

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**HOUSING AUTHORITY BOARD**

**August 25, 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. Commissioner Lisa Cacari Stone was excused for a brief late arrival and subsequently joined the meeting.

**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 voice vote.

**2. Matters from the Public**

Appearing virtually, Chris Mechels expressed concerns regarding the Housing Authority Board's oversight of the Housing Authority, prior resolutions and meeting records, staffing vacancies, audit findings, and Housing Authority leadership. He urged the Board to consider appointing a separate housing authority board and hiring leadership with housing authority experience.

There were no other speakers and that concluded matters from the public.

**3. Approval of Meeting Minutes**

**A. Approval of the July 27, 2026, Housing Authority Board Meeting Minutes**

Commissioner Johnson moved to approve the minutes as presented. Commissioner Bustamante seconded and the motion passed by unanimous voice vote.

**4. Discussion/Information/Presentations**

**A. Financial Monthly Report – August 2026**

Alicia Storer, Accountant Senior, presented the report reflecting financial activity through July 31, 2026. Fund 227, which supports the Housing Choice Voucher (HCV), Mainstream, Family Self-Sufficiency (FSS), and Resident Opportunities and Self-Sufficiency (ROSS) programs, had FY27 budgeted revenues of approximately \$3.48 million. Ms. Storer reported that the ROSS grant, initially budgeted at \$90,750 for the three-year grant period, would be removed from the FY27 budget because the Housing Authority was not awarded ROSS funding for calendar year 2027.

During July, Fund 227 expenditures totaled approximately \$340,100, primarily for Housing Assistance Payments and salaries and benefits. Fund 301 Capital Fund Program expenditures totaled \$3,462.44, with \$96,047.33 in outstanding encumbrances for two unit-turnaround projects, pest control at the Santa Cruz housing site, and outdoor lighting upgrades at all three public housing sites. Fund 517 Public Housing Operating Fund expenditures totaled \$37,009.66.

For July 2026, the HCV Program received \$313,293 in Housing Assistance Payment and administrative fee funding, and the Mainstream Program received \$24,074 in Housing Assistance Payment and administrative fee funding. No questions were presented by the Board.

**B. Operations Monthly Report – August 2026**

Adrianna F. Velasquez, Deputy Director of Housing Operations, presented the report based on activity from July 1 through July 31, 2026. The Housing Authority continued recruitment for two maintenance positions and three administrative vacancies, including the Housing Specialist Junior, Administrative Assistant, and Housing Inspector positions.

Ms. Velasquez reported an 82 percent combined utilization rate for the HCV program against a 98 percent target. She explained that voucher utilization is affected by participant turnover and available budget authority, and that the program was fully utilizing its available monthly budget authority. The Board requested that future reports include that context when presenting the voucher utilization rate.

The public housing program reported a 95 percent utilization rate, with five physical vacancies and eight additional units associated with modernization, hazard mitigation, or potential tenant transfers. As of July 31, 2026, there were 1,719 applicants on the HCV waiting list, 1,690 applicants on the public housing waiting list, and 217 applicants on the Mainstream waiting list. Staff continued to identify the greatest demand for studio and one-bedroom units.

Ms. Velasquez reported three active HCV repayment agreements totaling \$792.21 and five active public housing repayment agreements totaling \$6,542. Public housing accounts receivable closed July at \$138.65, and 17 three-day notices for nonpayment of rent were issued during the month. There were no evictions during the reporting period.

The Family Self-Sufficiency Program had 34 active participants, including 18 participants generating monthly escrow credits. Two public housing FSS participants graduated in July and received escrow disbursements of \$23,774 and \$35,429. One HCV FSS participant was expected to graduate and receive an escrow disbursement at the end of August.

Regarding capital projects, staff was pursuing mold remediation for four units and reported that tenant relocation was not currently required, although temporary relocation would be coordinated if necessary during remediation. Contractors were also being used for extensive renovations of vacant units.

Procurement had been completed for outdoor lighting upgrades at all three housing sites, and staff continued work on landscaping procurement, kitchen cabinet and countertop improvements, and completion of the Camino de Jacobo modernization project.

Commissioner Cacari Stone asked about using temporary maintenance staff and contractors to address staffing shortages and mold remediation. Staff advised that interviews for temporary maintenance personnel were scheduled and contractors were being engaged for unit turnarounds and mold remediation. Chair Greene asked staff to continue evaluating the causes of mold in addition to remediation; staff noted that bathroom ventilation improvements were being installed where appropriate.

