

**COMMUNITY DEVELOPMENT COMMISSION
JUNE 17, 2026, 3:00 PM
COUNCILORS' CONFERENCE ROOM, CITY HALL
SANTA FE, NEW MEXICO**

1. CALL TO ORDER

A meeting of the Community Development Commission was called to order by Councilor Alma Castro, Chair, at 3:01 pm, on June 17, 2026, in the Councilors' Conference Room, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT

Councilor Alma Castro, Chair
Commissioner Rosario Torres
Commissioner Ken Hughes
Commissioner Anne Watkins
Commissioner Garron Yepa
Commissioner Alissa Keny-Guyer
Commissioner Russell Brott, virtually

OTHERS PRESENT

Mayor Michael Garcia
Xavier Vigil, Assistant City Clerk
Heather Lamboy, Director, Land Use Department
Christina Browning, Deputy Director, Affordable Housing
Travis Dutton-Leyba, Chief Procurement Officer
JoAnn Lovato, Procurement Manager
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Keny-Guyer, to approve the agenda as presented.

VOTE The motion passed on a roll call vote as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, yes; Chair Castro, yes.

4. APPROVAL OF MINUTES

A. REQUEST FOR APPROVAL OF THE MAY 20, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES.

This item was postponed.

B. REQUEST FOR APPROVAL OF THE MAY 26, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES.

This item was postponed.

5. DISCUSSION AGENDA

A. COMMUNITY DEVELOPMENT COMMISSION ADVISORY ROLE AND ADDRESS GOALS AND OBJECTIVES FOR AFFORDABLE HOUSING

Mayor Garcia said a copy of the Ordinance has been provided for folks. He is available for any questions. We value your time and input and passion and are doing all we can in incorporating that as we move forward. There has been some concern expressed around what the role is of the Commission and what the Commission is supposed to be doing and what the Commission wants to do. This is the black and white document that you need to operate from. This committee is fully empowered to do the work before them. A State law was created that requires municipalities to create these commissions. That law was repealed. In essence, we do not have to have this type of board. He is not saying that is the path we want to go, but it is not required. There has to be something to allocate funds from the Housing Trust Board. This is what is allowed. He knows some Commissioners want to do above and beyond, but this is what is allowed.

Mayor Garcia said his hope is that by empowering the Commission we can determine if this is still usable. Ultimately, this Commission is an advisory committee. The Governing Body takes the advice of the Commission and moves forward. The Governing Body can do something completely different if they wish. That is within the purview of the Governing Body. He feels it has been implied by at least one Commissioner that this body makes the decisions. It does not. The Governing Body makes the decisions. We want to have a Commission that will ultimately move the work forward for the citizens. Affordable housing is a priority of his administration. We are exploring other options for funds as well. We need to all work together for a common goal for the citizens of Santa Fe. We want to make sure we are valuing your time.

There was discussion around making suggestions regarding the Ordinance, the General Plan for the City, the MPO and where housing planning fits in.

Ms. Lamboy said we work in lock step with the MPO. We make presentations to them and get feedback from all the different departments. The wording you are seeing has to do with the economic development component, not all components of the general plan. We have been soliciting feedback.

Commissioner Keny-Guyer said she feels strongly that it is very clear that you make the decisions. To date, they have taken all of our recommendations. She hopes the Governing Body knows how much work we put into the RFPs. CDBG and the Affordable Housing Trust Fund are the things we focus on. She thinks the community thinks we should do more on the Santa Fe Homes Program.

The members introduced themselves, sharing their areas of expertise.

Mayor Garcia said do not hesitate to reach out to him if you have any questions.

B. CONSIDERATION OF BILL NO. 2026-11. ADOPTION OF ORDINANCE NO. 2026-____. A BILL RELATING TO THE SANTA FE HOMES PROGRAM AND REQUIREMENTS FOR RENTAL UNITS; AMENDING SECTION 26-1.22 TO MAKE CERTAIN TECHNICAL CHANGES, TO CLARIFY THE CALCULATION OF FEES PAID IN LIEU OF PROVIDING ON-SITE AFFORDABLE UNITS, TO AMEND THE FEE-IN-LIEU CALCULATION TO USE THIRTY PERCENT OF THE AREA MEDIAN INCOME INSTEAD OF SIXTY-FIVE PERCENT WHEN DETERMINING BASE FEE AMOUNT.

