



AGENDA

REGULAR MEETING OF
THE QUALITY OF LIFE
COMMITTEE
APRIL 21, 2021
5:00 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR QUALITY OF LIFE COMMITTEE MEETING

Attendance: In response to the State’s declaration of a Public Health Emergency, the Mayor’s Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, the Quality of Life Committee meeting will be conducted virtually.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe’s YouTube channel at <https://www.youtube.com/user/cityofsantafe>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Internet: To join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet, use the following link: <https://santafenmgov.zoom.us/j/91023070113?pwd=QTJrQjl3M2c3TFpCRjVaRkJKYU53UT09>.

Passcode: 141109

Attendees should use the “Raise Hand” function to be recognized by the Chair to speak at the appropriate time.

Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: **US: 1 (346) 248-7799 - Webinar ID: 910 2307 0113 - Passcode: 141109**

Phone attendees should press *9 to use the “Raise Hand” function to be recognized by the Chair to speak at the appropriate time.

The agenda and packet for the meeting will be posted at <https://santafe.primegov.com/public/portal>.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF CONSENT AGENDA**
5. **APPROVAL OF MINUTES**



AGENDA

REGULAR MEETING OF
THE QUALITY OF LIFE
COMMITTEE
APRIL 21, 2021
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ATTEND VIRTUALLY

- a. Approval of the April 7, 2021 Quality of Life Committee Meeting Minutes.

6. ACTION ITEMS: CONSENT

- a. CONSIDERATION OF BILL NO. 2021-9. An Ordinance Amending Section 11-14.5 SFCC 1987 to Dedicate Half the Sales From Any Sale or Lease of City-Owned Land and Buildings to the Affordable Housing Trust Fund; and Amending Section 26-3.6 to Add the Dedication to the Affordable Housing Trust Fund. (Councilor Lindell, Mayor Webber, and Councilor Abeyta, Councilor Romero-Wirth, Councilor Cassutt-Sanchez, and Councilor Villarreal) (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346 and Rich Brown, Community Development Director, rbrown@santafenm.gov, 955-6625)

COMMITTEE REVIEW:

Introduced: 2/11/21

Public Works and Utilities Committee: 03/29/21

Governing Body (Request to Publish): 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Quality of Life Committee: 04/21/21

Governing Body (Public Hearing): 04/28/21

- b. CONSIDERATION OF RESOLUTION NO. 2021-____. (Mayor Webber, Councilor Romero-Wirth, Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, Councilor Lindell, and Councilor Cassutt-Sanchez) A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:

Introduced: 3/31/21

Public Works and Utilities Committee: 03/29/21

Governing Body: 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Public Works and Utilities Committee: 4/12/21



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Quality of Life Committee: 4/21/21
Governing Body: 4/28/21

- c. CONSIDERATION OF RESOLUTION NO. 2021- A Resolution Supporting the City Of Santa Fe Joining the Mayors' Monarch Pledge to Preserve the Monarch Butterfly and the Habitat Upon Which It Relies. (Mayor Webber, Councilor Lindell, Councilor Romero-Wirth) (Christine Chavez, Water Conservation Manager, cychavez@santafenm.gov, 955-4219)

Committee Review

Quality of Life Committee – 4/21/21
Public Works and Utilities Committee – 4/26/21
Governing Body – 4/28/21

- d. CONSIDERATION OF BILL NO. 2021-___. An Ordinance Regarding the Independent Salary Commission; Amending Section 6-19.3 SFCC 1987 To Reassign the Authority to Appoint the Members of the Commission to the Ethics and Campaign Review Board and to Reassign the Authority to Appoint the Commission's Chairperson to the Commission's Members; and Amending Section 6-16.2 SFCC to Add the Duty of Appointing the Independent Salary Commission Members to the Ethics And Campaign Review Board's Powers And Duties. (Councilor Garcia, Councilor Lindell, Councilor Vigil Coppler) (Erin K. McSherry, City Attorney: ekmcsberry@santafenm.gov, 955-6961)

Committee Review

Quality of Life Committee – 4/21/21
Public Works and Utilities Committee – 4/26/21
Governing Body (request to publish) – 4/28/21
Finance Committee – 5/3/21
Governing Body (public hearing) – 5/12/21

7. PRESENTATIONS

- a. STIR Labs Program (Rich Brown, Community Development Director, rdbrown@santafenm.gov, 955-6625; and Elizabeth Camacho, Economic Development Communication Administrator: excamacho@santafenm.gov, 505-955-6042)



City of Santa Fe

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8. **MATTERS FROM STAFF**
9. **MATTERS FROM THE COMMITTEE**
10. **MATTERS FROM THE CHAIR**
11. **NEXT MEETING: Wednesday, May 5, 2021**
12. **ADJOURN**

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.



