

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

March 31, 2026

Santa Fe, New Mexico

1. A. This meeting of the Santa Fe County Housing Authority was called to order by Chair Justin Greene at 1:00 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 Justin Greene, Chair
Commissioner Adam Johnson , Vice Chair
Commissioner Camilla Bustamante
Commissioner Hank Hughes
Commissioner Lisa Cacari Stone

Member(s) Excused:

None

County Staff Present:

Greg Shaffer, County Manager [virtually]
Walker Boyd, County Attorney [virtually]
Jonathan Butler, Community Development Division Director
LaToya Ricketts, Housing Authority, Executive Director
Yvonne Herrera, Finance Department Director [virtually]
Adrianna Vasquez, Deputy Housing Authority Director
Anne Wodarczyk, Planner
Cliff Bourque, Administrator, Housing Authority
Denise Benavidez, Deputy Director, Community Development Department
David Padilla, Housing Project Manager
Lora Chavez, Housing Authority, Administrative Manager
Alicia Storer, Housing Authority, Accountant Senior

C. **Approval of Agenda**

Chair Green requested moving Public Comments #9 to follow Opening Business and requested that becomes an agenda standard.

Chair Greene moved to approve the agenda as adjusted and Commissioner Hughes seconded. The motion passed by unanimous [4-0] voice vote. [Commissioner Cacari Stone was not present for this vote.]

SFC CLERK RECORDED 05/04/2026

11:41:00 AM 05/04/2026

D. Approval of Minutes: January 27, 2026 Meeting Minutes

Commissioner Bustamante moved to approve the minutes. Commissioner Johnson seconded. The motion to approve the minutes carried by unanimous [4-0] voice vote. [Commissioner Cacari Stone was not present for this action and arrived shortly thereafter.]

8. Public Comments

Speaking virtually, Chris Mechels said that this board was proceeding in violation of the Rules of Orders. He noted that his recommendation to reschedule this meeting did not happen. Any of the Board members could have raised that issue, which they chose not to. The Board was in violation of OMA and IPRA and as a “member of the public, I feel dismayed and betrayed.”

2. Consent Agenda – No items were offered

3. Miscellaneous Action Items

A. Resolution No. 2026-03-HB, a Resolution Approving the Santa Fe County Housing Authority’s Fiscal Year 2026 Civil Rights Certification

Executive Director LaToya Ricketts, introduced the resolution approving the FY2026 Civil Rights Certification. This certification is a required component of the Public Housing Authority Plan submission to HUD. The certification supports the five-year plan.

Commissioner Cacari Stone recognized Ms. Ricketts’ leadership, and asked whether the certification conflicted with the Trump administration’s policies regarding the classification of immigrants and persons ineligible for public housing. Ms. Ricketts said that this certificate parallels the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973 and Title II of the 1990 ADA, all of which are still in place. She understood that there were proposals to be implemented regarding the Housing Assistance Act which staff will be addressing.

Commissioner Cacari Stone moved to approve the resolution approving the Santa Fe County Housing Authority’s FY 2026 Civil Rights Certification. Commissioner Bustamante seconded and the motion passed by unanimous [5-0] voice vote.

4. Public Hearing

A. Resolution No. 2026-04-HB, a Resolution Approving the Santa Fe County Housing Authority 2026 to 2030 Five-Year PHA Plan

Deputy Director Adrianna Velasquez said that submission of a Five-Year PHA Plan every five years is required to maintain compliance and continued eligibility for federal housing funding. The plan is due by April 17, 2026. The plan establishes the SFCHA’s mission, goals, and operational priorities for the next five years, and is prepared in accordance with HUD requirements, including Form 50075-5Y. She reviewed the plan components.

Regarding public comments, the Housing Authority staff made the Plan available for public review and comments on February 24, 2026, both on the SFCHA's webpage and at the administrative office, initiating the required 45-day public comment period. Those outreach efforts included notification to the residents via newsletter, and availability of the plan for review.