Chair Castro presented Bill No. 2026-11.

Commissioner Keny-Guyer said she understands by lowering the amount of area median income, the fee in lieu of would be more and bring in more money. She is a strong supporter of inclusionary zoning and thinks it is important that we have mixed income neighborhoods. She has been disappointed that because it has been so low, almost every development has used fee in lieu of. What is on the incentive side. A State law was passed that gave more incentives to developers such as waiving fees. She is all for raising the fee in lieu of costs. A goal of having more mixed income neighborhoods is critical, but has to be balanced with incentives so we do not lose developers.

Mayor Garcia said this is the short term beginning of a process of us updating the Santa Fe Homes Program. The entire Governing Body wants to work on the Santa Fe Homes Program. There have to be actions taken now. This starts the process. We are going to work to update this.

Ms. Lamboy said Phase One of working on Chapter 14 was about

reorganization. We did accomplish some tasks which included incorporating affordable housing incentives.

Ms. Lamboy gave a PowerPoint presentation including incentives provided to developers.

Commissioner Brott asked for more information about the analysis done to arrive at this proposal. It seemed arbitrary when he reviewed it.

Mayor Garcia said he the person who made the decision. On average it costs \$100,000 to develop a unit. That comes from developers. The fee is \$1,000. If this passes, it raises the fee by \$7,000. If developers tell him that will cause a development not to happen we do not need that developer. When we tried to eliminate the fee in lieu of on the Midtown Campus that was the consistent number being thrown around. Eliminating the fee in lieu of on the campus was not done and thought to be not feasible for the development community. Homewise came out against the fee in lieu of on the Midtown Campus. Homewise is now putting forth a proposal that would have done the same thing as his proposal 3 years ago. They are asking us to donate land. His priority is to look out for the residents of Santa Fe. If raising the developer cost per unit by \$7,000 is going to be a deal breaker then we have a much bigger problem on our hands.

There was continued discussion regarding alternatives in raising funds for the Affordable Housing Trust Fund, Trust Fund loans rather than grants, maintenance of what the City already has, keeping people housed, keeping the affordable units affordable for a longer time, expanding bus rides to the weekend with micro transit, building systems into the current government, quality of life issues and evaluation, the success or lack of success of fee in lieu of, a phased approach to raising the fee, rental rates in Santa Fe, amount of new units brought on board, and adjusting the fee for inflation.

6. MATTERS FROM STAFF

A. COMMUNITY DEVELOPMENT MEMBER TRAINING

Mr. Vigil gave a review of how agendas and packets can be accessed on line and the public portal. He reviewed the use of Civic Plus access, including how to access attachments and download them.

B. REVIEW OF REQUEST FOR PROPOSALS AND PROCUREMENT LAW

Mr. Dutton-Leyda stated regarding this process, you cannot communicate directly with the applicants. It has to be done collectively. Mr. Dutton-Leyda reviewed the process of the RFP and assigning points to different criteria based on what the

Commission finds important.

Ms. Lovato said we have had to cancel the affordable housing RFP due to issues and will not move forward with the awards recommended. Please review the RFP, which will be reissued, and ensure that everyone who is interviewed is asked the same questions. It has to be fair across the board. The CDBG RFP is out. Now is your chance to comment on that.

Chair Castro said the process was invalidated because we broke Executive Session. That gives us an opportunity to look at the RFP and clarify what we want to standardize and what we want.

Ms. Lamboy said it is important to make sure we do this right. The procurement process is the responsibility of government. It has to be done with proper procedures and ethics.

C. COMMUNITY DEVELOPMENT BLOCK GRANT FUND REQUEST FOR PROPOSAL TIMELINE.

Ms. Lovato showed the Commission how to access Open Gov in real time.

7. MATTERS FROM THE COMMITTEE

There was discussion about focusing on the RFP so the scoring can be done uniformly and fairly.

Ms. Browning said there are things in place that we need to adhere to.

8. MATTERS FROM THE CHAIR

Chair Castro said we will be holding a Homeless Summit on June 29th, The Governing Body will be having a study session on homelessness on July 1st.

9. NEXT MEETING: WEDNESDAY, JULY 15, 2026

10. ADJOURN

There being no further business before the Commission, the meeting adjourned at 4:58 pm.

Councilor Alma Castro, Chair

Elizabeth Martin, Stenographer