TRANSCRIPT OF THE

SANTA FE COUNTY

HOUSING AUTHORITY BOARD MEETING

Hybrid In-Person and Virtual Meeting

Santa Fe County John Gaw Meem Historic Building

Commission Chambers, 2nd Floor

102 Grant Avenue, Santa Fe, NM 87501

September 29, 2026

SFC CLERK RECORDED 10/28/2026

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.

Members Present:	**Member(s) Absent/Excused:**
Commissioner Justin Greene, Chair	Commissioner Lisa Cacari Stone
Commissioner Adam Johnson	Gaytha Romero, Resident Member
Commissioner Camilla Bustamante	
Commissioner Hank Hughes	

CHAIR JUSTIN GREENE: Are we ready? All right. Good afternoon, everybody. Today is Tuesday, September 29th. This is the September meeting of the Santa Fe County Housing Authority. Can I get a roll call, please?

SPEAKER 1: Commissioner Camilla Bustamante?

COMMISSIONER CAMILLA BUSTAMANTE: Present.

SPEAKER 1: Commissioner Lisa Cacari Stone?

CHAIR GREENE: She is excused.

SPEAKER 1: Commissioner Adam Johnson?

CHAIR GREENE: We heard he was online. Come back to him in a second.

SPEAKER 1: Commissioner Hank Hughes?

COMMISSIONER HANK HUGHES: Here.

SPEAKER 1: Resident member Gaytha Romero? Chair Justin Green?
CHAIR GREENE: I am here. Commissioner Johnson, are you online with us?
COMMISSIONER ADAM JOHNSON: Yes, I am. I'm sorry. I was, I am here.
CHAIR GREENE: Excellent, perfect. Thank you. So, we have a quorum and we're ready to go.

C. Approval of Agenda:

CHAIR GREENE: Excellent, Item C, Approval of the Agenda. Is there any changes to the agenda that staff would like to do?
COMMISSIONER BUSTAMANTE: Chair, if there are no mea-, changes, I would like to make the motion to accept the agenda as provided.
COMMISSIONER HUGHES: And I'll second it.
CHAIR GREENE: Excellent. Thank you very much. Got a motion from Commissioner Bustamante, a second from Commissioner Hughes. All in favor, say aye. Aye.
COMMISSIONER HUGHES: Aye.
COMMISSIONER JOHNSON: Aye.
COMMISSIONER BUSTAMANTE: Aye.
CHAIR GREENE: Thank you very much. Any opposed? Hearing none. We have an agenda.

Commissioner Bustamante moved approval of the agenda. Commissioner Hughes seconded and the motion passed by a unanimous [4-0] voice vote.

2. <u>Matters from the Public:</u>

CHAIR GREENE: Matters from the public. Is there anybody online that, who wishes to speak about housing matters?
SPEAKER 2: Mr. Chair, we have Chris Mechels online.
CHAIR GREENE: Fabulous. Mr. Mechels, would you want to take your three minutes today?
CHRIS MECHELS: Okay. Well, good day to the Board and, and, and the board members. The, a number of issues that need to be raised with you. First off, you've just approved an agenda that's incorrect again. This is an ongoing problem. You've bee-, you've been approving un-, me-, in-, incorrect agendas pretty much every month except for July. That one was correct. You might look at it. What it shows is that you don't care enough to look at the agenda and that your staff doesn't care enough to look at the agenda. That seems rather problematic. I mean, are you really interested in what you're doing here? The other issues that come up, just looking at it as a member of the public is you, you seem to have a, a, you seem, your, your, your management doesn't seem to be working. You've got an ongoing staff, short-

staffing problem where you're five short right now, you're, which you're filling in and patching with a, apparently with hiring outside the se-, outside temps, and the "covering multiple positions." This seemed a long, a long-term management problem which needs to be addressed, and you don't seem to be addressing it. You, you're having your problem with the executive director overturned. Ri-, right now, you're, you're again, and with a temp exer-, executive director. This has been a year's-long problem, which again, shows a lack of effective oversight by the board. Other things that, another thing that is going is your resolution, which I have complained about, is that they aren't even correct, and yet they're not co-, corrected. The, the board share and the board seem to ignore the fact that your resolutions are incorrect. They don't even have the FY years, and at this se-, it doesn't seem to be worthy of your attention. So, the question is, what do you care about as far as the board is concerned outside of showing up and voting? The, also, on-, ongoing the, there is, there's, there's no sign of any effective oversight by the board. I mean, if I look at your minutes and, when you're bri-, you're given, you're given the reports by the staff of, of the various part, parts of the board, to the board, there's no questions that show any interest or, or, or, let's say, intention, to even look at the data presented. You seem to be just sort of going through the motions. So, as I have said before, I think looking, looking at the statutes, you have replaced a, an existing board going back some decades, with the BCC. That appears to.

CHAIR GREENE: Mr. Mechels, you disappeared there. Was that a three-minute timer that sort of decided to? He muted himself. Mr. Mechels, you muted yourself.

MR. MECHELS: I didn't mute my, I didn't mute myself. I got muted. The question is, the question is why do you persist as a, as a, why do you persist as a, as a board in managing the, the, you'd be, you'd be serving the public interest if you just, as other, as allowed by statutes, appointed a board which actually cares about what's going on at the housing board. You don't seem to. Anyway, please look at this. You're not, you're not being responsible. Thank you.

CHAIR GREENE: Thank you, Mr. Mechels. Sorry for the technical issue wherever that responsibility lied. Um, is there anybody else online or in the of-, in the chambers?

SPEAKER 2: Mr. Chair, there are no other members of the public online.

3. <u>Approval of Meeting Minutes (Action Item):</u>

CHAIR GREENE: Wonderful. Thank you. All right. Moving on to approval of the meeting minutes of the August 25th Housing, oh, sorry.

