

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

July 27, 2026

Santa Fe, New Mexico

1. Opening Business

A. Call to Order: This regular meeting of the Santa Fe County Housing Authority Board 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 Avenue, 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

Commissioner Camilla Bustamante

Commissioner Hank Hughes

Commissioner Lisa Cacari Stone

Gaytha Romero, Resident Member

C. Approval of Agenda

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

D. Approval of the June 30, 2026, Housing Authority Board Meeting Minutes

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

Chair Greene thanked the recording secretary for her years of service upon her final Housing Authority Board meeting.

2. Matters of Public Concern

Appearing virtually, Chris Mechels expressed concerns regarding the order of agenda items, accuracy of meeting minutes, opportunities for public input prior to approval of minutes, and the County's process for requesting to speak at public meetings.

Chair Greene advised that members of the public may also submit specific concerns regarding meeting minutes to the County in advance of meetings for consideration.

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

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3. **Consent Agenda** – No items were presented.
4. **Miscellaneous Action Items** – No items were presented.
5. **Discussion/Information/Presentations**

A. Executive Director Monthly Report – July 2026

Jonathan Butler, Community Development Department Director, presented the report on behalf of Executive Director LaToya Ricketts. Mr. Butler highlighted ongoing challenges associated with aging housing infrastructure, deferred maintenance, staffing vacancies, increasing operational demands, loss of grant revenue, and compliance requirements.

Mr. Butler reported nine physical vacancies at the end of June and noted that additional units were temporarily offline for remediation, transfers, and modernization. The Housing Choice Voucher and public housing waiting lists each exceeded 1,600 applicants.

Mr. Butler also reported that the Panda Express Charitable Foundation awarded \$45,000 to support the Boys & Girls Club at the Valle Vista housing site.

Commissioner Johnson asked about the use of contracted services while maintenance and housing inspector positions remain vacant. Mr. Butler said the Housing Authority is contracting certain inspection and specialized maintenance services and considering temporary staffing while recruitment continues.

Commissioner Cacari Stone thanked staff for working to address quality-of-life concerns raised by residents, including cooling needs during periods of extreme heat.

B. Financial Monthly Report – July 2026

Alicia Storer, Accountant Senior, presented the report reflecting financial activity through June 30, 2026. She reviewed year-end revenues and expenditures for the Housing Authority's operating, capital improvement, and Housing Choice Voucher funds and noted that the final FY26 fourth-quarter drawdown would be completed in July.

Commissioner Hughes asked whether the Resident Opportunities and Self-Sufficiency (ROSS) program would continue. Staff advised that the ROSS grant ended May 31, 2026, and the Housing Authority did not receive a new grant award. Participants previously served through ROSS were transitioned to the Family Self-Sufficiency (FSS) program for continued services.

Chair Greene asked staff to assess which programs and services are most effective and whether services previously provided through ROSS should be continued using other resources. Mr. Butler said staff has begun evaluating resident programs and supportive services to identify needs, service gaps, and opportunities to improve outcomes.

Commissioner Cacari Stone suggested incorporating feedback from the resident advisory groups into that evaluation.

C. Operations Monthly Report – July 2026

Adrianna Velasquez, Housing Authority Deputy Director of Operations, presented the report based on data from June 1 through June 30, 2026. The Housing Authority continues to experience vacancies in field and administrative positions and is pursuing temporary staffing while recruitment continues.

Ms. Velasquez reported a 97 percent combined utilization rate for the Housing Choice Voucher program and a 95 percent utilization rate for public housing. Nine physical public housing vacancies were recorded across the three housing sites, with eight additional units offline for remediation or tenant transfers.

As of June 2026, there were 1,719 applicants on the Housing Choice Voucher waiting list, 1,684 applicants on the public housing waiting list, and 217 applicants on the Mainstream Program waiting list. Staff's analysis identified the greatest housing demand as studio and one-bedroom units, with approximately 1,000 units needed, compared with approximately 400 two-bedroom units and substantially fewer larger units.

Chair Greene emphasized the significant demand for smaller rental units and encouraged the County to consider that need when evaluating affordable housing investments and development assistance.

Ms. Velasquez reported six active public housing repayment agreements, no evictions during the reporting period, and 34 active participants in the Family Self-Sufficiency program. Three FSS graduates were scheduled to receive escrow payouts in July.

Regarding capital projects, Ms. Velasquez reported that the Camino de Jacobo irrigation system was complete and survey work was approximately 75 percent complete. Mold remediation was being pursued for two units.

Commissioner Hughes asked whether residents should be relocated during mold remediation. Ms. Velasquez said there had been no known complaints of illness associated with the affected areas and staff would consider the concern moving forward.

D. Affordable Housing Update – July 2026

Denise Benavidez, Community Development Department Deputy Director, presented the Affordable Housing Update. Staff continues to assist County employees and other eligible applicants with homeownership opportunities and is working with two Housing Choice Voucher participants interested in applying their vouchers toward mortgage assistance.

Ms. Benavidez reported that staff is coordinating with Pulte and D.R. Horton on affordable homes within the Esencia subdivision. The first affordable Pulte home was expected to close during the week of the meeting, and staff continues working to match qualified applicants with available affordable homes.

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Approximately 10 households were participating in home rehabilitation projects through the HREE program. Staff also continues implementation of Neighborly software, digitization of development records, and outreach to approved developments to identify opportunities to advance additional affordable housing units.

Commissioner Cacari Stone recognized Housing staff for its participation in the City of Santa Fe Homelessness Summit and encouraged continued City-County collaboration.

Chair Greene asked staff to explore whether the HREE program could be amended to allow eligible fire-hardening improvements for homes in areas with significant wildfire risk. Ms. Benavidez said amendments to the program are being considered and staff would include the suggestion in its review.

6. Matters from the County Attorney

None were presented.

7. Matters from the Board

Chair Greene reported that he had contacted Ed Romero with Civic Housing regarding opportunities for collaboration and coordination on affordable housing. He also suggested organizing an affordable housing summit involving public entities, nonprofit organizations, housing providers, and private developers to identify opportunities for collaboration and address regional housing needs.

8. Concluding Business

A. Announcements

None were presented.

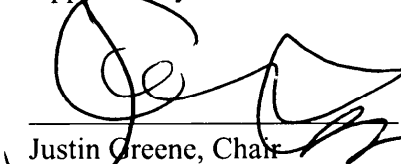
B. Adjournment

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

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I, Katharine E. Clark, County Clerk, do hereby certify that this instrument was filed for record on the 28th day of August, 2026 at 09:17:44 AM and was duly recorded as instrument # 2090758 of the records of Santa Fe County.

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

Approved by:


Justin Greene, Chair
Housing Authority Board

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