

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

May 26, 2026

Santa Fe, New Mexico

1. Opening Business

A. Call to Order: This regular 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. Roll Call: 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

C. Approval of Agenda

Commissioner Hughes moved approval of the agenda as presented. Commissioner Johnson seconded and the motion passed by unanimous [5-0] voice vote.

D. Approval of the April 14, 2026 Housing Authority Board Special Meeting Minutes

Commissioner Cacari Stone moved to approve the special meeting minutes of April 14, 2026 as presented. Commissioner Bustamante seconded and the motion passed by unanimous [5-0] voice vote.

E. Approval of the April 28, 2026, Housing Authority Board Regular Meeting Minutes

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

SFC CLERK RECORDED 07/07/2026

2. **Matters of Public Concern**

Chair Greene welcomed Chris Mechels to address the Housing Authority Board.

Chris Mechels, appearing virtually, informed the Board that this meeting was in violation of the Open Meeting Action resolution as was the previous meeting of this body. The current resolution relies on “touch-screen” access for the meetings and agendas and that function no longer works. Per OMA, the June 12th meeting minutes should have been provided and they were not. He told the Board that they were getting bad advice from management and the Board, not management, is responsible. Further, this Board is in violation of the Rules of Order which clearly directs the Board to hear public comments prior to approving the minutes. Mr. Mechels said the approved 4/14/26 minutes contained an error regarding the start of the fiscal year. He urged the Board to “think and speak for yourself and stop pretending you’re ignorant: you’re not ignorant. Do your job.”

Chair Greene thanked Mr. Mechels for his commentary and being specific.

There were no other speakers and that concluded matters of public concern.

3. **Miscellaneous Action Items**

A. **Request Approval of Resident Board Member to the Santa Fe County Housing Authority Board**

LaToya Ricketts, Executive Director, requested the Board’s approval of the appointment of Ms. Gaytha Romero to serve as a resident member on the Santa Fe County Housing Board for a two-year term through to May 25, 2028. Ms. Ricketts advised the Board that HUD requires a Board member reside within the housing authority property or is a member of the Section 8 program. This inclusion ensures that residents are part of the decision-making process and the governance process of this Board.

Staff advertised in several ways for a resident to serve, and a letter of interest was received from Gaytha Romero.

Commissioner Cacari Stone said she fully supports the appointment of Ms. Romero and was particularly pleased she has lived experience and experience working with youth, seniors and the disabled.

Ms. Romero was present and invited to introduce herself. Gaytha Romero said that she was born and raised in Santa Fe, lived in Fort Lauderdale for about 15 years and recently returned home. She has been active with Camino Jacobo’s housing council and volunteers with Youth with a Future. She said she looks forward to the opportunity to serve on this Board.

Commissioner Hughes moved to approve the appointment of Gaytha Romero to a two-year term on the Housing Authority Board. Commissioner Cacari Stone seconded and the motion passed by unanimous [5-0] voice vote.

4. Discussion/Information/Presentations

Ms. Ricketts offered an overview of the Housing Authority operation for the month of April and the following are some of the points she offered:

- Housing Authority continues to maintain stable operations through continuous focus on compliance, fiscal accountability, resident engagement, and the operational improvement
- Staff continue to work closely with county leadership, as well as HUD and other community partners to support the day-to-day operations and the long-term strategic goals
- There are ongoing infrastructure and system improvement projects
- Resident engagements remain a priority, and staff continue to host resident advisory board meetings monthly, community outreach events
- Staff participated in HUD trainings and other professional development opportunities in order to strengthen their compliance and operational efforts
- Staff continues to review and update policies, standard operating procedures and the ACOP plan to ensure alignment with HUD requirements and County policies
- Staffing wise, the recruitment efforts continue
- Staff continues to work on its housing programs, has reduced vacancies and improved unit turnaround time
- Staff continues to take conservative budget approach to maintain financial sustainability and avoid over-budgeting concerns
- Improvements to work orders have assisted with mold remediation projects, emergency maintenance responses, vacant unit turnarounds, etc.
- Staff is working with IT to develop an automated telephone communication system
- There were seven active mold remediation projects completed

Ms. Ricketts said the automated phone system and the point and pay system will create greater efficiency in the department. Implementation of additional features of the Yardi system will provide the residents and people on the wait lists availability to services and information. Noting that the department is understaffed, Ms. Ricketts said they are working with HUD to ensure compliance and status.

There is an FSS coordinator, and a separate ROSS coordinator. The ROSS program ends in June and to date HUD has not provided information although it appears the program will be funded. FSS was renewed recently.

Commissioner Cacari Stone asked about the FSS program; how long does it take to graduate and whether sign language or Spanish is available. Ms. Ricketts indicated that graduation of FSS is dependent on the individual's goals. Funding is made available upon completion of the program. Staff can provide Spanish translation services. At this time, there are no contracts in place for sign interpretation and/or Spanish.

Commissioner Cacari Stone asked that management have funds and resources available for sign language and Spanish. She said it was important people be able to enroll in FSS without barriers. Ms. Ricketts noted that FSS and ROSS are promoted in the Authority's newsletter and the hard copy newsletter is available in Spanish.

