

COMMUNITY DEVELOPMENT COMMISSION
MAY 21, 2025, 3:30 PM
123 E. MARCY STREET, SUITE 2025, CONFERENCE ROOM
SANTA FE, NEW MEXICO

1. CALL TO ORDER

A meeting of the Community Development Commission was called to order by Councilor Romero-Wirth, Chair, at 3:33 pm, on May 21, 2025, in the Conference Room, 123 E. Marcy Street, Suite 205, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT

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

OTHERS PRESENT

Rocio Gosende, Affordable Housing Project Manager
Johanna Nelson, Director, Economic Development Department and Acting
Director, Affordable Housing
Elizabeth Martin, Stenographer, virtually

3. APPROVAL OF AGENDA

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Watkins, 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; Commissioner Keny-Guyer, yes; Commissioner Brott, yes; Chair Romero-Wirth, yes.

4. APPROVAL OF MINUTES

A. 04/16/25 MINUTES

Commissioner Torres' name is spelled with an s not a z.

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Watkins, to approve the minutes as amended.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa; Commissioner Keny-Guyer, abstained; Commissioner Brott, abstained; Chair Romero-Wirth, yes.

5. PRESENTATIONS

None.

6. DISCUSSION AGENDA

A. REQUEST FOR APPROVAL OF THE 2025-2026 ANNUAL ACTION PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AS A CONDITION TO THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Chair Romero-Wirth stated that this item is not ready for approval because of pending changes recommended by HUD. It will be brought back for a vote at the next meeting.

Ms. Nelson said they want us to clarify how we want to use our unused funds.

Ms. Gosende said the blacked out portions are for community engagement and feedback. We don't have that yet.

Ms. Nelson said we are still in discussion with HUD regarding necessary levels of detail on unused funds and program income. Programs are at a standstill until we have a new contract. HUD recommended we use any program income to go back to the program, which is how it is currently handled. Both Homewise and the Housing Trust generate program income.

Ms. Nelson said we have unused funds in the amount of \$223,000.

Chair Romero-Wirth asked we need to add what we are going to use those funds for.

Ms. Nelson said yes, we need to decide the use. We are working on that now. We have a pitch for you and would like to work with you on that.

Chair Romero-Wirth asked if we will miss a deadline as the next opportunity to vote on this will be in June.

Ms. Nelson said HUD has delayed their awards so we will make the new deadline. After the Commission votes at the next meeting, the plan will go to Governing Body for approval.

Ms. Nelson said we can look at projects that are already funded and add funding or fund a project that was denied. We have no shortage of projects. This one is for financial literacy in the community. We connected with United Way and other parties to create a Financial Literacy Empowerment Center. We will bring in a Coordinator. There is a plot of land next to the Teen Center with a modular building owned by the YMCA that is in disrepair. The current tenant of the modular building is Earth Care. The YMCA is open to selling the building or to a creative solution to use the building. We are proposing that, if we get control of the building, to use it for the center and Earth Care. United Way is also interested in opening an Operation Center for Northern New Mexico and providing a coordinator. We would try to get the building donated.

Chair Romero-Wirth said so potentially we would buy the building from YMCA. Earth Care would stay and United Way would open an Operation Center for Northern New Mexico and bring a Coordinator.

Ms. Nelson said the building has been appraised at \$400,000. Neither the YMCA nor the City are interested in the building at that amount due to the necessary repairs. It would be a temporary solution for the next couple of years.

Commissioner Watkins asked how much it will cost to make it usable now.

Ms. Nelson said the issue is with the roof. Our Asset Development Team did a review. We would like your feedback as to if it is worth pursuing.

Commissioner Brott said it does not appeal to him with the repairs. Rent something.

Chair Romero-Wirth said her concern is the time frame and how much you don't know.

Commissioner Yepa said he would prefer to use program income for that use. He would like folks who did proposals to have access to that money.

Chair Romero-Wirth said we don't want this idea to hold up our plan and award.

The Commissioners agreed.

Commissioner Watkins said we need to do something on the southside.

Ms. Nelson said we can go back to options one and two, to add money to underfunded projects or to reconsider projects that were not selected. If we got your guidance today, we would put that in writing and get your vote at the next meeting. If you want to have an in-depth discussion, we will need to have a special meeting.

Commissioner Torres said she is familiar with the space that has been discussed. She does not think there is enough room for what you are presenting. We have several projects that have not moved and need additional funds. She would rather look at those projects. She thinks we need to focus on housing - Alto Street, Santa Fe Suites and the Lamplighter.

Commissioner Watkins said maybe it makes more sense to look at the projects from the last round. She is not a fan of adding projects, but funding what was underfunded.

Chair Romero-Wirth asked if there was any objection to that.

There were no objections stated.

Chair Romero-Wirth said staff needs is our consensus that we want to use the funds to add to projects we have already funded.

Ms. Nelson said we will come back with a revised plan for the June agenda where we will decide.

7. MATTERS FROM STAFF

Ms. Gosende said the due date to submit the plan is August 16th. There will be a 30 day public comment period right after the June meeting, then it will go to Governing Body. The Affordable Housing RFP will be published by May 30th.

There was discussion about the RFP outlining the needs.

Ms. Gosende explained how the RFP is structured at this time.

Chair Romero-Wirth said we can check on having future RFPs come to the Commission in the future. She values what Commissioner Brott said about outlining needs. Maybe we can make this an agenda item in the future for next year.

Ms. Nelson said regarding the Director position, it is still open and being recruited. The Planner position is also open and we are losing Toniette next week.

8. MATTERS FROM THE COMMITTEE

None.

9. MATTERS FROM THE CHAIR

None.

10. NEXT MEETING: JUNE 18, 2025

11. ADJOURN

There being no further business before the Commission, the meeting adjourned at 5:04 pm.

Councilor Carol Romero-Wirth, Chair

Elizabeth Martin, Stenographer