari-Stone requested the count on the current wait list; what percent/number are veterans, persons living with disabilities and elderly. She asked how the County will ensure there is proportional equity when selecting tenants. For accountability, Commissioner Cacari-Stone requested an assessment of the differential impact of the individual versus the project-based vouchers.

The project-based vouchers and vouchers in general are an incredible resource that is funded by the federal government, stated Ms. Lopez. The Housing Authority has the option to continue to allow tenant-based vouchers, or to project base a percentage of those vouchers to buildings. The reason project-based vouchers are desirable is that often, in tight rental markets, like Santa Fe, there are people holding vouchers and there are no units available. Vouchers that are project-based guarantee that a low-income individual, unable to obtain housing without a voucher, can obtain a unit. Project-based vouchers relieve staff of an administrative burden, and the project-based method ensures that the most vulnerable in the community can be served in these properties. She stressed that the project-based voucher is a powerful tool.

Deputy Director Velasquez said that the wait list is discussed monthly at the regular Housing Authority Board meetings.

Commissioner Cacari-Stone requested staff consider evaluating the advantages and disadvantages of the two voucher types to ensure the County investments are successful.

Ms. Lopez said the market study for the application will be available with fresh data concerning Santa Fe's market and will address many of the commissioners' questions.

Commissioner Greene repeated the importance of serving the Santa Fe County community.

Commissioner Greene moved to approve the third-party recommendation to award 11 project-based vouchers for the Nueva Acequia-9 percent project and 5 project-based vouchers for the Nueva Acequia-4 percent project. Commissioner Johnson seconded. The motion passed by unanimous [5-0] voice vote.

3. **Discussion/Information/Presentations** - None were presented.

4. **Matters from the County Attorney**

Noting that this was his last meeting with the Authority, Attorney Young introduced Walker Boyd who will be his replacement. Mr. Boyd said that he was excited to be working with the County and Chair Hughes welcomed him to the County

5. **Matters from the Board** - None were presented.

6. **Matters from the Public** - None were presented.

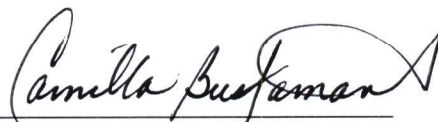
7. **Concluding Business**

A. **Announcements**

B. **Adjournment**

This meeting was declared adjourned at approximately 1:50 p.m.

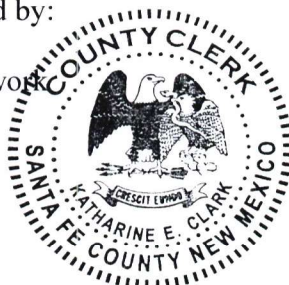
Approved by:



Camilla Bustamante, Chair
Housing Authority

Respectfully submitted by:

Karen Farrell, Wordsworth



Santa Fe County
Housing Authority/Special Meeting: January 14, 2025

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
[Hereby Certify That This Instrument Was Filed for
Record On The 30TH Day Of April, 2025 at 01:37:28 PM
and Was Duly Recorded as Instrument # 2057925
of The Records Of Santa Fe County

HOUSING MINUTES
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Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy  County Clerk, Santa Fe, NM

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