MINUTES

REGULAR MEETING OF
THE QUALITY OF LIFE
COMMITTEE
APRIL 07, 2021
5:00 PM
VIRTUAL MEETING

1. **CALL TO ORDER**

Start Time: 5:02 pm

2. **ROLL CALL**

Members Present:

Councilor Jamie Cassutt-Sanchez
Councilor Michael Garcia
Councilor Chris Rivera
Councilor Renee Villarreal
Councilor Carol Romero-Wirth

Members Excused:

Others Attending:

Jennifer Faubion, Council Liaison
Jesse Guillen, Legislative Liaison
Kyra Ochoa, Community Services Department Director
Rich Brown, Attendee
Andrea Salazar, Attendee
Gino Rinaldi, Attendee
Julie Sanchez, Attendee
Elizabeth Peterson, Attendee
Alexandra Ladd, Attendee
Randy Randall, Attendee
Bradley Fluetsch, Attendee
Geronimo Griego, Attendee

3. **APPROVAL OF AGENDA**

Staff removed item 7e from the agenda.



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MOTION: Councilor Villarreal moved, seconded by Councilor Cassutt-Sanchez, to approve the agenda as amended.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

4. APPROVAL OF CONSENT AGENDA

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the consent agenda as amended.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

Councilor Garcia removed items 7a and 7m from the consent agenda for discussion.

Councilor Cassutt-Sanchez removed items 7m and 7n from the consent agenda for discussion.

Councilor Villarreal removed item 7m from the consent agenda for discussion.

5. APPROVAL OF MINUTES

- a. Approval of the March 17, 2021 Quality of Life Committee Meeting Minutes.



MINUTES

REGULAR MEETING OF
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VIRTUAL MEETING

MOTION: Councilor Cassutt-Sanchez moved, seconded by Councilor Villarreal, to approve the minutes as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

6. ACTION ITEMS: CONSENT

- a. Request for the Approval of an Amendment to Contract Item #20-0396 in the Total Amount of \$57,579 for the Senior Volunteer Programs; State of New Mexico Aging and Long Term Services Department. (Gino Rinaldi, Senior Services Division Director, earinaldi@santafenm.gov, 955-4710).

COMMITTEE REVIEW:

Finance Committee Meeting: 03/22/2021

Quality of Life: 04/07/2021

Governing Body: 04/14/2021

MOTION: Councilor Cassutt-Sanchez moved, seconded by Councilor Villarreal, to approve the contract amendment as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None



MINUTES

Councilor Garcia removed this item from the consent agenda for discussion. Councilor Garcia recused himself from this item due to a conflict of interest.

- b. Request for the Approval of Contract Amendment No.1 for Professional Service Contracts to Change the Scope of Work for YouthWorks. (Julie Sanchez, Youth & Family Services Division Director, jjsanchez@santafenm.gov, 955-6678)

COMMITTEE REVIEW:

Finance Committee: 03/22/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- c. Request for Approval of Amendment No. 1 to St. Elizabeth Shelter Contract #19-0584 to extend the term for one year from 6/30/21 to 6/30/22, decrease the number of individuals receiving navigation services, and increase number of individuals receiving safety net services. (Elizabeth Peterson, Children and Youth Program Manager: empeterson@santafenm.gov, 505-470-3186).

COMMITTEE REVIEW:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21



MINUTES

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- d. Request for Approval of Amendment No.1 for Santa Fe Recovery Center Contract #20-0569 to expand navigation services to sixty (60) additional male and female children, ages 0-21, and their parents.

COMMITTEE REVIEW:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- e. Request for HSC Contract Term Extension; all contractors (Elizabeth Peterson, Children and Youth Program Manager: empeterson@santafenm.gov, 505-470-3186)



MINUTES

Committee Review:

Finance Committee: 4/5/21

Quality of Life: 4/7/21

Governing Body: 4/14/21

Staff removed this item, 7e, from the agenda.

