

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

April 28, 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 1:04 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
Walker Boyd, County Attorney
Jonathan Butler, Community Development Division Director
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**

There were no changes offered and Commissioner Johnson moved to approve as published. Commissioner Bustamante seconded and the motion passed by unanimous [5-0] voice vote.

D. **Approval of Minutes: March 31, 2026 Meeting Minutes**

Commissioner Cacari Stone moved to approve the March minutes. Commissioner Hughes seconded and the motion passed by unanimous [5-0] voice vote.

SEC CLERK RECORDED 05/27/2026

2. Public Comments

Speaking virtually, Chris Mechels said that the board continues to meet in violation of the Rules of Orders. He said this board was in violation of OMA adding that the public should have additional opportunities to speak during the meeting.

3. Discussion/Information/Presentation

A, Executive Director Report – April 2026

In Ms. Ricketts' absence, Community Development Division Director Butler presented the report. He discussed an occupancy issue the Authority encountered and how staff will address the turnover of units faster in order to maintain a status of good standards. A bid process, in partnership with Sustainability, has begun to address the trees/vegetation at the Jacobo site. Advertising is being expanded for the EV share program to increase use of the program. Staff continues to attend trainings and vacancies are posted as soon as possible.

Chair Greene reminded staff that a community representative would be very valuable on this Board and asked staff to investigate whether a public alternate was allowable. Deputy Director Adrianna Velasquez said staff is actively recruiting for that position.

B. Operations Report

Ms. Velasquez noted that the reporting period was for the month of March and during that period the combined utilization rate was 89 percent - this includes regular Section 8, homeownership, Mainstream and VASH. There are currently two active repayment agreements within the Housing Choice Voucher Program, totaling \$526.21. Staff continues to monitor these accounts to ensure full compliance with all established payment terms.

She reviewed a table depicting the utilization of different unit/bedroom sizes. Chair Greene said he hoped new projects would focus on 1 bedrooms and studio dwellings. Commissioner Cacari Stone noted there are community people that may need to be prioritized based on need.

C. Monthly Financial Report

Alicia Storer, Accountant Senior, said that the Housing budget hearing was held in late March and staff presented a conservative grants' budget. She noted that expenditures incurred later in the fiscal year have reduced or depleted the following year's budget. To mitigate this risk, staff intentionally under-budgeted grants. She discussed the approach taken to help prevent over-budgeting and associated financial constraints. Staff will conduct quarterly drawdowns aligned with expenditures to ensure accurate reporting and helps maintain a clear and well-managed budget.

D. Capital Fund Program Report

David Padilla, Housing Project Manager, presented his project updates based on March data.

- Electrical meter base replacements are currently underway at the Santa Cruz development

- Following the completion of all meter installations, the Construction Industries Division will conduct the required final inspections at each site
- Ten units within two housing sites have had mold remediation. The cost for those services was \$137,664.18.
- The restuccoing project at the three sites should begin during FY27.

E. Resident Opportunity and Self-Sufficiency Program Reports

Lora Sanchez, Administrative Manager, said there are currently 44 active ROSS participants. The FSS program currently has 32 participants and continues to expand. One client within the Housing Choice Voucher (HCV) Program graduated from the FSS program during this reporting period with an escrow disbursement of \$10,707. Two clients within the Public Housing Program are on track to graduate from the FSS program within the next month. One client has an escrow balance of \$35,429, and the other client has an escrow balance of \$22,457.

The FSS Coordinator continues to participate in Office Hours, which provide opportunities to engage with other housing authorities and discuss program challenges and best practices.

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

Affordable Housing Administrator, Cliff Bourque highlighted activities during March. He said the down payment program continues to develop. Two loans are in process and the Camino Verdes project is moving forward.

Denise Benavidez, Community Development Department, in response to Commissioner Hughes’s question stated Nueva Acequia was moving forward and on track.

Commissioner Cacari Stone mentioned 188 square foot cement modular dwellings out of Texas that she asked staff to investigate and determine whether those units could be viable for the community.

Chair Greene suggested the HREE program could be utilized for fire prevention and removal of fuel near homes.

4. **Matters from the County Attorney** - None were brought forward.
5. **Matters from the Board** - None were brought forward.
6. **Concluding Business**
 - A. **Announcements** – None were offered.
 - B. **Adjournment**

Upon motion by Commissioner Johnson and second by Commissioner Cacari Stone, Chair Greene declared this meeting adjourned at approximately 1:45 p.m.

Approved by:

