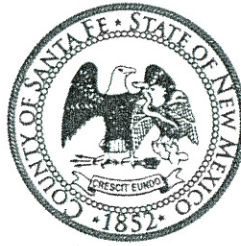


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: *July 13, 2016*

TO: *Board of County Commissioners*

VIA: *Katherine Miller, County Manager*

FROM: *Michael Kelley, Public Works Department Director*

ITEM AND ISSUE: *BCC Meeting July 26, 2016*

Resolution No. 2016-____, A Resolution Adopting A Schedule of New Water Deliveries For The Second Six Months of 2016 and Setting Aside Additional Water For Certain Planned Subdivisions And Other County Purposes (Public Works Department/Claudia Borchert)

SUMMARY:

Pursuant to Santa Fe County policy adopted under Resolution No. 2006-57 (County Water Policy), Santa Fe County Utilities (SFCU) requests that a total of 197.55 acre-feet of water per year (afy) in new water deliveries be scheduled for the second half of 2016, 188.15 afy for specific projects and 9.4 afy (5%) for County purposes. A proposed resolution adopting the delivery schedule is attached to this memorandum. This proposed resolution will reapprove 134.8 afy adopted earlier this year under Resolution 2016-6.

BACKGROUND:

County Water Policy requires developments seeking water from SFCU within one year to apply to SFCU to schedule a new water delivery. The Board of County Commissioners (BCC) adopts a schedule of all new water deliveries every six months by resolution, which remains in effect for one year. In addition, prior to the submitting for development approval, SFCU conditionally issues "ready, willing and able" letters for a project's water demand. Such allocations are subject to various conditions including BCC approval and, in most cases, that the developer provide the County water rights to cover its water demand.

SFCU has issued "ready, willing and able" letters to Elevation, Senior Campus, St. Francis South, Mi Morada, New Mexico Game and Fish, Saleh Phase 1, Stacy Property North, Tessera 2. SFCU is requesting that these conditional allocations be again included in the schedule of new water deliveries for the second six months of 2016.

DISCUSSION:

Pursuant to the attached proposed resolution, SFCU requests the BCC to adopt a new water deliveries schedule for ten projects below, totaling 188.15 afy. Only one project, Turquoise Trail North with a 59.78 afy water budget, was not previously approved under Resolution 2016-6.

| Project | Project Need (acre-feet/year) |
|--|--------------------------------------|
| Elevation | 32.0 |
| Senior Campus on Caja del Rio | 34.44 |
| St. Francis South Multi-Family Housing | 32.0 |
| St. Francis South- Rehabilitation Facility | 6.96 |
| Mi Morada | 4.0 |
| NM Game and Fish | 0.3 |
| Saleh – Phase 1 | 2.47 |
| Stacy Property – North | 0.6 |
| Tessera 2 | 15.6 |
| Turquoise Trail North | 59.78 |
| Subtotal | 188.15 |
| County set-aside (5%) | 9.4 |
| TOTAL | 197.55 |

If approved, this schedule for new water deliveries meets the project's development requirement to acquire a "water allocation" before executing a Water Delivery Agreement with Santa Fe County Utilities.

ACTION REQUESTED:

Adoption of subject resolution.

Attachments:

Resolution No. 2016-_____ A Resolution Adopting A Schedule of New Water Deliveries For The Second Six Months of 2016 and Setting Aside Additional Water For Certain Planned Subdivisions And Other County Purposes Adopting A Schedule of New Water Deliveries For Second Six Months of 2016 and Setting Aside Additional Water For Certain Planned Subdivisions

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY
RESOLUTION NO. 2016 - _____**

**A RESOLUTION ADOPTING A SCHEDULE OF NEW WATER
DELIVERIES FOR THE SECOND SIX MONTHS OF 2016 AND
SETTING ASIDE ADDITIONAL WATER FOR CERTAIN PLANNED
SUBDIVISIONS AND OTHER COUNTY PURPOSES**

WHEREAS, pursuant to Santa Fe County (the "County") Water Department Line Extension and Water Service Policy ("Water Service Policy"), adopted by Resolution No. 2006-57, twice each year the County promulgates a Schedule of New Water Deliveries for the upcoming year; and

WHEREAS, the Water Service Policy requires an additional five percent of scheduled New Water Deliveries to be set aside for County purposes; and

WHEREAS, the Water Service Policy requires developers to provide water rights (or, at the County's option, the cash equivalent) to meet the water demand of their developments plus 20% to account for line losses; and

WHEREAS, the County Utility does not deliver water to a customer except in accordance with an agreement regarding the terms of water delivery and, if applicable, extension of the Utility's service lines; and

WHEREAS, under the Water Service Policy, any New Water Deliveries that are not made within one year after being scheduled pursuant to a valid water delivery agreement are cancelled; and

WHEREAS, under the Water Service Policy, supply for new water deliveries is only available after all prior obligations, including existing water schedules, water delivery agreements, water service contracts, affordable housing requirements under Ordinance No. 2006-02, other County commitments, and water supply reserve/loss have been met; and

WHEREAS, the County Utility is sometimes requested to issue water commitment letters to subdivisions as part of the subdivision approval process, although such subdivisions will not necessarily require physical delivery of water in the next year; and

WHEREAS, in addition to the allocations described in the Water Service Policy, the County should also account for, allocate, and set aside the amounts committed by the

County Utility as part of the subdivision approval process, subject to the developers' continued compliance with contractual obligations and applicable County ordinances, resolutions, and policies; and

WHEREAS, the County Utility has issued commitment letters to the developments known as Elevation, Tessera Phase 2, Senior Campus, Mi Morada, St. Francis South, and Turquoise Trail North.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

- 1) The following New Water Deliveries are scheduled for 2016 or set aside:

| Development | Amount of Delivery or Set Aside (excluding 20% for line losses) |
|---|--|
| Elevation | 32.0 |
| Continuum of Care/ Senior Campus | 34.44* |
| St. Francis South- Multi-Family Housing | 32.0 |
| St. Francis South- Rehab Facility | 6.96 |
| Mi Morada | 4.0 |
| NM Game and Fish | 0.3 |
| Saleh Phase 1 | 2.47 |
| Stacy Property- North | 0.6 |
| Tessera 2 | 15.6 |
| Turquoise Trail North | 59.78 |
| TOTAL | 188.15 |

* As proposed by Senior Campus; a water budget of 69.7 acre-feet was approved by the BCC.

- 2) The County Utility shall set aside a total of 188.15 acre-feet for the developments identified above.
- 3) The County Utility shall set aside an additional 9.4 acre-feet, or 5%, for County purposes.
- 4) The County Utility shall not deliver water to any development except in accordance with a valid agreement regarding the terms of water delivery and, if applicable, an extension of the Utility's service lines.
- 5) The amounts scheduled for delivery or set aside hereby shall be contingent on the developers' continued compliance with their contractual obligations to the County and applicable County ordinances, resolutions, and policies.