The plan was updated to align with the Housing Authority's Strategic Plan. While many goals and objectives remain consistent with the previous plan as ongoing performance measures, the following updates have been incorporated:

- Integration of Strategic Plan priorities into PHA goals and objectives
- Development of irrigation and landscaping plans
- Coordination with the Public Works Department on facility maintenance management
- Implementation of a monthly HCV newsletter
- Implementation of a communication text/call system for the HCV program
- Transition to a digital Public Housing monthly newsletter
- Pursuit of additional funding opportunities, including the ROSS Rapid Response Grant

A concern was raised regarding how residents without computers, smart phones, etc., would be contacted. Ms. Velasquez said staff reaches out with telephone calls and paper notification. Staff will keep a tally of those with and without digital connections.

Chair Greene opened the public hearing.

Chris Mechels said that the three-minute time limit for public comment was arbitrary. The content of this issue had serious problems, and it was clear to him that none of the Board members read the material. He pointed out the following deficiencies: the date of the plan should be 07-2026 not 04-2026; the actual plan period should read 2027-2030 and the 45-day notice requirement was not met.

In response to compliance, Ms. Velasquez said that the plan is due mid-April and the public comment period will be ongoing until the 45 days are met. If plan revisions are necessary, staff will schedule a special meeting with the Authority Board, and advise HUD.

Commissioner Johnson moved to approve the resolution approving the Santa Fe County Housing Authority 2026 to 2030 Five-Year PHA Plan. Commissioner Hughes seconded and the motion passed by unanimous [5-0] voice vote.

5. Discussion/Information/Presentation
A, Executive Director Report – March 2026

Ms. Ricketts noted that the information is based on data collected from January 1, 2026, to February 28, 2026. She provided highlights regarding executive leadership and operations; recruitment and hiring – two maintenance technicians and a housing inspector; staff performance evaluations have been reviewed; staff trainings and professional development; FSS advancements; operations and program compliance; administrative oversight; review of RAB meetings; updating policies and strategic planning; grant activities and current waitlist information. Waitlist wise, there are 1,518 on the list, and the HCV/Section 8 list contains 1,719

applicants. Staff is focused on financial oversight, transparency and compliance.

Regarding resident engagement, Ms. Ricketts noted that the RABs meet monthly focusing on community events, communication, and resident participation. Residents are encouraged to attend meetings to share ideas, connect with neighbors, and stay informed. Staff continues to recruit residents to serve on the RAB to ensure strong representation in planning and policy decisions.

Executive Order 14218, "Ending Taxpayer Subsidization of Open Borders," directs federal agencies, including HUD, to ensure taxpayer-funded benefits are not provided to ineligible individuals or families. A proposed HUD rule will require all family members to prove eligibility. Ms. Ricketts said that the Authority just received this information regarding the HUD- proposed rule, and they are currently reviewing the information with County Legal and Management.

The FORTH program received funding from County Sustainability to continue through this fiscal year. Additional promotion of the program has been developed.

Commissioner Hughes asked whether there were public housing residents who would be removed because of the HUD's interpretation of the administration's executive order. Ms. Ricketts said that is not a current practice, and nothing new had been initiated. The identification recertification process, that occurs annually, is in place.

Commissioner Johnson noted that the executive order is a sensitive topic and requested the Board be kept apprised of the issue.

In an effort to be proactive regarding these federal policies, Commissioner Cacari Stone requested that Mr. Cordova, Mr. Butler, Ms. Ricketts and Housing staff start investigating, and report back at the next meeting:

- What's the possibility for emergency rental assistance?
- What are best practices that other counties are doing?
- NACo discussed PRWOR Act- Personal Responsibility Work Opportunity Reconciliation Act of 1998/to target citizens with mixed status
- Assess how many this might impact
- What would be the needed emergency rental assistance?
- What is the plan to seek legal aid and advocacy for these residents?
- Would we have a referral system?
- Would we work with the NM Immigration Law Center?
- How do we create safe spaces?
- How do we create an accounting policy that follows the resolution passed 2/2025 re: public safety and civil rights?
- What are the best practices other counties are doing to protect sensitive data and no avoid sharing immigration info with ICE?
- How would the three housing communities and staff respond if ICE conducted a raid?
- What would be our emergency response to that?
- How do we train our team to not fear ICE?

- What would be the loss of the Housing benefits resulting from Trump Administration’s executive order?
- Seek legal advice on how we interpret mandates and how we balance that with our governmental responsibility to serve all; if needed, seek the assistance of the AG’s Office.