INTERIM EXECUTIVE DIRECTOR LEANDRO CORDOVA: Mr. Chair, I wanted to mention, I apologize. We do not have the minutes completed for the last month. We did not have a stenographer on contract at the time, and we have not been able to complete those. So, I just wanted to make that comment. There are no minutes for you vote on today. Those will presented next month along with this month's.

SFC CLERK RECORDED 10/28/2026

CHAIR GREENE: Okay. Um, thank you for that. Okay, we will table that at this point 'til the next meeting.

4. <u>Discussion/Information/Presentations (Non-Action Items):</u>

A. Executive Director's Monthly Report – September 2026.

CHAIR GREENE: All right, moving on to item four. Executive Director's Monthly Report. Mr. Cordova?

DIRECTOR CORDOVA: Madam Chair, members of the board.

CHAIR GREENE: It's, I've, I've...

DIRECTOR CORDOVA: Well, thank you.

CHAIR GREENE: I've been addressed as a lot of things.

DIRECTOR CORDOVA: Mr. Chair.

CHAIR GREENE: Thank you, but that's the first time for that, so. Thank you.

DIRECTOR CORDOVA: Mr. Chair, my apologies, absolutely. That's a good way for me to start.

CHAIR GREENE: Yes.

DIRECTOR CORDOVA: I apologize. So, my first presentation to you as the Executive Director of the Housing Authority Board today. We do have a relatively light meeting today, but I wanted to touch base with a few things. As you'll notice, my Executive Director Report might be a little light; however, that doesn't mean we haven't been working really hard. I want to start by really thanking the staff out at the Housing Authority. In the about six weeks I've been there, I've been able to witness some very excellent customer service. Some hardworking folks on a small team, and as was mentioned earlier, with many vacancies, and so, I want to just start by thanking and applauding a team effort where people come together to support each other and we're doing our best to make sure that we're addressing all the concerns that come at us. There's a lot of concerns that come at us. I'm also now observant of that, and as many of you guys know, you get them as well. So, um, a very busy job out there to address the 200+ units that we manage and the public that we're responsible for, so, definitely needed to start by thanking staff and appreciating them. My first few weeks was really meant for learning. That's what I used it for. Leaning on the team on staff. I also took some time to reach out to our HUD Portfolio Management Specialist, introduced myself, and established that working relationship, which has been great. We actually had a meeting this morning with our HUD representatives. Deputy Director Velasquez set this up so that we could go through our operating subsidy budget for, my knowledge, quite frankly, as well as the rest of us, and really understanding the set up that we're in, the operating structure that we're in. And one thing I heard this morning that kind of got my surprise was when HUD says, "Hey, you guys are giving us a heck of a good deal." Our operating subsidy is probably only $480 roughly per unit. Other

housing authorities that have gone through some of the RAD conversions or Section 18 kind of conversions, moving to project-based vouchers, other types of operating structures, we see probably $1200 per unit up to maybe $1400 per unit depending on the size. So, we do have an opportunity to look at how we are operating, what our structure is, to see how we can bring in more operating subsidy and revenue for the housing authority. I also was able to take a quick tour, I think he called it a windshield tour, with Mr. Ed Romero of Santa Fe Housing, or Santa Fe Civic Housing Authority. That was very inciteful for me to be able to see about eight different sites around the city that Santa Fe Civic have remodeled, have done RAD, done Section 18, and now have a much different product in terms of their housing stock than we might have. A more modern, newer, some mixed market with, um, affordable and project-based vouchers and the opportunity for them to come, the way they change their operating structure over time has op-, has given them a much stronger balance sheet. That's the best way to put it. When you look at their balance sheet as opposed to ours, they actually have cash reserves. They have free cash flows at the end of the year. They have ways of addressing some of their concerns that we don't, and then in the last couple years as things get tighter, we've actually had to lean on the county and the general fund to help us get through some of those tight things, so definitely a different model to take a look at. I also learned that our current structure as a county-operated housing authority, we're probably one of the last three in state with this type of structure. So, just kind of learning a lot about who we are. I was also able to engage a senior consultant with a specialty firm called Du & Associates that is gonna help me create a presentation for the board probably in November to talk about our current state and our options for future state, so that you guys can get a really clear picture of where we are at now and what it could look like if we made some changes. So, um, really excited about that. It's a lot to go through. It's a lot to consider, but it's, it's been a very good educational process for me as we go through, but on top of that, we also have been really focusing on some of the capital projects. As you all know, we do have a lot of capital monies on the sidelines and, more specifically, we had a $2 million capital outlay appropriation that we actually have set to expire in June of '27. So, we have to act quick on this one. And this one is meant for kitchen remodels, kitchen upgrades in both Camino Jacobo and our Santa Cruz sites. So, thankfully I was able to lean on our Public Works Director Snyder, Division Director PJ Montoya, and their projects team met with our project manager and maintenance staff to be able to talk about how we can attack these projects. Our goal at this time is to get everything contracted and through procurement within the next couple weeks. We hope to bring the contracts to the board in October. Our goal and our, our plan is to split it up a million per site, two different contractors working pretty much nonstop until we get this money spent and deployed by June of next year. So, we got to work with our residents. We're working on communications plan, scheduling plan, and we feel confident that we can do this and get things, get this money spent out the door by the deadlines not to lose any of it. We also do have capital project funding from HUD to be able to buy new stoves, so we'll be doing that. We'll make those purchases through that funding source, and then these contractors will go ahead and install those as part of their kitchen remodels that we're, that

SFC CLERK RECORDED 10/28/2026

they're doing on our behalf. That's just one set of funding that's on the sideline. Next up, we'll be doing some electrical upgrades at all sites, and then we'll be looking at more building envelope windows, roofs, and stucco. So, we'll continue to be bringing capital projects forward to the board. We'll be really working on spending that money that's been sitting on the sidelines for a little while and improving some of our sites with what we have available to us. It's a team effort. I also want to thank Procurement for helping us identify a path towards contractors and getting us moving quickly so that we don't waste any more time as we try to deploy this money. So, at this time, I stand for any questions, thoughts, concerns, as we continue to try to work through some of the issues that we had at the Housing Authority.