PASSED, APPROVED, AND ADOPTED THIS 26th DAY OF JULY, 2016.

**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Miguel Chavez, Chair

ATTEST:

Geraldine Salazar, Santa Fe County Clerk

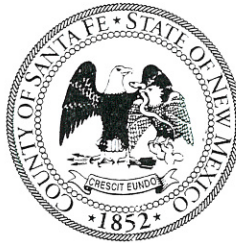
APPROVED AS TO FORM:

Gregory S. Shaffer, Santa Fe County Attorney

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

Date: July 26, 2016

To: Board of County Commissioners

From: Commissioner Kathy Holian, District 4 *Kash*

Via: Katherine Miller, County Manager

RE: A Resolution To Support The Grand Unified Trails System (Commissioner Holian)

SUMMARY:

This is a resolution to support collaboration between public and private entities with the common goal of enhancing and expanding trails in the greater Santa Fe area.

BACKGROUND:

The "Grand Unified Trail System" (GUTS) initiative is an effort spearheaded by the Santa Fe Conservation Trust (SFCT) to study and develop an integrated and unified trail system in and around the Santa Fe area. The goal of the GUTS initiative is to assist in coordinating the creation of an interconnected trail system that allows non-motorized users to travel in a loop around the greater Santa Fe area as well as between the urban center and the periphery. The GUTS initiative aims to create a unified, sustainable trails system built around the entire metropolitan area.

SFCT has approached Santa Fe County, along with other public and private entities, to request support for and participation in the collaborative trail planning and creation effort. Additional participants include Santa Fe Fat Tire Society, the Santa Fe County Horse Coalition, the Trails Alliance of Santa Fe, the Nature Conservancy, the Commonweal Conservancy, the Santa Fe Conservation Trust, Bicycle Technologies Inc., the New Mexico Department of Health, the National Park Service's Rivers, Trails, and Conservation Assistance (RTCA) program, and the City of Santa Fe.

The Santa Fe County Open Land, Trails and Parks Advisory Committee (COLTPAC) has reviewed and supports the GUTS initiative and acknowledges that it can provide additional positive opportunities for the development of the trail network throughout the community.

There is no financial commitment for construction or other costs associated with this request, aside from staff time in planning efforts.

ACTION REQUESTED

Approval of the Resolution To Support The Grand Unified Trails System.

**THE BOARD OF COUNTY COMMISSIONERS OF
THE COUNTY OF SANTA FE
RESOLUTION NO. 2016- _____**

A RESOLUTION TO SUPPORT THE GRAND UNIFIED TRAIL SYSTEM

WHEREAS, Santa Fe County (County) owns and maintains a network of over 46 miles of trails that are enjoyed by pedestrians, bicyclists, and equestrians, including the Arroyo Hondo Open Space Trails, the La Piedra Trail, the Little Tesuque Trail, portions of the Dale Ball Trails, segments of the Rail Trail and Santa Fe River Trail, the Spur Trail, and the developing El Camino Real Retracement Trail; and

WHEREAS, County trails are part of a broader trail network that includes City of Santa Fe trails, Santa Fe National Forest trails, and various public trail easements on private land; and

WHEREAS, the County and other entities continue to invest in and improve the network of trails to provide important recreational and transportation functions along with economic development, health, education, and natural and historic preservation benefits, for area residents and visitors; and

WHEREAS, gaps in the trail system can be eliminated by developing segments, as appropriate, to create more fully integrated trail systems; and

WHEREAS, connectivity between trail systems enhances safety, recreation, transportation, and the overall functionality of the trail systems; and

WHEREAS, Santa Fe County's Sustainable Growth Management Plan, Open Land and Trails Plan, and Economic Development Plan recognize the need for enhanced collaboration between the County and other stakeholders for the development of trail connections; and

WHEREAS, planning toward a unified trail system, referred to as the Grand Unified Trail System (GUTS), is currently being undertaken by private and public partners, including the Santa Fe Fat Tire Society, the Santa Fe County Horse Coalition, the Trails Alliance of Santa Fe, the Nature Conservancy, the Commonweal Conservancy, the Santa Fe Conservation Trust, Bicycle Technologies Inc., the New Mexico Department of Health, the National Park Service's Rivers, Trails, and Conservation Assistance (RTCA) program, the City of Santa Fe, Rancho Viejo, Santa Fe Community College, National Park Service's National Historic Trails, Santa Fe County, and other public entities; and

WHEREAS, the bicycling environment in the Santa Fe area has been recognized as the “silver” level by both the League of American Bicyclists and the International Mountain Biking Association, and efforts are underway to raise the level of recognition to the “gold” level; and

WHEREAS, the County of Santa has recognized the unique and integral role of the horse and equine community as part of the County’s history and culture; and

WHEREAS, the City and County of Santa Fe have embraced the promotion of outdoor adventure tourism and outdoor-related businesses as an important facet of economic development.

WHEREAS, the Santa Fe County Open Land, Trails and Parks Advisory Committee (COLTPAC) has reviewed and supports the GUTS initiative and acknowledges that it can provide additional positive opportunities for the development of the trail network throughout the community.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Santa Fe to support efforts to develop the GUTS, and to direct staff to continue to work with private and public sector partners in developing trails, as appropriate, to more fully integrate regional trail systems.

PASSED, APPROVED, AND ADOPTED this 26th day of July, 2016.

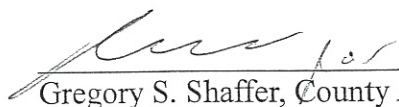
BOARD OF COUNTY COMMISSIONERS

Miguel M. Chavez, Chairman

Attest:

Geraldine Salazar, Santa Fe County Clerk

Approved As To Form:



Gregory S. Shaffer, County Attorney

SANTA FE COUNTY
RESOLUTION NO. 2016-_____

A RESOLUTION AMENDING RESOLUTION 2010-104 (CREATING A SANTA FE COUNTY HOUSING AUTHORITY BOARD) TO DEFINE THE TERM “CAUSE” AND TO ESTABLISH A PROCEDURE FOR DISCIPLINE OF THE EXECUTIVE DIRECTOR OF THE SANTA FE COUNTY HOUSING AUTHORITY

WHEREAS, on June 29, 2010, the Board of County Commissioners of Santa Fe County (BCC) adopted Resolution 2010-104, creating the Santa Fe County Housing Authority (hereinafter “Housing Authority”) comprised of a seven member board; and

WHEREAS, on February 24, 2015, the BCC adopted Resolution 2015-37, amending Resolution 2010-104 to clarify the process for appointment of members of the Housing Authority; and

WHEREAS, Resolution 2010-104 specifies that the Executive Director of the Housing Authority is hired, evaluated and fired for cause by the Authority; and

WHEREAS, Resolution 2010-104 does not contain a definition of cause, nor does it contain a disciplinary process for the Executive Director of the Housing Authority; and

WHEREAS, it is in the best interest of the Authority and any Executive Director thereto, to know the definition of cause as used in Resolution 2010-104 and to have a defined process for discipline of the Executive Director.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

1. Paragraph 11 of Resolution No. 2010-104 is amended to add the following:

“The term ‘cause’, as used within this Resolution means incompetency, poor job performance, failure to comply with the regulations and policies of the United States Department of Housing and Urban Development, malfeasance, misappropriation, mismanagement, unlawful or tortious conduct, negligence, insubordination, failure to comply with the Santa Fe County Human Resources Handbook and/or the Santa Fe County Code of Conduct, unsatisfactory performance, or any behavior inconsistent with the position of Executive Director.”