Chair Greene expressed his interest in the data report and offered to spend time with staff and review that information.

B. Financial Monthly Report – May 2026

Alicia Storer, Accountant Senior, said that staff has completed a comprehensive review of the FY27 budget. Minimal changes were made to Fund 517, with Finance adjusting the operational budget to accommodate the line items 5001 and 6007. Funds 227 and 301 remain unchanged. Regarding the congressional direct spending, the Disaster Recovery Grant Reporting/DRGR, these were incorporated into the FY27 budget and retains balances of \$7,068 for the Santa Cruz housing site and \$16,398 for the Valle Vista housing site. Both were designated for the reroofing project. There is a grant in the amount of \$1,000,212 that was fully budgeted for the re-stucco project. Another grant \$500,000 was budgeted for the electrical meter upgrades for FY27.

Ms. Storer said that to date, \$152,452 was expended on asbestos and mold abatement activities utilizing CFP 23 and CFP 24 funding, with the associated units now completed. Additionally, two encumbrances totaling 27,940 has been established for asbestos and mold abatement work. A portion of the County's \$74,000 from general fund assistance for the mold and asbestos abatement was utilized to support these encumbrances

Regarding HCV and MainStream, for the month of April, the Housing Choice Voucher program received \$307,841 in housing assistance payments and administrative fees. The MainStream program received \$25,738 in HAP funding and administrative fees as well.

Staff is currently preparing year-end FY26 deadlines relating to purchase orders, change orders, and year-end cleanup BARs. Purchase orders are also under review as a part of fiscal year-end closeout activities.

C. Operations Monthly Report – May 2026

Adrianna Velasquez, Deputy Director, said the HCV program utilization rate is at 89 percent and that covers regular Section 8, VASH, and MainStream programs. Repayment agreements for the HCV program are at two, and those two payments total \$626.21.

A year-to-year voucher -size analysis was done indicating that smaller unit configurations are needed.

- The occupancy rate is at a 94.3 percent
- There are eight units offline for unit turnarounds
- Mold and modernization: five units are completing asbestos turnaround and three doing a mandatory tenant transfer turnaround.
- Public housing waitlist is at 1,652 applicants. The Housing Choice Voucher waitlist is at 1,719 applicants. MainStream Voucher has 215 applicants, and the HCV waitlist remains closed
- There are no evictions for the month of April
- FSS has 32 participants, with 18 of them building an escrow balance. Four have

graduated the program, two who are in the HCV program, one graduating with \$10,707 and the other with \$25,606.

- For the public housing program, there are two individuals graduating: one with \$23,744 and the other \$35,429
- The ROSS program has 41 active participants. The coordinator has made 13 direct essential referrals, including nine for rental assistance, four for utility assistance, and one for support services
- A PO with High Desert Landscaping to fix the irrigation system at Camino de Jacobo has occurred

Chair Greene said the regular occurrence of mold in the units raises the question of what the cause is: construction defect, roof leak, plumbing leaks? Ms. Velasquez said it was combination of things. Mold has been found in bathrooms, utility closets, windows, etc. She offered to conduct a thorough investigation of the situation.

Commissioner Cacari Stone congratulated staff on the dashboard and in response to her questions, Ms. Velasquez said the dashboard provides a matrix of the waitlist broken down by zip codes. At this point, the dashboard is not available to the public.

Commissioner Johnson questioned the accuracy of the data that revealed the vast majority of people on the waitlist are not elderly, not disabled, and have no spouse. Ms. Velasquez reminded the Board that the HCV program wait list has been closed and the data is accurate.

Commissioner Johnson said he was pleased to see that the vast majority of the waitlisters are located in New Mexico.

Chair Greene observed that there were 1,000 people looking for one-bedrooms. He said the County should take that into consideration when financing projects in the future. The developer assistance grants are going to developers building three- and four-bedroom units and the three- and four-bedroom unit waitlist is pretty low, and 700 of them are being built with a waitlist of 45. He cautioned that in the future there is going to be an overcapacity of affordable housing in those unit sizes.

Commissioner Bustamante said the mold situation is particularly disturbing. Santa Fe County is a very arid place and she suggested further testing to determine whether it is mold or mildew. Ms. Velasquez said every mold work order results in a licensed contractor testing the fungi and determine whether it requires remediation.

Commissioner Bustamante said without adequate ventilation pathogens can remain dormant. She asked that staff investigate and ensure the buildings are healthy. Ms. Velasquez said that there were ventilation fans in the units.

Chair Greene expressed his concern that the wait list is closed. The wait list is a gateway for people seeking help and for the County getting them other assistance. A voucher may not be available but the CONNECT program may be helpful.

D. Affordable Housing Update – May 2026

Cliff Bourque, Affordable Housing Administrator, said he accessed the Neighborly platform to consider how to further utilize the software. A loan committee meeting was convened for two Habitat for Humanity homes on Blue Feather and DPA applications were processed for both. On the transaction side, a subordination agreement and HRE grant for about 49,700 on Sky Ridge Drive, a clear lien for just under \$69,000 on Canyon Cliff Drive, and a mortgage release totaling around 88,600 for La Padera have been accomplished.