CHAIR GREENE: Thank you, Leandro. Welcome to the Housing Authority. Commissioner? No?

COMMISSIONER BUSTAMANTE: No questions. Thank you very much for the report.

CHAIR GREENE: Mr. Hughes?

COMMISSIONER HUGHES: Yeah, thank you Leandro for getting on top of everything and doing such a good job so far.

DIRECTOR CORDOVA: Again, it's all thanks to the staff behind me, so. Thank you.

CHAIR GREENE: Excellent. And Commissioner Johnson? Sorry, I can't see hands raised here.

COMMISSIONER JOHNSON: No questions, and I will be in the chambers momentarily.

CHAIR GREENE: Okay. I do have a question. You may not have the answer right now, but maybe soon. In that delta between what HUD could be paying us and what we are getting from HUD right now, what can we do to get that? Is it as simple as, I, is it the quality of the housing? What is, what is making it where we're not eligible for that?

DIRECTOR CORDOVA: So, the good news is there's plenty of trainings available and myself along with staff have signed up for a RAD Section 18 training in October, I believe it's October 18th, where I can be hopefully able to answer your questions when I come back to you guys in October, but basically it's remodeling. Using capital funds to remodel our stock or, in some cases, like Santa Fe Civic have done, take it down and rebuild it. But that's the bottom line. And then you do have to shift from our current structure to project-based vouchers. We would probably need a third party in the middle so that they're managing the properties cause we can't do all of that. So, there would need to be some changes in how we operate to get there. It's not a, as simple as from this month to that month, we would do that, but it will take a, it would also require us utilizing our capital project funds from HUD towards the investment into improving these properties. So, there, there's just a little give and take. At some point, we wouldn't have those funds coming to us anymore, but as I mentioned, looking at the balance sheet of Santa Fe Civic, if we're self-sustainable, if we're able to bring in revenues from non-HUD sources, we have some flexibility with that money that we could use to help subsidize some of the other things that HUD may not be giving us enough for.

CHAIR GREENE: Yeah, thank you. And that sort of leads me to the next question, which is when we look at some of these projects that we seem to be Band-Aiding, you know, we're gonna upgrade the electrical panel. Well, that's great. We're gonna redo the roof. That's great. We're gonna redo the windows or the kitchen. Some of these sites are, have the infrastructure and the backbone to be more effectively utilized. And so, if we're gonna take two million here, two million there, two million there, I really think that we need to start looking at redevelopment on these sites. These are our sites. If we can three times, four times, five times as many units developed on a site, the effective density of Nueva Acequia right next to Camino de Jacobo, I, I think that's five times the density, maybe even more. And so, I wonder if we should start, instead of upgrading these facilities, really start looking at shifting 'em and looking on them as redevelopment sites. Thank you.

DIRECTOR CORDOVA: Mr. Chair, that's something the, definitely on the table that I'm eve-, evaluating as well. That is an opportunity for us. There's also, in looking back on some of the things we've done at the Housing Authority over time, a homeownership program that we had initiated ini-, maybe 15 years ago at Valle Vista, that's why we had sold some of those units with the idea of banking that money and putting it towards maybe something like you described. And that might still be an idea for us to pursue. I don't think that's off the table. It's become a little bit more difficult to manage Valle Vista because we now have homeowners in between our managed units and it may be a suggestion that comes later on that we complete that phase of homeownership and maybe get away from Valle Vista. Just as an example.

CHAIR GREENE: Sure.

DIRECTOR CORDOVA: I'm not pre-describing anything, but those are the kind of things that we're exploring as I look at everything that's available to us.

CHAIR GREENE: Great. I'm glad you're asking those questions, and, you know, especially when we have infrastructure there. Right? I mean, infrastructure has an opportunity cost and a value that if we just give it away or we don't utilize it, you're missing the opportunity, so. Thank you very much, Leandro. Congratulations on your first presentation to us.

DIRECTOR CORDOVA: Thank you.

CHAIR GREENE: Thanks.

DIRECTOR CORDOVA: Thanks for taking it easy on me.

B. Financial Monthly Report – September 2026.

CHAIR GREENE: Thanks. Okay, so, Alicia Storer is gonna give us our monthly financial report.

ACCOUNTANT SENIOR ALICIA STORER: Good afternoon. Sorry, is that better? Good afternoon, Chair and Commissioners. For Fund 227, which is HCV, Mainstream, and FSS. During August of 2026, the total expenditures for Fund 227 were $316,837.78, consisting primarily of Housing Assistance Payments, salaries and benefits, and cell phone expenses. Fund 301, Capital Fund Program. Because Capital Fund Program 23 and 24 were conservatively

SFC CLERK RECORDED 10/28/2026

budgeted for FY27, a Budget Adjustment resolution will be, will be presented to increase both grants budg-, both grant budgets. CFP 23 will be increased by $44,002.38, with the additional funding allocated to the 40-09 maintenance line item for Public Housing units. CFP 24 will be increased by $20,426 with the additional funding allocated to the 80-01 capital improvements line. During August, Fund 301 expenditures totaled $28,141.27 for salaries and benefits, a unit turnaround, and materials for other unit turnarounds. As of August 31st, $91,355.90 remained encumbered for two unit turnaround projects, pest control services at the Santa Cruz Housing Site, a Capital Fund webinar, and outdoor lighting upgrades to all three Public Housing sites.