- f. Request Approval of Amendment No. 1 to Food Depot Contract #19 -0586 to extend the Term from 6/30/21 to 6/30/22 and Decrease the Number of Individuals Receiving Navigation and Increase Number of Individuals Receiving Safety Net Services. (Elizabeth Peterson, Children and Youth Program manager, empeterson@santafenm.gov, 470-3186)

COMMITTEE REVIEW:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- g. Request for Approval of Kitchen Angels Contract Amendment #1, Term Extension of one year from 6/30/21 to 6/30/22 (Elizabeth Peterson, Children and Youth Program manger: empeterson@santafenm.gov, 505-470-3186)

Committee Review:

Finance Committee 4/5/21

Quality of Life 4/7/21

Governing Body 4/14/21



MINUTES

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- h. Request for Approval of Esperanza Shelter Contract Amendment #1, Term Extension of one year from 6/30/21 to 6/30/22 (Elizabeth Peterson, Children and Youth Program Manager: empeterson@santafenm.gov, 505-470-3186)

Committee Review:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- i. Request for Approval of Youthworks Contract Amendment #1, Term Extension of one year from 6/30/21 to 6/30/22. (Elizabeth Peterson,



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Children and Youth Program Manager: empeterson@santafenm.gov,
505-470-3186)

Committee Review:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera,
to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera,
Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- j. Request for Approval of Literacy Volunteers Contract Amendment #1, Term Extension of one year from 6/30/21 to 6/30/22. (Elizabeth Peterson, Children and Youth Program Manager: empeterson@santafenm.gov, 505-470-3186)

Committee Review:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera,
to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera,
Councilor Villarreal, Councilor Romero-Wirth



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Against: None

Abstain: None

- k. Request for Approval of The Life Link Contract Amendment #1, Term Extension of one year from 6/30/21 to 6/30/22. (Elizabeth Peterson, Children and Youth Program Manager: empeterson@santafenm.gov, 505-470-3186)

Committee Review:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- l. Request for Approval of Coming Home Connection Contract Amendment #1, Term Extension of one year from 6/30/21 to 6/30/22. (Elizabeth Peterson, Children and Youth Program Manager: empeterson@santafenm.gov, 505-470-3186)

Committee Review:

Finance Committee: 04/5/21

Quality of Life: 04/7/21

Governing Body: 04/14/21



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MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- m. CONSIDERATION OF RESOLUTION NO. 2021-____. (Mayor Webber, Councilor Romero-Wirth, Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, Councilor Lindell, and Councilor Cassutt-Sanchez)
A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:

Introduced: 3/31/21

Public Works and Utilities Committee: 03/29/21

Governing Body: 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Public Works and Utilities Committee: 4/12/21

Quality of Life Committee: 4/21/21

Governing Body: 4/28/21

Councilors Garcia, Cassutt-Sanchez, and Villarreal removed this item from the consent agenda for discussion.

MOTION: Councilor Cassutt-Sanchez moved, seconded by Councilor Rivera, to Postpone the resolution to review again at the April 21, 2021 Quality of Life Committee meeting.

VOTE: The motion was approved on the following Roll Call vote:



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For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

- n. CONSIDERATION OF BILL NO. 2021-9. An Ordinance Amending Section 11-14.5 SFCC 1987 to Dedicate Half the Sales From Any Sale or Lease of City-Owned Land and Buildings to the Affordable Housing Trust Fund; and Amending Section 26-3.6 to Add the Dedication to the Affordable Housing Trust Fund. (Councilor Lindell, Mayor Webber, and Councilor Abeyta, Councilor Romero-Wirth, Councilor Cassutt-Sanchez, and Councilor Villarreal) (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346 and Rich Brown, Community Development Director, rdbrown@santafenm.gov, 955-6625)

COMMITTEE REVIEW:

Introduced: 2/11/21

Public Works and Utilities Committee: 03/29/21

Governing Body (Request to Publish): 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Quality of Life Committee: 04/21/21

Governing Body (Public Hearing): 04/28/21

Councilor Cassutt-Sanchez removed this item from the consent agenda for discussion.

MOTION: Councilor Cassutt-Sanchez moved, seconded by Councilor Villarreal, to Postpone the bill to review again at the April 21, 2021 Quality of Life Committee meeting.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth



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Against: None

Abstain: None

- o. CONSIDERATION OF BILL NO. 2021-10. An Ordinance Amending Section 18-11.3 SFCC 1987 to Define “Taxable Premises” Consistently with State Statute and to Add a Definition for “Permanent Resident”; Amending Section 18-11.8 to Make it Consistent with State Statute; Amending Section 18-11.17 to Differentiate Between the Occupancy Tax and the Convention Center Fee, and to Dedicate the Occupancy Tax Collected on the Thirty-First Day and Subsequent Days to the Affordable Housing Trust Fund; Amending Section 26-3.6 to Add the Dedication to the Existing List of Dedications to the Affordable Housing Trust Fund; and Making Such Other Changes as are Necessary. (Mayor Webber) (Randy Randall, TOURISM Santa Fe Director: rrandall@santafenm.gov, 955-6209 and Brad Fluetsch, Planning and Investment Officer: bjfleutsch@santafenm.gov, 955-6885)