2. The following shall be added to govern the disciplinary process and will be inserted as Paragraph 13 to Resolution No. 2010-104:
 - a. The Housing Board may discipline the Executive Director, up to and including termination, for cause. The position of Executive Director is not subject to the Human Resources Handbook provisions on discipline and is not entitled to progressive discipline.
 - b. For the purpose of this Resolution, “days” mean Monday through Friday, and does not include holidays or time when the Santa Fe County Administrative Offices are closed.
 - c. The HR Director or designee may, independently or at the request of the Housing Board, investigate any matter which could lead to the discovery of information substantiating cause for discipline of the Executive Director. Investigations shall include an opportunity for the Executive Director to respond to any allegations regarding cause for discipline.
 - d. When the HR Director or designee completes an investigation, a written investigative report will be provided to the Housing Board for use in determining whether cause exists to discipline the Executive Director.
 - e. The Housing Board may engage in a discussion during the closed session portion of a Housing Board meeting regarding the investigative report and/or the need to recommend imposition of disciplinary action against the Executive Director.
 - f. Prior to imposing discipline on the Executive Director, the Housing Board shall take action in open session to have mailed or hand delivered to the Executive Director a written confidential disciplinary memorandum (memo) recommending that discipline be imposed on the Executive Director and setting forth the reasons for proposed discipline, including a detailed description of the evidence supporting the proposed discipline. The memo shall be hand delivered or mailed to the Executive Director by certified mail.
 - g. A grievance meeting is an opportunity for the Executive Director to respond to the memo. The Executive Director may file a written request for a grievance meeting with the Housing Board by delivering the request to the HR Director within seven (7) days of mailing or receipt of the memo. The grievance meeting shall occur during the executive session portion of a meeting of the Housing Board, unless the Executive Director requests that the meeting take place in open session.

- h. Failure of the Executive Director to attend a scheduled grievance meeting shall constitute abandonment of the grievance, in which case the Housing Board may take action to impose the recommended disciplinary action in open session following the executive session. If the Executive Director attends the grievance meeting, the Housing Board will hear the Executive Director's response to the memo prior to imposition of discipline. Following a grievance meeting, if the Housing Board takes action to impose discipline on the Executive Director, the action will be in open session.
- i. If the Executive Director does not timely request a grievance meeting, at a subsequent Housing Board Meeting, the Housing Board may further discuss the matter in executive session and may take action on the following agenda item: Imposition of discipline upon the Executive Director.
- j. The Housing Board will strive to take action to impose discipline within sixty days after completion of the grievance hearing or mailing of the memo, however failure to meet that time line will not serve to invalidate any action to impose discipline taken outside of the sixty day period.

3. The following shall be added as Paragraph 14 to Resolution No. 2010-104:

- a. If the Executive Director elects to challenge a suspension, demotion or termination imposed by the Housing Board, the following post-disciplinary hearing procedure shall be the sole and exclusive method to appeal that action.
- b. The Executive Director shall have no right to request a post-disciplinary hearing unless the Executive Director first completes the grievance process as provided in Paragraph 13 above, inclusive of attending a grievance hearing.
- c. A request for a post-disciplinary hearing must be made in writing and delivered to the Human Resources Director no later than five days from imposition of discipline by the Housing Board. A statement of the specific grounds for the appeal must accompany the request.
- d. Failure to request a post-disciplinary hearing within five (5) days shall constitute forfeiture of the right to appeal.
- e. The Human Resources Director will select a hearing officer deemed capable of providing a fair and impartial hearing to the Executive Director.

- f. The Hearing Officer shall set a hearing date no more than one-hundred-twenty (120) days from the receipt of the request for a post-disciplinary hearing. The hearing shall be recorded by the Hearing Officer. The timeline can be extended by the Hearing Officer.
- g. Either party to the proceeding may represent itself or designate an attorney to represent them.
- h. Oral evidence shall be taken only under oath or affirmation. The Hearing Officer has the power to administer oaths, issue subpoenas for witnesses and compel either party to produce documents pertinent to the post-disciplinary hearing.
- i. The post-disciplinary hearing shall be conducted in an orderly and informal manner without strict adherence to the rules of evidence that govern proceedings in the courts of the State of New Mexico. However, in order to support a decision, there must be a residuum of legally competent evidence to support a verdict in a court of law. Irrelevant, immaterial or unduly repetitious evidence shall be excluded.
- j. The Hearing Officer shall control the conduct of all parties and all other persons present at the post-disciplinary hearing. The hearing examiner may, under the appropriate circumstances; (1) remove any person from the hearing room; (2) close the hearing to the general public; (3) exclude all witnesses until they are called to testify; (4) continue the hearing to a later time and date; and (5) take any other action the Hearing Officer determines is necessary to insure orderly proceedings and conduct a fair and impartial hearing.
- k. The Executive Director shall present its evidence after the evidence presented on behalf of the Housing Board.
- l. Each party shall have the right to:
 - a. make opening and closing statements;
 - b. call and examine witnesses;
 - c. cross-examine witnesses;
 - d. impeach any witnesses; and
 - e. rebut any relevant evidence.
- m. The Hearing Officer may take administrative notice of those matters of which courts of this state may take judicial notice.

- n. If the Executive Director fails to appear or participate in the post-disciplinary hearing, their right to continue the appeal is forfeited. The record of the hearing shall reflect the failure to appear or participate in the appeal process.
- o. The Hearing Officer will render a decision within sixty (60) days from the final date of the post-disciplinary hearing. The Hearing Officer shall determine if there was cause for the disciplinary action. However, the Hearing Officer shall not substitute his or her discretion for that of the Housing Board regarding the appropriate level of discipline.
- p. Any party that is adversely affected by a final decision of the Hearing Officer may seek judicial review of the decision by filing a petition for writ of certiorari in the First Judicial District Court. The District Court reviews the Hearing Officer's decision for arbitrariness, capriciousness, lack of substantial evidence, or nonconformance with the law.

PASSED, APPROVED AND ADOPTED this ____ day of July, 2016.