Fund 517, Public Housing Operating Fund, August, the expenditures totaled $42,665.71, covering the salaries and benefits, vehicle fuel, maintenance supplies, cell phone expenses, and utilities for vacant units. Fund 205 Hold Harmless GRT, two purchase, excuse me, two purchase orders totaling $14,783.38 are currently in place for mold remediation at two Housing Authority units. The remaining balance in Fund 205 is $42,147,31, which is designated for mold remediation and represents the remaining balance from FY26 $74,000 General Fund transfer. DRGR, the Disaster Recovery Grants, Grant No. B-22-CP-NM-0619 Re-Roofing. The re-roofing project has been completed. Staff will submit a voucher to request reimbursement for eligible project expenditures. Grant No. B-23-CP-NM-1055, the Re-Stucco. The $1,212,000 grant is expected to enter the procurement process through an Invitation for Bid in the coming months. And Grant No. B-24-CP-NM-1466, Electrical Meter Upgrades. The $500,000 grant is also expected to enter the Invitation for Bid procurement process in the coming months. For HCV and Mainstream August 2026, the HCV Program received $306,297 in HAP funding and Administrative Fees, while the Mainstream Program received 22,507 also in HAP fees and Administrative Fees. And this does conclude the financial report.

CHAIR GREENE: Thank you, Ms. Storer. Commissioners? Commissioner? Thank you. I have a question. Oh, yes, Commissioner?

COMMISSIONER JOHNSON: That's okay.

CHAIR GREENE: Oh, you were, you were waving?

CHAIR GREENE: Okay. All right. Sorry. A question. There, Director Cordova mentioned money that has a deadline on it, right? And so, I'm wondering if part of the financial report could have, in the future, some sunsets on grants so that maybe some urgency and things like that could be brought up, right? It would be useful for the public to know that, you know, or residents, hey, we've got a million dollars that we got to spend in your complex right now. We got to spend it, and that means you might be, you know, you might have some construction in your kitchen, right? You know, and so, have some, you know, these sort of projects are upcoming because we have to use it or lose it.

ACCOUNTANT SENIOR STORER: Yes, sir.

CHAIR GREENE That would be great. Thank you. Yeah. Fabulous. Thank you very much.

ACCOUNTANT SENIOR STORER: Thank you.

C. Operations Monthly Report – September 2026.

CHAIR GREENE: Nothing else? Thanks. Adrianna Velasquez. Thank you.

DEPUTY DIRECTOR OF HOUSING OPERATIONS ADRIANNA VELASQUEZ: Mr. Chair, Commissioners, the, this report summarizes operational activity, program utilization, waitlist metrics, account receivable activity, self-sufficiency program participation, and Capital Fund Program updates for the Santa Fe County Housing Authority based on data collected from August 1st, 2026, to August 31st, 2026. For the Operations and Staffing Metrics, the department is experiment-, is experiencing temporary personnel gaps across both field staff and office staff. Maintenance Crew, we did complete two interviews for two maintenance tech positions which will be starting now in October and, and, well, which will, which will be starting in September and in October. One of the technicians currently started with us as of last week, so we're just waiting for the onboarding for the other one to start in October. Additionally, we are using a temp service agency to help us until December to cover maintenance tech-related issues. We are, we have an employee who started with us the beginning of September for temp services in the maintenance program. The Administrative office is short three employees. We are posting for a Housing Inspector. That one is going to be posted for a 30-day timeframe, and we are conducting interviews for a Housing Specialist Junior position as well as an Administrative Assistant. The team is actively shifting focus to crucial time-sensitive tasks to continue operations to run smoothly.

For the Housing Choice Voucher Program, the baseline voucher program achieved a 81% utilization rate against a 98% targeted rate during August 2026. This metrics reflects the combined performance of regular Section 8, Homeownership, Mainstream, and the VASH Program. The department successfully utilized 94.17% of our thir-, of our $328,804 August Budget Authority. This funding comprehensively covers administrative costs along our Section 8 Program, Homeownership, Mainstream, and VASH. For our Repayment Agreements, there are actively three repayment agreements for the Housing Choice Voucher Program totaling $728.81. Staff have been continuing to focus on this and we are collecting that money monthly. Voucher Utilization Rate for 2025 vs. 2026, the most significant demographic shift is in one-bedroom voucher utilizations. This indicates a sharp rise in single-person households or couples requiring independent low-income housing assistance. Larger family configurations saw a minor decline across the board with two bedrooms, three bedrooms, and a four bedrooms dropping by a combined 17 units. Total tracked voucher enrollment expanded from 185 to 281 units, highlighting a significant increase in overall program footprints alongside the structural shift toward smaller units.

The, the Vacancy Report for Public Housing, the public housing achieved a 94% public housing utilization rate for August. There are six physical vacancies reported across the entire housing depart-, housing development. There are eight units that are on modernization for mold remediation, any kind of remediation regarding the health and safety of our tenants, as well as for unit transfers. Five units are offline for asbestos, mold, and biohazard remediation,

SFC CLERK RECORDED 10/28/2026

and three are offline for unit transfers. Leasing and Maintenance, three units are currently undergoing maintenance turnarounds. Upon completion, the Housing Specialist Senior will execute tenant placement, and the three remaining vacant units are scheduled for maintenance intake following the Phase 1. Three units were fully certified for occupancy. Tenant onboarding was scheduled for middle of August 2026. We do have contractors working on five units for unit turnaround right now, with one additional unit scheduled to enter contracting maintenance in October 2026. Once these units are complete, the Public Housing Senior Specialist will execute tenant placement.

The Waitlist Report, there are currently 1,719 applicants on the Housing Choice Voucher Program. There is 1,690 applicants on the Public Housing Program, and 217 applicants on the Mainstream Program. For a Waitlist Pull, a Public Housing waitlist pull for a two bedroom was complete on August 11th, 2026, with a response deadline of August 26th, 2026. Out of the ten applicants pulled, two of those applicants responded by the deadline date, and as of this meeting, both applicants have been fully processed and they are fully housed as of this meeting. The Waitlist Metrics and Geographic Densities, the average wait life, wait, the average waitlist time for the Housing Choice Voucher is at 3.8 years, and out of the top demographic zip codes, it turns out that 87505 is at 33.49% of applicants, and 87507 is at 28.76% of applicants. Housing Need Analysis, the du-, the details indicated in our, in our Housing Choice Voucher Program show a significant increase for one-bedroom units.