A HomeWise check-in on the CEED and HRE programs occurred. Work continues with Project Moxie on improvements and plan recommendations.

Mr. Bourque reviewed a number of meetings that occurred on the affordable housing development side and these are a few of them:

- Denise Benavidez went up to Taos with Commissioner Cacari Stone and toured a lightweight concrete company working on affordable dwellings
- A team also went out to Pojoaque with Growth Management Division, and met with some property owners to discuss the development approval process and development opportunities
- Met with Integrity Land Planning on the Uno Mas and La Vida Estates affordable housing agreements and completed tech review and issued memos of compliance for both those projects
- Met with Lynn Canning from the State Majority Leader's office to talk about state-level support for affordable housing

Regarding Nueva Acequia, Denise Benavidez, Community Development Deputy Director, said it was moving forward and on schedule to close in late August. She recently submitted an application to the state for funding assistance to address the City's required road improvements. The 9 percent tax credit is solid and at this point the 4 percent has a gap that is being worked on.

Commissioner Cacari Stone encouraged community engagement with some of the neighborhood associations and local community in July at the San Ysidro Plaza for Nueva Acequia. She offered to assist along with liaison Olivia Padilla in that meeting. Ms. Benavidez said there was recently a second meeting for the community where six individuals came. She concurred having the meeting at San Ysidro was a good idea.

Chair Greene asked whether the HREE program can be further extended to fire mitigation and septic mitigation. Groundwater is shared and if a neighbor has an old non-compliant septic tank and leach field, that will contaminate the other wells. Ms. Benavidez said staff is investigating that and the CEED program may cover that sort of rehabilitation. Staff will review modifying the resolution and bringing it to the Commission.

E. Demonstration of Interactive Affordable Housing Map Application – Phase 1

Mr. Bourque, Senior Planner Anne Wodarczyk and GIS Supervisor Julian Sena were present for this item.

Mr. Bourque said this phase one of the affordable housing map application came out of a request from this Board. This is a foundation and not a finished product. This was a collaboration between Community Development and the County GIS team. Community Development provided the housing data and project details, and the GIS team designed and built the platform. He credited GIS analyst Pratisha Sharma for developing the application.

Ms. Wodarczyk said that affordable housing information has been stored across different systems and different departments, which is still the case. However, this mapping will provide a more centralized and searchable place. Currently, it is an internal tool for staff to coordinate across departments and keep track of what's happening with affordable housing. But the longer-term vision is to grow this into something the Commissioners can use as a way to communicate with constituents about affordable housing in your districts.

With the map displayed, Ms. Wodarczyk reviewed the different districts, affordable housing developments, colors used and zonings. The map will continue to be refined. Development status and detailed project information are features the platform supports. This is phase one and she invited the Commission's feedback.

Commissioner Cacari Stone said seeing affordable units in the pipeline would be useful and mentioned Esencia as an example.

Staff is discussing how to distinguish rental units from purchased homes on the map. Chair Greene suggested using aggregated dots to denote rentals.

There was consensus among the Board that the map was a terrific start.

Commissioner Cacari Stone commended the team for their work on this project. She recommended having a workshop on how to use the map. The Commissioner said the County needs a data-palooza.

Commissioner Bustamante remarked on the necessity of accessible public transportation near affordable units. She support Commissioner Cacari Stone's idea of a data-palooza.

Ms. Benavidez said that Juan Torres with Economic Development suggested including broadband availability, commercial, food markets, etc. Mr. Torres will assist in incorporating the map he has developed as an overlay.

Chair Greene noted that affordable housing is occurring on south and west side where growth is occurring. He agreed that showing rentals is valuable. He asked whether there is any tracking of the sale of an affordable house/assisted by the County. It would be interesting to see how long an individual holds an affordable unit, how much they sell it for and whether it remains affordable.

Ms. Benavidez noted that the ordinance allows the County to maintain affordability with those homes. The Housing Team is considering a code change on how many years the unit stays

affordable. The soft second the County holds is the equity in that particular home at the time the home is purchased. And the County requires that it be resold to an affordable buyer, and that new affordable buyer has to come through the program.

Chair Greene requested that the Affordable Housing team report back to the Commission on sales of homes the County carries a second on for greater accountability.

5. **Matters from the Board** - None came forward.

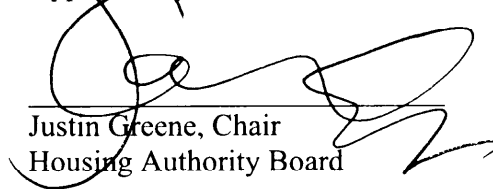
4. **Concluding Business**

A. **Announcements** - None

B. **Adjournment**

Upon motion by Commissioner Johnson and second from Commissioner Bustamante, Chair Greene declared this meeting adjourned at 2:15 p.m.

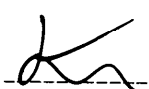
Approved by:


Justin Greene, Chair
Housing Authority Board

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COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss HOUSING MINUTES
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Deputy  _____
Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