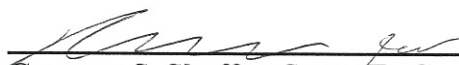
THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

Miguel M. Chavez, Chair

ATTEST:

Geraldine Salazar, Santa Fe County Clerk

APPROVED AS TO FORM:



Gregory S. Shaffer, Santa Fe County Attorney

Santa Fe County Affordable Housing Ordinance Review

SUMMARY

This white paper is intended to provide a review and analysis of existing Affordable Housing Ordinances and Regulations.¹ The focus of the review is to outline options for existing and proposed affordable housing requirements, affordable housing incentives and alternative means of compliance.

BACKGROUND

The County's Affordable Housing ordinances have been developed over a period of 15 years. Affordable housing requirements were initially established through the Community College District (CCD) adopted by Ordinance 2000-12. This ordinance required 15% affordable housing and was initially the only area in the County that required affordable housing. In 2006, Santa Fe County adopted Ordinance 2006-2, which expanded the area required for affordable housing to the Central and Northern areas of the County. This ordinance also increased the percentage of AH required to 30% for major projects² and 15% for minor projects.³ A total of 260 AH units have been built in Santa Fe County. During the period of 2003 through 2010, a total of 237 affordable dwelling units were built. With the exception of 43 affordable dwelling units in Aldea, almost all of the affordable housing constructed has been in the CCD. From 2010-2016, 23 units or an average of approximately 4 AH units per year were built during this time period.

An important goal of the Affordable Housing Program is long-term affordability. In general, the County requires the required affordable housing within a subdivision to be sold at or below a "maximum target housing price," which is based on the eligible buyer's⁴ income and ability to pay. If there is a difference between maximum housing target price and the appraised market price, the buyer is required to grant the County an "affordability lien" equal to the difference between 95% of the market value and the maximum housing target price. The purpose of the lien is to prevent a windfall to the buyer and help assure long-term affordability, because the lien is generally assumable by subsequent eligible buyers.

¹ Santa Fe County's Affordable Housing Program includes ordinances and regulations authorizing Santa Fe County to provide down payment assistance and roof repair or replacement and renovations regulations. These regulations are in accordance with the New Mexico Affordable Housing Act and have been approved by the NM Mortgage Finance Authority. These ordinances relating to providing assistance are not addressed in this review

² Subdivisions of 25 or more parcels.

³ Subdivisions of 5 to 24 parcels.

⁴ Eligible buyers are those that earn 120% or less than the area median income (AMI) and are divided into four income ranges. All except range 4 are below the AMI, and the affordable housing within a subdivision must be divided equally among the four income ranges.

After the economic downturn, which significantly reduced development Countywide, the County adopted Ordinance 2012-1. This Ordinance reduced the percentage of affordable housing required to 15% for major projects and 8% for minor projects. As a result of the reduction in the AH requirements, several Affordable Housing Agreements were amended to reflect the reduced requirements. In 2015, the Board also approved an alternative means of compliance for La Pradera that allowed homes built by the Community Housing Trust to be approved as affordable dwelling units. This was the first time that the County allowed a nonprofit to hold the lien rather than the County, which effectively removed the County from the role of assuring long-term affordability of these units.

In 2015, Santa Fe County adopted the Santa Fe Land Development Code (SLDC) which incorporated a compilation of the affordable housing ordinances that have been adopted and amended into Chapter 13 of the SLDC. Staff and legal review of Chapter 13 has identified several amendments and technical changes that need to be addressed in the SLDC revisions.

This review document identifies potential options to address issues that have been identified in the County's current affordable housing requirements and regulations. Additional concerns may be identified through the affordable housing discussion and public review process.

Affordable Housing Regulations Issues and Options for Consideration

SLDC Chapter 13 Fair and Affordable Housing Amendments: There is an immediate need to amend SLDC Chapter 13 to address clean up and clarification (Technical Changes). These amendments should be completed through a clear public review process and within the time frame for the SLDC 6 month review process. A summary of the proposed changes includes:

- Revise language to clarify intent but not change the basic requirements.
- Amend definitions in Chapter 13 to be consistent with SLDC definitions.
- Amend SLDC language to eliminate any county sharing in market appreciation, consistent with the amendment of Ordinance No. 2012-1 by Ordinance 2015-2.
- Amend language to eliminate any reduction in the lien, except for hardships, consistent with Ordinance No. 2015-2.

Current Santa Fe County Affordable Housing Requirements by Income Range and Project Type.

| Income Range | Minor Projects % 5 – 24 Lots | Major Projects % 25 or more Lots |
|---------------------------------------|---------------------------------|-------------------------------------|
| Income Range 1 <65% AMI | 2 | 3.75 |
| Income Range 2 66% to 80% AMI | 2 | 3.75 |
| Income Range 3 81% to 100% AMI | 2 | 3.75 |
| Income Range 4 101% to 120% AMI | 2 | 3.75 |
| Total AH required by subdivision type | 8 % | 15 % |

Potential Policy Amendments for Board Consideration:

Income Range Requirements: Affordable Housing regulations require a percentage of affordable dwelling units based on project size and income range requirements as identified in the table above. Income ranges are established by a percentage of the Area Median Income (AMI) in four income ranges: 0-65% AMI, 66-80% AMI, 81 to 100 % AMI and Tier 4 101-120% of AMI (see table above). The Affordable Housing Regulations establish the home price for each income range based on factors that include household size, number of bedrooms, % of gross income spent on housing, and interest rates. The County review may include considering options for amendments to address Income Range 1 and Income Range 4 for both minor and major projects. The following identify issues and options to address Income Range 1 and Income Range 4 for both minor and major projects.

1. **Income Range 1:** For Income Range 1 which is 0-65% AMI, there are concerns regarding readiness for home ownership for this income tier. This income range with a one-person household has an income limitation of \$29,445.00 yearly, which amounts to an hourly rate of approximately \$14.15. Homeowners in all income tiers may also be required to pay Homeowner Association Fees, which increases the housing cost. This is an indication of how challenging it is for potential home buyers in this income range to qualify and successfully maintain home ownership. Developers who provide housing for Income range 1 experience the most significant losses in comparison to the other ranges. The affordable housing regulations require that developers sell homes at the income ranges established in the regulations, which includes a lien in favor of the County for the difference between the sales price of the home and 95% of the appraised value of the home. The amount of the liens in favor of the County for Income Range 1 are from \$71,600.00 to \$146,410.00.

Income Range 1 Options:

- A. Delete Income Range 1 for Minor and Major projects and either increase the percentage required for other Tiers or reduce total percentage of affordable housing.
- B. Reduce the percentage of homes required for Income Range 1 for Minor Projects from 2% to 1 % and Major Projects from 3.75% to 2% and either increase percentage required for other Tiers or reduce total percentage required.
- C. Allow fee in lieu for Income Range 1 in the amount of the difference between the Required Sales Price of the Home and the 95 % Appraised value or to a set amount (% of total).