Ms. Ricketts noted that NAHRO is active on this issue, and is asking communities to comment.

Community Services Division Director Butler said that staff has already started on a number of issues brought up by Commissioner Cacari Stone. The County’s policies have not changed.

Commissioner Cacari Stone said there was no doubt that the Santa Fe County Housing Authority was implementing the best public service to ensure that people needing housing get housing. She spoke in fierce opposition to policies which target different classifications of immigrants and communities in Santa Fe County.

Chair Greene recommended that staff develop a risk assessment on backfilling the program through alternative finances. It is important that the program not be at risk while ensuring services for those families that might be in peril.

Chair Greene asked whether an alternate public member can be appointed. Ms. Ricketts said staff recently received a letter of interest and the application is working through the process. Chair Greene recalled a young woman that he recently met with Housing staff who grew up in public housing, was well-spoken and he thought would serve as a valuable citizen advocate for public housing.

B. Operations Report

Ms. Velasquez noted that the reporting period is for the month of February 2026. The combined utilization rate of vouchers was 89 percent. The short-fall funding award was \$62,000 and received during February. There are two repayment agreements for the HCV program. A 2025/2026 voucher utilization comparison of number of bedrooms was provided within the staff report. There are seven units designated for modernization to address asbestos, mold, biohazard conditions or unit transfer.

Ms. Velasquez noted that two tenants recently moved out of public housing and are now homeowners.

She reviewed the wait list data and noted that the cleanup has been completed on the HCV applicant list which was reduced from 2,524 to 1,719. The average wait time for HCV is 3,8 years. She itemized the bedroom needs for those on the waitlist and thanked the County Manager’s Office for their assistance.

Commissioner Cacari Stone said she was pleased to see those waitlist numbers going down, and asked what staff efforts were proposed to continue reducing the waitlist. Ms. Velasquez said that staff would be proactive in managing the waitlist, and communicating on a quarterly basis with

those on the waitlist.

Commissioner Cacari Stone asked whether County and City staff compares waitlist data and Ms. Benavidez responded that she has discussed that with the City and at this time, County staff is focused on waitlist clean up.

Commissioner Johnson said the bedroom needs and zip code breakdown of those on the waitlist was very helpful.

Chair Greene thanked staff for the waitlist data and requested a presentation of deeper details of those on the list for ongoing data analysis and smart planning efforts. He noted that a developer receives greater credit/money with a four-bedroom than a one-bedroom voucher. The waitlist clearly shows a need for one-bedrooms, and he hoped the affordable housing team can discuss with the developers and solicit them with studios and one-bedrooms.

Ms. Velasquez pointed out that HUD considers the living room as a bedroom.

Ms. Benavidez said that on the affordable housing side, staff is preparing to roll out the workforce housing program, and the townhomes are all one or two bedrooms. Smaller modular homes are also being considered. She added that affordable housing is working with Habitat for Humanity which provides additional opportunities.

Camino de Jacobo is located within the City, and Chair Greene suggested that staff investigate adding accessory dwelling units to those lots. Modular one-bedroom homes could be very successful.

C. Monthly Financial Report

Alicia Storer, Accountant Senior, said that the Housing Authority formally requested County assistance to address several critical funding needs. The following funding requests were approved as part of the mid-year budget: mold remediation assistance, \$74,000; ROSS coordinator grant match, \$31,403; and, Yardi expansion, \$11,000.

Staff submitted the proposed 2026–2030 five-year Public Housing Authority Plan. The plan is available for a 45-day public review period, accessible on Santa Fe County Housing Authority webpage and in hard copy at the Housing Authority Administration office lobby. The public comment period expires on March 24, 2026.

Ms. Storer reviewed the Community Project Funding grants as outlined in her report. Those grants will address re-stucco and electrical meter upgrades. The re-stucco contractor recommended replacing windows first, to avoid damaging newly installed stucco and waterproofing systems. Electrical meter replacements are underway at three units in Santa Cruz; however, scheduling delays with Jemez Electric have extended the process.

Chair Greene offered to contact JMEC regarding the electrical delay.