### **C. Affordable Housing Update – August 2026**

Denise Benavidez, Community Development Department Deputy Director, presented the Affordable Housing Update. She reported that 12 households were in the Home Rehabilitation and Energy Efficiency (HREE) Program pipeline, five projects were out for bid, and staff had received a contractor quote for one project. Staff continued working with Homewise to advance the projects.

Ms. Benavidez reported a scheduled September 30 closing for the Nueva Acequia development and a confirmed project funding gap of approximately \$1.2 million. Staff planned to bring the funding information to the Board of County Commissioners for consideration. She also reported on a recent visit to the Cresta Ranch affordable housing development and noted that all two-bedroom units were in lease-up, with three-bedroom units then being leased.

Staff continued work on Developer Assistance Program awards and Inclusionary Zoning projects. At the Esencia development, two affordable home loans had recently closed, three additional closings were anticipated in September, and four additional homes were under contract for anticipated October and November closings. Ms. Benavidez also reported that D.R. Horton had requested a fee-in-lieu calculation for the Tierra Pintada development, which has an affordable housing requirement of 10 units. Staff calculated the fee-in-lieu at more than \$3 million and was awaiting the developer's decision regarding its compliance method.

Commissioner Greene asked whether residents could eventually be relocated from Camino de Jacobo to Nueva Acequia to allow redevelopment of the Camino de Jacobo site at greater density. Staff said increased density at Camino de Jacobo and Santa Cruz is among the concepts being discussed, but the County is not yet at the point of seeking formal Board direction. Commissioner Cacari Stone requested that concepts be presented to the Housing Authority Board before formal action and encouraged community engagement with residents and surrounding neighborhoods.

County leadership advised that the interim Housing Authority leadership structure is intended in part to assess current operations, stabilize ongoing work, and evaluate future opportunities before recommendations are presented to the Board.

### **5. Matters from the County Attorney**

County Attorney Walker Boyd advised that the executive-session description on the agenda incorrectly referenced limited personnel matters. He stated that the intended subject was threatened litigation concerning Agreement No. 2019-0279, HA Energy Services Agreement, and that discussion of threatened or pending litigation is permitted in closed session under the Open Meetings Act.

Commissioner Bustamante moved to enter executive session for discussion of threatened litigation concerning Agreement No. 2019-0279, HA Energy Services Agreement. Commissioner Cacari Stone seconded. Commissioners Johnson, Bustamante, Cacari Stone, Hughes, and Chair Greene voted in favor, and the Board entered executive session.

Following the executive session, Commissioner Bustamante moved to return to open session and stated that no matters other than the subject announced for the closed session were discussed and no decisions were made. Commissioner Cacari Stone seconded and the motion passed by unanimous voice vote.

**6. Matters from the Board**

No additional matters were presented.

**7. Concluding Business**

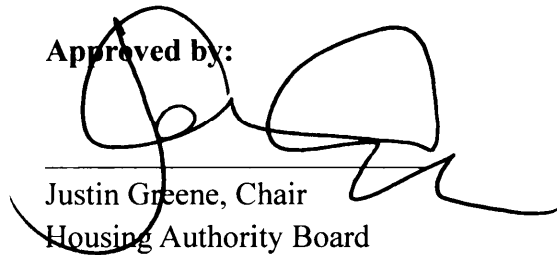
**A. Announcements**

None were presented.

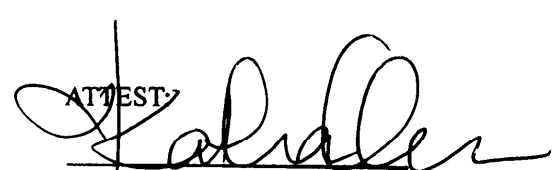
**B. Adjournment**

Upon motion by Commissioner Johnson and second from Commissioner Bustamante, the motion passed by unanimous voice vote and the meeting adjourned at 1:52 p.m.

Approved by:

  
Justin Greene, Chair  
Housing Authority Board

ATTEST:

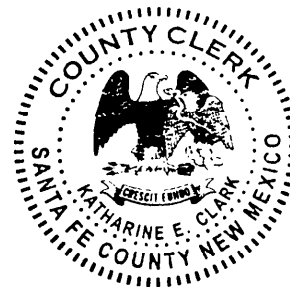
  
KATHARINE E. CLARK  
COUNTY CLERK

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

HOUSING MINUTES  
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Hereby Certify That This Instrument Was Filed for  
Record On The 1ST Day Of October, 2026 at 10:30:33 AM  
and Was Duly Recorded as Instrument # 2092910  
of The Records Of Santa Fe County

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



SFC CLERK RECORDED 10/01/2026