Pros:

- Elimination or reduction of affordable dwelling units in Income Range 1 addresses concerns from developers that this income range is the highest loss for each unit.
- Potential home buyers in this income range would not be set up for failure with mortgages and housing costs they may not be able to afford.
- If total requirements for affordable housing remain the same, the potential pool of applicants for Income Range 2, 3, and 4 would be increased.

Cons:

- Homeownership opportunities in Income Range 1 would be reduced.

2. **Income Range 4:** Affordable Housing regulations for Tier 4 is 101-120% of AMI. This income tier was established in the 2006 ordinance and has seen the least amount of affordable units built; only

3 units have been qualified in this income range. In the current housing market, the Tier 4 homes are selling at market rates. This is likely a result of a number of factors, which include previous affordable housing agreements that did not require this income tier; developer use of Alternative Means of Compliance; and the reluctance of potential buyers to go through the County program for a market range home as required by an Affordability Mortgage or Lien requirement (Ordinance 2015-2). Property owners may choose not to go through the County for market rate homes for the following reasons:

- AH Regulations do not allow property owner to rent property with the exception of immediate family members.
- County has right of first refusal option to purchase or sell to another affordable buyer.
- AH Regulations only allow upgrades up to \$5,000.00 for an affordable unit.
- Homeowners are required to complete homebuyer education.

Income Range 4 Options:

- A. Allow income Range 4 homes to be sold by developer. This option should include requirements that the County certifies that the affordable home buyer receives income eligibility and homebuyer training .

Pros:

- Developers would be able to sell Tier 4 homes without the hesitation from affordable buyers for County regulations and without requiring an affordability mortgage or lien in favor of the County.

Cons:

- Long term affordability is not ensured.

3. Alternative Means of Compliance: There is a need to review and consider revisions to the Alternative Means of Compliance Amendments to include rentals, fee in-lieu, long term affordability and the option for nonprofit organizations to hold liens. The existing ordinance identifies rentals but does not provide provisions for how this is addressed. There may be a need to develop criteria to allow for rental housing. The Fee-in lieu provision allows making a cash payment equal to or greater value than would have been required if the affordable unit had been constructed. This alternative does not provide a viable fee-in-lieu option from a developer perspective because the costs per unit is not feasible. For Long-term affordability, the Board has approved an affordable housing agreement amendment in one case that allowed a non-profit organization to hold the lien. Other developers have expressed an interest in receiving credit for affordable homes that have been built and sold by nonprofits as an option to address their affordable housing requirements. There is a need for the Board to consider whether and under what terms to allowing non-profits to hold liens will ensure long-term affordability.

Alternative Means of Compliance Options

- A. Explore the potential to partner with the Housing Authority or a non-profit to address rental requirements.
- B. Allow non-profit organizations to hold the liens instead of County.
- C. Develop alternative means of compliance to allow fee-in-lieu to address rental units.

Pros:

- Rental units are needed in Santa Fe County and there may be creative ways to address this need.
- Addresses concerns from developers who have expressed need for alternative compliance.

Cons:

- Rental requirements could be difficult to administer.
- Non-profits holding the liens would mean that the County would not receive revenue from liens when property is sold to a non-eligible buyer. Nonprofits would receive revenue through silent liens.
- It would be the nonprofit, not the County, that would be responsible for maintaining long-term affordability.

Other Potential Policy Considerations:

- **Areas for Affordable Housing:** Current boundary for Affordable Housing Requirement is Central and Northern Santa Fe County. Consider amending areas required for Affordable Housing to SDA 1. This would ensure that affordable housing has Adequate Public Facilities and Services. This option may provide a requirement for subdivisions outside of SDA-1 to include a fee in lieu.
- **Multi-Family.** Current regulations do not require multi-family residential to provide affordable housing. Consider option to require multi-family residential projects to provide affordable units or a fee in lieu.
- **Affordable Housing Administrator.** SLDC identifies an Affordable Housing Administrator. County does not currently have an Affordable Housing Administrator. This could be addressed through an amendment to designate someone for this role or remove this position from SLDC.
- **Affordable Housing Incentives.** The affordable housing regulations include affordable housing incentives as part of the regulations. There may be a need to amend incentives as part of the SLDC or Affordable Housing Regulations. AH Incentives include:
 - A. **Water for Affordable Housing-** This incentive eliminates the requirement to transfer water rights to the County for Affordable units so long as the County has water rights and is able to supply. This incentive is only available in the County water service area.
 - B. **Density Bonus-** This incentive is not applicable in the CCD because the density is allowed without the density bonus.
 - C. **Energy Efficiency-** This section identifies energy efficiency incentives but there are no incentives identified. Consider adding incentives or eliminating this section.
 - D. **Relief from Development Fees.** This incentive is utilized.
 - E. **Relief from additional County Water Utility Connection Charges.** This incentive works for areas on the County Utility. Does not work for areas outside of County Utility Service Area.
 - F. **Reduction of Lot Size for Affordable Units.** This incentive is not applicable in the CCD because the density is allowed without the density bonus.
 - G. **Developer Subsidy.** This incentive is part of Ordinance 2011-6 and is not part of the SLDC. The Board has allocated funding for this subsidy but it has not been utilized. Regulations for qualification for this subsidy may need to be refined to make this incentive function.

Proposed Next Steps for Affordable Housing Regulation Amendments

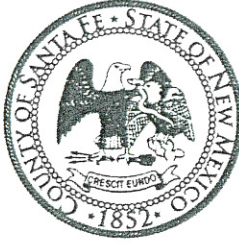
If the Board directs staff to move forward with SLDC Chapter 13 Affordable Housing amendments, the following are proposed next steps:

1. Address Board direction on any proposed amendments to Affordable Housing regulations.
2. Incorporate proposed amendments to Chapter 13 of the SLDC.
3. Conduct Public and Stakeholder Meetings to review proposed amendments.
4. Propose SLDC amendments for September BCC Meeting.
5. Public Review and adoption process to coincide with SLDC 6 month amendments.
6. Amend AH Regulations to coincide with Chapter 13 SLDC Amendments.

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

To: Board of County Commissioners

From: Carole Jaramillo, Finance Division Director

Through: Katherine Miller, County Manager

Date: July 19, 2016

RE: Resolution 2016-____ A Bond Election Proclamation and General Obligation Bond Election Resolution (Finance Division/Carole Jaramillo)

ISSUE

The Santa Fe County Finance Division is presenting a bond election proclamation and general obligation bond election resolution calling for the five bond questions to be included on the ballot and submitted to the voters at the next general election which will be held on November 8, 2016. The five bond questions posed to the voters will request the issuance of general obligation bonds payable from general (ad valorem) taxes for road projects (\$13,600,000), water and waste water projects (\$4,800,000), public safety facilities (\$7,000,000) open space and trails projects (\$4,600,000), and community health facilities (\$5,000,000).