Going on to Accounts Receivable for the Public Housing Program, the Public Housing Program closed August 2026 at $596 remaining on the books. Ninety-eight percent of these consist of August late fees. Thirteen formal day 3-Day Notices were issued for nonpayment, two in Comina de Jacobo, eight in Santa Cruz, and three in Valle Vista. Ninety-eight percent collection success achieved. All outstanding August balances except for two have been resolved by August 31st, 2026. Repayment Agreements for Public Housing, there are currently five active repayment agreements totaling $6,238 and staff are actively getting those repayments in monthly. There are currently no evictions for this month. Moving on to the Family Self-Sufficiency, FSS Program, there are 34 active participants as of August 31st, 2026. 52.9% of participants, which is 18 individuals, are actively getting escrow into their accounts monthly. There is one Housing Choice Voucher participant who has reached graduation. He will be receiving a check for $25,606. Community Engagement, the Boys and Girls Club of Generational Empowerment, in partnership with Santa Fe County Housing Authority, successfully completed a Free School Supplies and Hot Dog Social event on August 27th, 2026, from 4:00 p.m. to 6:00 p.m. at our Santa Cruz housing site. We did give out 35 backpacks distributed to the youth in our community.

For the Public Housing Capital Fund Program, for Site Environmental Cleanups, localized mold issues have been identified in a total of five residential units within the Housing, within the Housing Authority and, within the Housing Authority Office, there was mold identified in there. The affected areas are concentrated within specific spaces such as bathroom tubs or water heater closets and do not require tenant relocation at this time. One of the five affected

units is currently vacant, allowing for remediation staff to go unhindered to expedite cleanup process in this speci-, clean up processes in that specific area. Outdoor Lighting Upgrades, procurement has been finalized for comprehensive outdoor lighting upgrades across all three housing sites. The Project Manager will collaborate with the contractor to establish construction scheduled immediately upon verification of materials available. The landscaping for all of our three housing sites, we are currently working on getting two quotes, one for Valle Vista and one for Santa Cruz, and the quote for Camino de Jacobo has been fully executed, and they were just onsite earlier this week cleaning the site. Kitchen Cabinets and Countertop Procurement, the Housing Authority is currently actin-, is currently working with the Public Works Department to get the $2 million spent, like Interim Director Cordova had mentioned earlier. And then for the Comino, Camino de Jacobo site survey, our Project Manager is currently working with Cobb, Fendley & Associates to fully complete that project. The contractor is working on getting the site survey recorded with the County Clerk's office. That concludes my report and I stand for any questions.

CHAIR GREENE: Thank you, Ms. Velasquez. Commissioners? No? Yes sir?

COMMISSIONER JOHNSON: Thank you, Chair. Thank you, Ms. Velasquez. On page three, you mention voucher utilization 2025 versus 2026 and then noted the increase in one bedrooms. Is that? And then I also see later in the document reflected that, you know, the highest demand for housing need analysis is studio, one bedrooms 1000 versus 400 for two bedroom and then down on from that. I'm wondering if the increase in August 2026 for vouchers, and I know that, you know, the different programs, I'm sure have different processes in your office. Is it the case that, was it a coincidence or was it that internal processes had sort of prioritized that because this commission has, or this board, has mentioned repeatedly about the need for placement of folks in one-bedroom houses? What, I'm just wondering, long story short, what, what accounts for that increase in your opinion?

DEPUTY DIRECTOR VELASQUEZ: Mr. Chair, Commissioner Johnson, it is just coincidence that the need went up for one-bedroom housing.

COMMISSIONER JOHNSON: And when we have voucher use, there, so, another way to think about it would be that one-bedroom units opened up in Santa Fe that were voucher eligible and people used those?

DEPUTY DIRECTOR VELASQUEZ: Correct.

COMMISSIONER JOHNSON: Okay. Interesting. So, it sounds like, the chair has something.

CHAIR GREENE: Yeah, just on that, on that note, it's a chicken and egg thing, right? Are you, like, are we able to prioritize because we have such deep waiting list of, of one-bedroom need that we would open up? Like when, when a voucher comes free, how do, is it your, just your place on the waiting list or is it, oh wow, we've got a really deep waiting list for one bedrooms. Can we prioritize those and so that we can be more conscious about trying to work that list down and maybe, you know, what is the out-, like, for instance, we have this three-point-something-year waiting list. Some of those people, most of those people might be

SFC CLERK RECORDED 10/28/2026

waiting on the one-bedroom space, and so, maybe we start to say, let's clean off the one-bedroom people a little faster. Maybe we see that people are gonna be more likely to accept a voucher on a one bedroom? I, I'm just trying to think dynamically on that whole spectrum here in a way to sort of make us a little bit more proactive to address the waiting list is, an-, and to get people settled, right? Because we are at 84% and our target is 90-something percent. So, if we're finding that we're giving, giving vouchers to people that can't find housing, that's str-, that's an opportunity that we're missing.

DEPUTY DIRECTOR VELASQUEZ: Mr. Chair, so our wait list for our HCV program isn't broken down by bedroom size. It's just based off of the date and time and the preference that you apply to the program. It just so happens that when we pull from the HCV Program, there are a lot of individuals who are single-family households or are couples, which is why they get those one-bedroom vouchers.

CHAIR GREENE: Okay. I guess my question would be is now that we've started to get our data cleaned up and in a better space, maybe it'd be possible to understand how long that every, each one of those, so, we have the aggregate of three-point-something years. Maybe we could have the individual, how long have people been waiting on the one-bedrooms. How long have been people been waiting on the two, the three, the four, and then the same thing, a little bit getting more granular in the data. I, I see it here but have it more presentable in a way. Create a, an area, we have 87505, 87507, are the majority of them. Let's create a "Santa Fe County" set of zip codes. Maybe we could break that up and have northern, southern, but let's just start with Santa Fe County, then all New Mexico zip codes, and then out of state zip codes so we could sort of break it up into three classes of folks. 87505 versus 87507 is nice to know, but not so important. New M-, Santa Fe County, not Santa Fe County, but New Mexico, and then out of state would be easier for us to digest.