D. Capital Fund Program Report

David Padilla, Housing Project Manager, presented his project updates based on February data. There are three units in Santa Cruz which will have electrical meter replacements. The purchase order was issued and the contractor is coordinating with JMEC and CID to install the exterior pedestal meter in one day. The re-roofing project for the three housing sites has been completed. The purchase order for this project was \$1,020,705.12. Mold remediation has included nine units. Santa Fe County Housing Authority has paid out \$121,386.37 for mold remediation across two housing sites for the nine units.

HUD executed a grant agreement for the re-stucco at Camino de Jacobo, Santa Cruz, and Valle Vista. Procurement for these projects is expected to begin in fiscal year 2027. HUD executed a grant agreement for the electrical meter and panel upgrades at the three housing sites and procurement is expected to begin in fiscal year 2027.

Commissioner Cacari Stone asked whether there were vouchers or grants that could be used to improve the landscaping. She remarked on the broken irrigation system at Camino de Jacobo where trees are dying. The Commission reviews landscaping plans of developments throughout the County, and the same should be expected at the public housing sites. To improve community connectivity, she suggested playground equipment, park space and murals. Mr. Padilla said he was currently reviewing three quotes for the irrigation.

Mr. Butler said that project-based vouchers cannot be used for landscaping; however, those improvements are part of the division’s ongoing capital requests. Community Development Division is seeking collaboration with Sustainability and Public Works. The team is looking for long-term solutions.

Chair Greene suggested using the County’s water truck to feed the Camino de Jacobo trees.

E. Resident Opportunity and Self-Sufficiency Program Reports

Lora Sanchez, Administrative Manager, said there are currently 47 active ROSS participants. There were 27 service referrals completed this period. Easter events and community cleanups have been scheduled for all three sites. Financial literacy courses have occurred in partnership with Nusenda Credit Union. The Housing Authority is still awaiting a response from HUD regarding the FY25 ROSS-SC grant. The current ROSS-SC grant is set to expire on May 31, 2026.

The FSS program currently has 32 participants and continues to expand. During this reporting period, 13 residents were engaged and provided 38 service referrals. One FCC participant graduated and will receive \$10,707 in escrow funds..

F. Affordable Housing Monthly Report: January 1 - February 28, 2026

Ms. Benavidez introduced the newly hired Affordable Housing Administrator, Cliff Bourque. Mr. Bourque said that he has federal project management experience, a BA from UNM and a

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Masters of Architecture from Syracuse University. He looks forward to advancing the County's affordable housing goals.

Ms. Benavidez highlighted the following from her written report:

- Met with Growth Management on code changes
- Worked on creating a manual for Inclusionary Zoning
- Two developments moved forward with permitting: Esencia and Los Brios
- Worked on completing the Down payment Assistance Program
- Concluded mapping affordable housing, including those built and in the process, with a district overlay
- Met with Build Swift to discuss their modular product
- Met with Avanti, transitional housing, and will conduct a site visit

6. **Matters from the County Attorney** - None were brought forward.

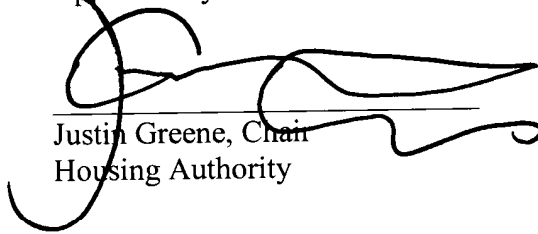
7. **Matters from the Board** - None were brought forward.

8. **Matters from the Public** [See Page 2]

9. **Concluding Business**
- A. **Announcements**
 - B. **Adjournment**

Upon motion by Commissioner Johnson and second by Commissioner Cacari Stone, Chair Greene declared this meeting adjourned at approximately 2:20 p.m.

Approved by:

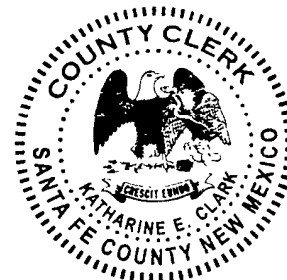


Justin Greene, Chair
Housing Authority

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of May, 2026 at 10:11:21 AM
and Was Duly Recorded as Instrument # **2082738**
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy



County Clerk, Santa Fe, NM