BACKGROUND

Santa Fe County has engaged in a capital planning process which, in part, relies upon the issuance of general obligation bonds to finance capital projects over the next five years. The County's practice is to pose general obligation bond questions to the voters during the general election every four years and issue any bonds approved by the voters in two or more series over the course of the subsequent four years. This approach has been effective in allowing the County to maintain a fairly flat property tax debt service mill rate as the capital plan financing plan is implemented. In addition to the stable property tax rate, there are other benefits to this approach for the county and its residents which include:

- Supporting an internal capacity to manage projects;
- Providing for a steady work flow to manage staffing;
- Ensuring reliable work for local contractors; and

RECOMMENDATION

The Finance Division requests approval of the above captioned bond election proclamation and general obligation bond election resolution calling for five general obligation bond questions to be placed on the ballot of the general election to be held in November, 2016.

**THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY, NEW MEXICO**

RESOLUTION NO. 2016-_____

**A
BOND ELECTION PROCLAMATION AND
GENERAL OBLIGATION BOND ELECTION RESOLUTION**

WHEREAS, the Board of County Commissioners (the "Board") of Santa Fe County, New Mexico (the "County"), has determined upon its own initiative to submit to an election the question of the issuance of its general obligation bonds in the maximum amount and for the purpose hereinafter specified without the prior filing of a petition by qualified electors; and

WHEREAS, it is the opinion of the Board that it is necessary and in the best interests of the residents of the County that there be submitted to a vote of the registered qualified electors of the County, the question of whether the County should issue its general obligation bonds for the purposes hereinafter specified; and

WHEREAS, it is the opinion of the Board that it is necessary and in the best interests of the residents of the County to provide (i) suitable and sufficient improvements to roads within the County; (ii) County water and wastewater projects within the County; (iii) County fire and other public safety facilities within the County; (iv) improvements and restoration to open space, trails and parks within the County; and (v) community health facilities within the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. The Board, on its own initiative, does hereby call for the following questions to be included on the ballot and submitted to the registered qualified electors of Santa Fe County, New Mexico, at the general election on Tuesday, November 8, 2016:

- A. Shall Santa Fe County issue up to \$13,600,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve roads within the County?
- B. Shall Santa Fe County issue up to \$4,800,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve water and wastewater projects within the County?

- C. Shall Santa Fe County issue up to \$7,000,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve fire and other public safety facilities within the County?
- D. Shall Santa Fe County issue up to \$4,600,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, improve, and restore open space, trails and parks within the County?
- E. Shall Santa Fe County issue up to \$5,000,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve community health facilities within the County?

Section 2. The details concerning notice of such questions to be submitted at the general election shall be provided by separate resolution of the Board of County Commissioners.

PASSED, APPROVED, AND ADOPTED this 26th day of July, 2016.

BOARD OF COUNTY COMMISSIONERS
SANTA FE COUNTY, NEW MEXICO

By: _____
Miguel M. Chavez, Chair

ATTEST:

(SEAL)

By: _____
Geraldine Salazar, County Clerk

EXCERPT FROM THE MINUTES OF A REGULAR MEETING
OF THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY, NEW MEXICO

STATE OF NEW MEXICO)
) ss.
SANTA FE COUNTY)

The Board of County Commissioners of Santa Fe County, New Mexico (the "Board") met in regular session in full conformity with the laws and the rules and regulations of the Board, in the Commission Chambers of the County Administrative Building, Santa Fe, New Mexico, the regular meeting place of the Board, on the 26th day of July, 2016, at the hour of 2:00 p.m., at which time there were present and answering the roll call the following members:

Chair: _____

Members: _____

Absent: _____

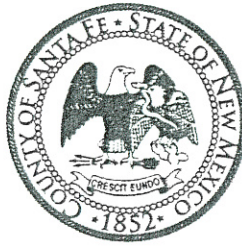
Also present: _____

The following resolution was introduced:

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

To: Board of County Commissioners

From: Carole Jaramillo, Finance Division Director

Through: Katherine Miller, County Manager

Date: July 19, 2016

RE: **Resolution 2016-____ A Bond Election Resolution (Finance Division/Carole Jaramillo)**

ISSUE

The Santa Fe County Finance Division is requesting approval of a bond election resolution calling for five bond questions to be included on the ballot and submitted to the voters coincident with the next general election. The resolution also requests that, pursuant to Section 4-49-8, NMSA 1978, the Notice of Election be published in full, in English and Spanish, once a week for at least three consecutive weeks wherein notice will be given for a general obligation bond election is to be held in Santa Fe County during the general election on Tuesday, November 8, 2016. The five general obligation bond questions will seek voter approval for the issuance of general obligation bonds payable from general (ad valorem) taxes for road projects (\$13,600,000), water and waste water projects (\$4,800,000), public safety facilities (\$7,000,000) open space and trails projects (\$4,600,000), and community health facilities (\$5,000,000).

BACKGROUND

Santa Fe County has engaged in a capital planning process which, in part, relies upon the issuance of general obligation bonds to finance capital projects over the next five years. The County's practice is to pose general obligation bond questions to the voters during the general election every four years and issue any bonds approved by the voters in two or more series over the course of the subsequent four years. This approach has been effective in allowing the County to maintain a fairly flat property tax debt service mill rate as the capital plan financing plan is implemented.

In addition to the stable property tax rate, there are other benefits to this approach for the county and its residents which include:

- Supporting an internal capacity to manage projects;
- Providing for a steady work flow to manage staffing;
- Ensuring reliable work for local contractors; and

RECOMMENDATION

The Finance Division requests approval of the above captioned bond election resolution calling for five general obligation bond questions be included on the November 8, 2016 ballot and requesting publication of the Notice of Election pursuant to Section 4-49-8, NMSA 1978.

**THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY, NEW MEXICO**

RESOLUTION NO. 2016-

A BOND ELECTION RESOLUTION

WHEREAS, the Board of County Commissioners of Santa Fe County, New Mexico (the "Board") has heretofore adopted a resolution (the "General Obligation Bond Election Resolution") calling the questions set forth therein to be included on the ballot and submitted to the registered qualified electors of Santa Fe County at the general election to be held on November 8, 2016; and

WHEREAS, the General Obligation Bond Election Resolution was duly adopted and is in accordance with law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. That the general obligation bond questions called for by the General Obligation Bond Election Resolution shall be included on the ballot and submitted to the registered qualified electors of Santa Fe County, New Mexico coincident with the general election on Tuesday, November 8, 2016 (the "Election Date").

Section 2. Pursuant to Section 4-49-8, NMSA 1978, the Notice of Election shall be published in full, in substantially the following form with only such changes as are approved by the Chair of the Board and as provided by law, in English and Spanish once a week for at least three (3) consecutive weeks.

[Form of Notice]

**NOTICE OF SANTA FE COUNTY GENERAL OBLIGATION
BOND ELECTION TO BE HELD DURING THE GENERAL ELECTION ON
NOVEMBER 8, 2016**

NOTICE IS HEREBY GIVEN that at a general obligation bond election (the "Election") to be held in Santa Fe County, New Mexico (the "County") during the general election on Tuesday, the 8th day of November, 2016, there will be presented for vote to the qualified registered electors of the County the following questions:

- A. Shall Santa Fe County issue up to \$13,600,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve roads within the County?