DEPUTY DIRECTOR VELASQUEZ: Okay, I will work on that. In addition to that, Commissioner, Com-, Chair and Commissioners, there is a link that is attached to this packet material. If you guys would like to go into that link and then email me anything else that you guys would like to see on that. That way you guys aren't just seeing it in the packet form, but you are seeing it through the dashboard.

CHAIR GREENE: I appreciate that. I tried to link, click on it, but I needed permission. So, that may be something that if this is being publicly offered in a, in this, we need to create a public.

DEPUTY DIRECTOR VELASQUEZ: I will get it, permissions to be for everybody. Thank you.

CHAIR GREENE: Great. Thank you. Commissioner Hughes? Sorry, I might have skipped over you.

CHAIR GREENE: Fabulous. All right. Thank you, great. Love, love the data. Thank you.

DEPUTY DIRECTOR VELASQUEZ: Thank you.

D. Affordable Housing Update – September 2026.

CHAIR GREENE: Moving right along. It's not Denise. Come on up and do it. We've got the Affordable Housing Update.

HOUSING AUTHORITY ADMINISTRATOR CLIFF BOURQUE: Good afternoon, Board and Chair, I want to walk you through what the Office of Affordable Housing update for the month of August. Good chunk of August of my ti-, of my time in August was spent directly working with Santa Fe County Housing Authority. I spent nearly three weeks along their staff, alongside their staff, sorry, learning how the Housing Choice Voucher and Public Housing Programs operate day-to-day. This experience was generally eye opening. First seeing the volume of people on the waitlist, the complexity of the program, and the dedication of the Housing Authority staff was truly humbling. It has already shaped how our office is thinking about Housing Choice Voucher Homeownership Program as a tool to help voucher holders move into homeownership, which not only provides upward mobility, but also frees up vouchers for families still waiting. For the program side, we presented the updated Down Payment Assistance regulations and proposed ordinance amendments to the board this month. Those amendments will be coming back for formal BV-, BCC approval. Currently, a public hearing is slated for October 27th. The proposed amendments include raising maximum AMI threshold to 150%, bringing us in line with MFA guidance. At that level, we are talking about households earning up to $164,000 a year. These include working families who often earn too much to qualify for deeper subsidy programs but still cannot realistically afford to buy a home in Santa Fe County. We also are proposing to increase maximum assistance amount up to 40,000, and importantly we are giving families the flexibility to use those funds where they will make the biggest difference, whether that is down payment, closing costs, a rate buy down, or principal reduction, or a combination of those. The idea is not just to write a check out to these families to ploy assistance, but to strategically, so it has real and lasting impact on the monthly payment and long-term financial picture.

On the HREE Grant Program, we are currently actively working with Homewise to advance applicants through the pipeline. We are working through some early administrative hurdles around invoicing and process coordination, but things are moving. We currently have one applicant in the process, our procurement process, and three more coming in this week to sign their promissory notes and complete mortgage recordation. It's taken some time to get the program running smoothly, but we're now seeing real momentum and expect to see that continue in the coming months. For day to day, we released Affordability Lien for 20 Canto Del Pajaro for just over $30,000, and we processed our first Housing Choice Voucher Homeownership Application this month, which I mentioned is a avenue we are actively looking to expand. As I mentioned, this program helps voucher holders purchase a home of their own utilizing the voucher amount toward their mortgage. We also processed a request for $20,000 grant from the Anchorum Health Foundation under the Homegrown Housing Project. This funding will support feasibility work for a trauma-informed Permanent Supportive Housing

SFC CLERK RECORDED 10/28/2026

development here in Santa Fe County. On the development side, we sent out award letters to the three developers selected through our 2026 Developer Assistance Program NOFO, totaling $3 million in awards. We also provided a fee-in-lieu calculation for D.R. Horton for Tierra Pintada Project covering 10 affordable units and are currently determining which IZ compliance path they want to take. For the Esencia Development, we closed two more affordable homes this month under contract with D.R. Horton with liens recorded at 73 Calle Fuerza and 12 Calle Reflejo. That project of five de-, development, five-phase development by Pulte and D.R. Horton will ultimately deliver 105 affordable units to the market. On Nueva Acequia, we are continuing to advance the project on multiple, multiple fronts including shared drainage easement finalization, roadway improvement discussions with the City of Santa Fe, and we are currently preparing closing documentation with closing condition only slated for October 14th. I am in process of auditing developments and seeing where they stand wi-, on their Affordable Housing requirement, and the board can expect an updated table by next month. And finally, we continue to participate in a technical advisory committee each month, re-, reviewing proposed developments for inclusionary zoning compliance and keeping affordable housing considerations part of the conversation early in the approval process. And with that, that concludes my update, and happy to answer any questions.

CHAIR GREENE: Thank you, Cliff. Commissioners? Commissioner Hughes?

COMMISSIONER HUGHES: Do you have any more information about Tierra Bello in Eldorado, Lamy?

ADMINISTRATOR BOURQUE: I'm not quite sure.

COMMISSIONER HUGHES: Listed at 73 units, 11 affordable. Approved by legal but pending. And if, if you don't, I, I suspect that may. Oh, Denise is coming. I suspect it may never be developed.

DEPUTY DIRECTOR, COMMUNITY DEVELOPMENT, DENISE BENAVIDEZ: I suspect that too, Commissioner Hughes. Thank you for the question, but they, they did come back to the table. They did come back to TAC. TAC is currently working together with them, and they have made some progress from what I understand; however, it has not moved forward to our side of, of the development. Hopefully, we continue to work with them. I mean, that one's been in the works, as you know, for a really long time. It will provide a lot of affordable homes plus some duplexes. So, we're hoping, hopefully they can move it forward. It's my understanding they've got some new people on board that feel like they can move the development forward. So, hopefully, you know, maybe we'll have some more information next month.

COMMISSIONER HUGHES: It's still a requirement that they pave the road to them though before they build it? I mean, I think that would be really important because.

DEPUTY DIRECTOR BENAVIDEZ: Yeah, I, I think that, that was still a requirement from what I understand, Commissioner Hughes, and I think the other hold up was they were still discussing the sewer system that they were wanting to provide out there and how they would get that particular hurdle corrected, and so, I know that they were looking at more than one

option regarding sewer. Whether they provided or built something out there themselves or figured out a way to solve that issue. So, I know that there's still a few hurdles before they can move completely forward. But, they're back on the table. So, you know, hopefully we can move them forward.

COMMISSIONER HUGHES: Okay. Thank you.

CHAIR GREENE: Thank you. Maybe you were alluding to this, but I didn't quite hear it, and I'm, so, maybe you didn't allude to it. The, the, in the paper the other day, DFA, or no, MFA is creating a mortgage buy-down program. Are we utilizing that as a toolkit, in our toolkit for folks and introducing people to this program and making sure that everyone up and down, you know, you're nodding yes, maybe? Or?

DEPUTY DIRECTOR BENAVIDEZ: Chair, Chair Greene, thank you so much for the question, Commissioner. So, MFA is in process of putting together that particular program. To my knowledge, they haven't rolled it out yet. It is something similar to what we're going to be doing with our Down Payment Assistance Program. Rates, I think, last week went up twice. So, I don't see rates going down any time soon. So, it's another avenue for us to assist affordable clients to be able to get into homes, and so, allowing the client to utilize some of that funding to buy down the rate is critical for us right now. The other thing that we're talking about with, within our program that MFA is not at this time is the origination fee. Right now, the ordinance has it capped at 1%. That's not really, really realistic from, you know, for this day and age. That was from years back. The ordinance needs to be updated. So, we're talking about if we allow the, the, the actual mortgage company to increase that fee just a bit, we'll utilize that funding and buy down the rate so that we don't use all of our DPA that we budgeted for. So, there are several avenues that we are looking at currently. There's another program that developers have pitched to us that we're gonna look at as well. So, there are several things that we're looking at to assist those affordable clients as much as we can to be able to get 'em into homes and assist with that payment. The payment is the biggest deterrent right now. So.

CHAIR GREENE: Sure.

DEPUTY DIRECTOR BENAVIDEZ: Yeah. That and this morning, I underwrote, approved a loan that, that Homewise is our partner on in the Esencia Development. Those, between the closing costs and downpayment, I believe it was over $28,000, so, roughly $29,000 just to try to get an affordable client, right, in, into a home between the percentage required for, for DPA, and if it's FHA, then there's even an additional requirement for, for additional down payment assistance. So, you know, every deal is different, and we work each one and do what we can to assist that client to get into a home, but right now we're doing really well. We brought Los Rios on board as well. We, I think they have a requirement for six affordables. They're all under contract right now, so we'll be seeing those come forward soon. The Esencia Development is doing well. D.R. Horton takes a different approach than Pulte, so they're a little slower to get clients under contract. Pulte by far wins that race, right, because they'll get somebody under contract and then build the home. D.R. Horton prefers to build and then get

SFC CLERK RECORDED 10/28/2026

them under contract. But, you know, both those developments are doing really well. We'll bringing a few others on board soon.

CHAIR GREENE: Okay. Great. Every tool, right?

DEPUTY DIRECTOR BENAVIDEZ: Absolutely.

CHAIR GREENE: Yep.

DEPUTY DIRECTOR BENAVIDEZ: Yeah.

CHAIR GREENE: Commissioners, anything else? Denise, Cliff, thank you.

5. Matters from the County Attorney

During the course of an open meeting, the Housing Authority Board may go into Executive Session at any time to discuss any item on the agenda that falls within the enumerated exceptions to the open meetings requirement of the Open Meetings Act, upon a motion stating the authority and reason for closure (with reasonable specificity) and approval by a majority vote of a Housing Authority Board quorum. NMSA 1978, §10-15-1(I). While the Housing Authority Board has a practice of listing on its agendas for its open meetings specific items to be discussed during Executive Session, the Open Meetings Act does not require executive sessions be listed on the agenda at all or that executive sessions be listed on the agenda multiple times for multiple executive sessions to occur (so long as the subject to be discussed in executive session is on the agenda). If a closed meeting is called when the Housing Authority Board is not in an open meeting, the Board will provide public notice stating the specific provision of the law authorizing the closed meeting and stating with reasonable specificity the subject to be discussed.

CHAIR GREENE: All right. We are on to Matters from the County Attorney. Attorney Boyd, please.

COUNTY ATTORNEY WALKER BOYD: Good afternoon, Commissioners. Before I get to what we're, I'd like to hear a motion or respectfully request a motion to discuss in Executive Session, I'd like to follow up upon the minutes for the August 20, 20, August 25th, 2026 meeting. Apparently, those minutes had been prepared and were available. They just hadn't been posted on the BoardDocs website. Given the Open Meetings Act Requirement that the minutes be approved, I, I would suggest that you all take some time to review them. They're only four pages. We've printed out copies here as well for you to look at, and then approve the, the meeting minutes at today's meeting. And we can do that following Executive Session.

CHAIR GREENE: Alright.

ATTORNEY BOYD: And so, that, that's the first thing and then I'll get to the, if there's, if there's any questions, I'm happy to answer them.

CHAIR GREENE: Okay. So, the action right now is to go into Executive Session, and then when we come out, we will handle the meeting minutes again.

ATTORNEY BOYD: Correct.

CHAIR GREENE: Yes. Okay with the Board. All right. So, going into Executive Session.

ATTORNEY BOYD: So, I'm sorry.

CHAIR GREENE: Yeah, go ahead.

ATTORNEY BOYD: So, Chair and members of the Board, I have one item for discussion in Executive Session which is a potential settlement agreement with Triple Bottom Line Foundation. And that settlement, the discussion of that potential settlement agreement is allowed under Section 10-15-1(H) which permits the discussion of threatened or pending litigation in which the Housing Authority may become a party. So, I'd respectfully request a motion to go into Executive Session to discuss that topic and remind the board that a roll call vote is required.