- B. Shall Santa Fe County issue up to \$4,800,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve water and wastewater projects within the County?
- C. Shall Santa Fe County issue up to \$7,000,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve fire and other public safety facilities within the County?
- D. Shall Santa Fe County issue up to \$4,600,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, improve, and restore open space, trails and parks within the County?
- E. Shall Santa Fe County issue up to \$5,000,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve community health facilities within the County?

The bonds shall have a net effective interest rate of not more than ten percent (10%) a year, unless the State Board of Finance at any time prior to delivery of the bonds approves a higher net effective interest rate in writing, and the bonds shall mature not more than twenty (20) years from their date.

The polls, except the absentee precinct, for the Election will be open between the hours of 7:00 a.m. and 7:00 p.m. on November 8, 2016. The polls shall be located within the County as follows, with the numbers on the left indicating the precinct number served by the polling place:

- 1 ----- SOMBRILLO ELEMENTARY
- 2 ----- SOMBRILLO ELEMENTARY
20 A State Rd 106
- 3 ----- BENNY J. CHAVEZ CENTER
354 A Juan Medina Rd.
- 4 ----- CUNDIYO COMMUNITY CENTER
5 Jose Simon Drive
- 5 ----- EL RANCHO COMMUNITY CENTER
394 County Road 84

- 6 ----- TESUQUE PUEBLO INTERGENERATIONAL CENTER
39 TP 804
- 7 ----- RIO EN MEDIO COMMUNITY CENTER
1 El Alto
- 8 ----- TESUQUE ELEMENTARY
1555 Bishop's Lodge Road
- 9 ----- ACEQUIA MADRE ELEMENTARY
700 Acequia Madre
- 10 ----- FORT MARCY COMPLEX
490 Bishops Lodge Rd
- 11 ----- GONZALES COMMUNITY SCHOOL
851 W. Alameda St
- 12 ----- LA CIENEGA COMMUNITY CENTER
136 Camino San Jose
- 13 ----- HONDO FIRE STATION #2
645 Old Las Vegas Hwy.
- 14 ----- TURQUOISE TRAIL ELEMENTARY
13 A San Marcos Loop
- 15 ----- SOUTH MOUNTAIN ELEMENTARY
- 16 ----- SOUTH MOUNTAIN ELEMENTARY
577 State Road 344
- 17 ----- GALISTEO COMMUNITY CENTER
35 Avenida Vieja
- 18 ----- EDGEWOOD ELEMENTARY
171 State Road 344
- 19 ----- STANLEY COMMUNITY CENTER
13 W. Kinsell Ave.
- 20 ----- GONZALES COMMUNITY SCHOOL
- 21 ----- GONZALES COMMUNITY SCHOOL
851 W. Alameda St
- 22 ----- MONTEZUMA LODGE
431 Paseo de Peralta

- 23 ----- NAMBE COMMUNITY/SENIOR CENTER
180 A State Road 503
- 24 ----- ACADEMY AT LARRAGOITE SCHOOL
1604 Agua Fria St.
- 25 ----- ASPEN COMMUNITY MAGNET SCHOOL
450 La Madera St.
- 26 ----- TIERRA ENCANTADA CHARTER SCHOOL @ ALVORD
27 ----- TIERRA ENCANTADA CHARTER SCHOOL @ ALVORD
551 Alarid St.
- 28 ----- MONTEZUMA LODGE
431 Paseo de Peralta
- 29 ----- SANTA FE COUNTY FAIR BUILDING
3229 Rodeo Rd.
- 30 ----- FORT MARCY COMPLEX
490 Bishops Lodge Rd
- 31 ----- SALAZAR ELEMENTARY
32 ----- SALAZAR ELEMENTARY
1231 Apache Ave.
- 33 ----- ASPEN COMMUNITY MAGNET SCHOOL
450 La Madera St.
- 34 ----- SALAZAR ELEMENTARY
1231 Apache Ave.
- 35 ----- NAVA ELEMENTARY
2655 Siringo Rd.
- 36 ----- ACEQUIA MADRE ELEMENTARY
700 Acequia Madre
- 37 ----- CAPSHAW MIDDLE SCHOOL
351 W. Zia Rd.
- 38 ----- KEARNY ELEMENTARY
39 ----- KEARNY ELEMENTARY
901 Avenida De Las Campanas

- 40 ----- SAN ILDEFONSO PUEBLO VISITOR CENTER
74 Povi Kaa Dr.
- 41 ----- DE VARGAS MIDDLE SCHOOL
1720 Llano St.
- 42 ----- PUBLIC SCHOOL ADMINISTRATION BUILDING
43 ----- PUBLIC SCHOOL ADMINISTRATION BUILDING
610 Alta Vista St.
- 44 ----- WOOD GORMLEY ELEMENTARY
141 E. Booth St.
- 45 ----- UNITARIAN CHURCH
46 ----- UNITARIAN CHURCH
107 W. Barcelona Rd.
- 47 ----- ACEQUIA MADRE ELEMENTARY
700 Acequia Madre
- 48 ----- ATALAYA ELEMENTARY
721 Camino Cabra
- 49 ----- KEARNY ELEMENTARY
901 Avenida De Las Campanas
- 50 ----- NAVA ELEMENTARY
2655 Siringo Rd.
- 51 ----- DE VARGAS MIDDLE SCHOOL
1720 Llano St.
- 52 ----- E.J. MARTINEZ ELEMENTARY
401 W. San Mateo Rd.
- 53 ----- PASA TIEMPO SENIOR CENTER
664 Alta Vista St.
- 54 ----- CAPSHAW MIDDLE SCHOOL
351 W. Zia Rd.
- 55 ----- ST. JOHN'S METHODIST CHURCH
1200 Old Pecos Trail
- 56 ----- SANTA FE COUNTY FAIR BUILDING
3229 Rodeo Rd.

- 57 ----- GLORIETA FIRE STATION
43 Fire Station Rd.
- 58 ----- ABEDON LOPEZ COMMUNITY CENTER
155 A Camino De Quintana
- 59 ----- POJOAQUE MIDDLE SCHOOL
60 ----- POJOAQUE MIDDLE SCHOOL
1797 State Road 502
- 61 ----- NAMBE COMMUNITY/SENIOR CENTER
180 A State Road 503
- 62 ----- LA CIENEGA COMMUNITY CENTER
136 Camino San Jose
- 63 ----- ELDORADO COMMUNITY SCHOOL
2 Avenida Torreon
- 64 ----- SWEENEY ELEMENTARY
4100 South Meadows Rd.
- 65 ----- ELDORADO COMMUNITY SCHOOL
2 Avenida Torreon
- 66 ----- EL CAMINO REAL ACADEMY
2500 South Meadows Rd.
- 67 ----- RAMIREZ THOMAS ELEMENTARY
3200 Calle Po Ae Pi
- 68 ----- HONDO FIRE STATION #2
645 Old Las Vegas Hwy.
- 69 ----- ELDORADO COMMUNITY SCHOOL
2 Avenida Torreon
- 70 ----- AMY BIEHL COMMUNITY SCHOOL
301 Avenida del Sur
- 71 ----- ELDORADO COMMUNITY SCHOOL
2 Avenida Torreon
- 72 ----- ST. JOSEPH'S PARISH HALL
2 E. Waldo St.

- 73 ----- EDGEWOOD ELEMENTARY
171 State Road 344
- 74 ----- KEARNY ELEMENTARY
901 Avenida De Las Campanas
- 75 ----- SWEENEY ELEMENTARY
4100 S. Meadows Rd.
- 76 ----- CHAPARRAL ELEMENTARY
77 ----- CHAPARRAL ELEMENTARY
2451 Avenida Chaparral
- 78 ----- SANTA FE COUNTY FAIR BUILDING
3229 Rodeo Rd.
- 79 ----- ABEDON LOPEZ COMMUNITY CENTER
155 A Camino De Quintana
- 80 ----- EL CAMINO REAL ACADEMY
2500 South Meadows Rd.
- 81 ----- CAPSHAW MIDDLE SCHOOL
351 W. Zia Rd.
- 82 ----- LAS TIERRAS FIRE STATION
6 Arroyo Calabasas Rd.
- 83 ----- UNITY CHURCH OF SANTA FE
1212 Unity Way
- 84 ----- EDGEWOOD ELEMENTARY
85 ----- EDGEWOOD ELEMENTARY
171 State Road 344
- 86 ----- ORTIZ MIDDLE SCHOOL
4164 S. Meadows Rd.
- 87 ----- NAMBE PUEBLO TRIBAL ADMINISTRATIVE BUILDING
15 Bayay Poe
- 88 ----- TURQUOISE TRAIL ELEMENTARY
13 A San Marcos Loop
- 89 ----- NINA OTERO COMMUNITY SCHOOL
5901 Herrera Rd.

90 ----- LAS TIERRAS FIRE STATION
6 Arroyo Calabasas Rd.

IN TESTIMONY WHEREOF, the Board of County Commissioners of Santa Fe County, New Mexico, being the governing body of the County, has caused this notice to be published as required by law and dated this 26th day of July, 2016.

BOARD OF COUNTY COMMISSIONERS
SANTA FE COUNTY, NEW MEXICO

By: _____/s/_____
Miguel M. Chavez, Chair

ATTEST:

(SEAL)

By: _____/s/_____
Geraldine Salazar, County Clerk

[End Form of Notice]

Section 3. The bond questions listed in Section 1 of the General Obligation Bond Election Resolution shall be submitted separately to all qualified registered County electors on a single ballot and shall be so arranged so that a separate tally can be maintained of the votes cast for the question and against the question. Paper ballots shall be used as required by NMSA 1978, § 1-9-7.1 (2011).

Section 4. The complete bond question to be submitted, in English and Spanish, shall be placed on the ballot near the place of voting in plain view of the voters so that the complete question may be examined before they vote. The ballot questions shall be in substantially the following form:

GENERAL OBLIGATION BOND QUESTION NO. 1

FOR 

ROAD
PROJECT BONDS

AGAINST 

ROAD
PROJECT BONDS

Shall Santa Fe County issue up to \$13,600,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve roads within the County?

GENERAL OBLIGATION BOND QUESTION NO. 2

FOR 

WATER/
WASTEWATER
PROJECT BONDS

AGAINST 

WATER/
WASTEWATER
PROJECT BONDS

Shall Santa Fe County issue up to \$4,800,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve water and wastewater projects within the County?

GENERAL OBLIGATION BOND QUESTION NO. 3

FOR 

PUBLIC SAFETY
FACILITIES BONDS

AGAINST 

PUBLIC SAFETY
FACILITIES BONDS

Shall Santa Fe County issue up to \$7,000,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve fire and other public safety facilities within the County?

GENERAL OBLIGATION BOND QUESTION NO. 4

FOR



OPEN SPACE, TRAILS
AND PARKS BONDS

AGAINST



OPEN SPACE, TRAILS
AND PARKS BONDS

Shall Santa Fe County issue up to \$4,600,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, improve, and restore open space, trails and parks within the County?

GENERAL OBLIGATION BOND QUESTION NO. 5

FOR



COMMUNITY
HEALTH FACILITIES
BONDS

AGAINST



COMMUNITY
HEALTH FACILITIES
BONDS

Shall Santa Fe County issue up to \$5,000,000 in general obligation bonds payable from general (*ad valorem*) taxes to acquire, construct, design, equip, and improve community health facilities within the County?

Section 5. The Chair of the Board and County Clerk of Santa Fe County, New Mexico, be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution and the General Obligation Bond Election Resolution, including the giving of notice pursuant to Section 6-15-1 NMSA 1978, to the Local Government Division of the Department of Finance and Administration.

Section 6. The County Clerk is authorized and directed to take any and all steps necessary for the proper conduct of the election, including giving timely notice of the election by proclamation by publication and posting thereof and compliance with the Federal Voting Rights Act.

Section 7. All actions heretofore taken by the Board, the Chair of the Board and the County Clerk not inconsistent with the provisions of this Resolution and the General Obligation Bond Election Resolution be, and the same hereby are, ratified, approved and confirmed.

PASSED, APPROVED, AND ADOPTED this 26th day of July, 2016.

BOARD OF COUNTY COMMISSIONERS
SANTA FE COUNTY, NEW MEXICO

By: _____
Miguel M. Chavez, Chair


ATTEST:

(SEAL)

By: _____
Geraldine Salazar, County Clerk

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

Modrall, Sperling, Roehl, Harris & Sisk, P.A.,
as Bond Counsel

By:  _____
Peter Franklin

Member _____ then moved the adoption of the foregoing Resolution.
Member _____ seconded such motion. The motion to adopt the Resolution
was thereupon put to a vote, the Resolution was passed and adopted on the following
vote:

Those Voting Aye: _____

Those Voting Nay: _____

Those Absent: _____

_____ () members of the Board having voted in favor of said motion,
the presiding officer declared said motion carried and said Resolution adopted. The
County Clerk was directed to enter the foregoing proceedings and Resolutions upon the
records of the minutes of the Board.

After consideration of other business not related to the bond election, the meeting was, upon motion duly made, seconded, and passed, duly adjourned.

BOARD OF COUNTY COMMISSIONERS
SANTA FE COUNTY, NEW MEXICO

By: _____
Miguel M. Chavez, Chair

ATTEST:

(SEAL)

By: _____
Geraldine Salazar, County Clerk