COMMISSIONER HUGHES: So, I make a motion to go into Executive Session for the item Attorney Boyd mentioned.

COMMISSIONER JOHNSON: And I'll second.

CHAIR GREENE: Okay, we have a motion to go into Executive Session by Commissioner Hughes, a second from Commissioner Johnson. Can I get a roll call vote, please?

Roll Call Vote

Commissioner Justin Greene, Chair	Yes
Commissioner Adam Johnson, Vice Chair	Yes
Commissioner Hank Hughes	Yes
Commissioner Lisa Cacari Stone	Yes

Commissioner Hughes moved to adjourn to Executive Session. Commissioner Johnson seconded. The motion passed by unanimous [4-0] voice vote.

SPEAKER 1: Commissioner Camilla Bustamante?

COMMISSIONER BUSTAMANTE: Yes.

SPEAKER 1: Commissioner Adam Johnson?

COMMISSIONER JOHNSON: Yes.

SPEAKER 1: Commissioner Hank Hughes?

COMMISSIONER HUGHES: Yes.

SPEAKER 1: Chair Justin Greene?

CHAIR GREENE: Yes. Okay, we are in Executive Session. Give us probably 10-15 minutes and we'll be back. Yeah, we'll be faster than that. We will be back guys. Thank you.

CHAIR GREENE: All right. We are back from Executive Session. Can I get a motion to come officially out of executive session.

SFC CLERK RECORDED 10/28/2026

COMMISSIONER BUSTAMANTE: Mr. Chair, I'd like to make a motion to officially come out of executive session noting that nothing was discussed other than that which was advertised in the agenda.

CHAIR GREENE: Excellent. We have a motion from Commissioner Bustamante.

COMMISSIONER HUGHES: Second.

CHAIR GREENE: And a second from Commissioner Hughes. All in favor say aye. Aye.

COMMISSIONER HUGHES: Aye.

COMMISSIONER BUSTAMANTE: Aye.

COMMISSIONER JOHNSON: Aye.

CHAIR GREENE: Any opposed? Hearing none, we are back.

Commissioner Bustamante moved to come out of Executive Session. Commissioner Hughes seconded. The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: Excellent. Potential Action Items on the discussed Executive Session?

COMMISSIONER BUSTAMANTE: Mr. Chair, I would like to make a motion to authorize the dire-, Housing Director to execute the loan cure, negotiate, and reinstate an agreement.

COMMISSIONER JOHNSON: And I'll second.

CHAIR GREENE: We have a motion to accept the loan cure and reinstatement agreement by Commissioner Bustamante and a second by Commissioner Johnson. All in favor say aye. Aye.

COMMISSIONER HUGHES: Aye.

COMMISSIONER BUSTAMANTE: Aye.

COMMISSIONER JOHNSON: Aye.

CHAIR GREENE: Any opposed? Hearing none. Go sign it.

Commissioner Bustamante moved to authorize Housing Director to execute the loan cure, negotiate, and reinstate an agreement. Commissioner Johnson seconded. The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: Thank you very much. Returning to the minutes. We did review them and I did have something that I checked on, and so, in item, or page, Page 3 under Item C, Affordable Housing Update, Commissioner Hughes was attributed to asking whether residents could eventually be relo-, relocated to Camino de Jacobo and Nueva Acequia to allow the redevelopment of the Camino de Jacobo site at greater density. As you've heard me mention previously that it was, in fact, myself that mentioned that. So, please, in adopting the minutes, I respectfully request that Commissioner Greene asked that question as opposed to

Commissioner Hughes. And with that, since that's the only change, I think I'm going to make the motion to adopt these without change.

COMMISSIONER JOHNSON: Second.

CHAIR GREENE: We have a motion by myself, a second by Commissioner Johnson. All in favor say aye.

COMMISSIONER HUGHES: Aye.

COMMISSIONER JOHNSON: Aye.

COMMISSIONER BUSTAMANTE: Aye.

CHAIR GREENE: I. Any opposed? Hearing none. We have me-, minutes from the meeting from the 25th.

Chair Greene moved to adopt the meeting minutes from August 25, 2026. Commissioner Johnson seconded. The motion passed by unanimous [4-0] voice vote.

6. Matters from the Board

CHAIR GREENE: Any other concluding business, Matters from the Board, anything? Hearing none. Concluding bus-.

7. Concluding Business

COMMISSIONER JOHNSON: I'll move to adjourn.

CHAIR GREENE: Excellent. New motion from Commissioner Johnson.

COMMISSIONER BUSTAMANTE: Second.

CHAIR GREENE: Second from Commissioner Bustamante to adjourn. All in favor say aye. Aye.

COMMISSIONER HUGHES: Aye.

COMMISSIONER JOHNSON: Aye.

COMMISSIONER BUSTAMANTE: Aye.

CHAIR GREENE: Any opposed? We are adjourned. It is 2:07. We will be back in 13 minutes. Is that enough? You want less?

COMMISSIONER HUGHES: I, I prefer less.

CHAIR GREENE: Prefer less? Let's take 8 minutes. We will start the next meeting at 2:15.

COMMISSIONER HUGHES: 2:15.

CHAIR GREENE: Thank you.

Upon motion by Commissioner Johnson and second by Commissioner Bustamante, Chair Greene declared this meeting adjourned at 2:07 P.M.

SFC CLERK RECORDED 10/28/2026

Approved by:

Justin Greene, Chair
Housing Authority Board

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY NEW MEXICO

OUNTY OF SANTA FE)
TATE OF NEW MEXICO) ss

HOUSING MINUTES
PAGES: 20

Hereby Certify That This Instrument Was Filed for
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Witness My Hand And Seal Of Office
Katharine E. Clark
eputy _____ County Clerk, Santa Fe, NM