COMMITTEE REVIEW:

Introduced: 2/11/21

Public Works and Utilities Committee: 03/29/21

Governing Body (Request to Publish): 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Public Works and Utilities Committee: 04/12/21

Governing Body (Public Hearing): 04/28/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None



MINUTES

- p. CONSIDERATION OF RESOLUTION NO. 2021-__: A Resolution Proclaiming Severe or Extreme Drought Conditions Exist in the City of Santa Fe; Imposing Fire Restrictions; Restricting the Sale or Use of Fireworks Within the City of Santa Fe and Prohibiting Other Fire Hazard Activities. (Councilor Rivera, Councilor Vigil Coppler, and Councilor Romero-Wirth) (Geronimo Griego, Acting Fire Marshal: gggriego@santafenm.gov, 955-3310)

COMMITTEE REVIEW:

Introduced: 3/10/21

Quality of Life Committee: 4/7/21

Governing Body (public hearing): 4/14/21

MOTION: Councilor Villarreal moved, seconded by Councilor Rivera, to approve the item as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Councilor Cassutt-Sanchez, Councilor Garcia, Councilor Rivera, Councilor Villarreal, Councilor Romero-Wirth

Against: None

Abstain: None

7. PRESENTATION

- a. The Economic Development Fund. (Rich Brown, Community Development Director: rdbrown@santafenm.gov, 955-6625; and Andrea Salazar, Assistant City Attorney: asalazar@santafenm.gov, 955-6303)

8. MATTERS FROM STAFF

9. MATTERS FROM THE COMMITTEE

10. MATTERS FROM THE CHAIR



City of Santa Fe


MINUTES

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11. **NEXT MEETING: Wednesday, April 21, 2021**

12. **ADJOURN**

End Time: 7:16 pm



Liaison

Chair



City of Santa Fe New Mexico


Memorandum



Date: March 24, 2021

To: Quality of Life Committee, Finance Committee, and Governing Body

Via: Rich Brown, Director, Community Development Department

From: Alexandra Ladd, Director, Office of Affordable Housing 
AGL

RE: Dedication of Funds into the Affordable Housing Trust Fund

ACTION REQUESTED:

Please consider for discussion and approval the attached Bill that dedicates a portion of revenue from the sales and lease of City-owned land into the Affordable Housing Trust Fund (AHTF). This amount is estimated to be approximately \$150,000 on an annual basis.

BACKGROUND AND SUMMARY:

The lack of affordably-priced housing in Santa Fe has been an issue for decades. When the New Mexico Affordable Housing Act was enacted, which implemented an exemption to the state's Anti-Donation Clause for affordable housing, the City acted swiftly to set up an affordable housing trust fund, codified in SFCC 26-3. This section of code allows public resources to be used for the preservation, operation, rehabilitation, and construction of affordable housing units and emergency shelter facilities. Financial assistance can also be provided to income-qualified individuals in the form of rental, mortgage, and down payment assistance.

ITEM AND ISSUE:

The current sources of revenue for the trust fund are limited. Historically, development fees, the pay-off of City-held affordability and fee waiver liens, and land sales in Tierra Contenta have provided the bulk of revenue for the fund. Because these sources are dependent on activity in the real estate and development market, they are uneven and unpredictable, hampering the City's ability to commit longstanding support to affordable housing. To remedy this, several proposals are currently being considered to make more consistent the revenue sources for the trust fund.

The attached bill proposes to divert 50% of the land sales and lease revenue that is not currently restricted for other uses into the trust fund. As per the attached FIR, this amount of increased revenue is estimated to be about \$150,000 based on prior year trends. Making this dedication will create some certainty for revenue into the AHTF but it will also result in a corresponding reduction of revenue into the Economic Development fund.

ATTACHMENTS:

Bill
Fiscal Impact Report (FIR)

underscored material = new
[bracketed material] = delete

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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2021-__

INTRODUCED BY:

Councilor Signe I. Lindell	Councilor Roman “Tiger” Abeyta
Councilor Carol Romero-Wirth	Mayor Alan Webber
Councilor Jamie Cassutt-Sanchez	Councilor Renee Villarreal

AN ORDINANCE

AMENDING SECTION 11-14.5 SFCC 1987 TO DEDICATE HALF THE SALES FROM ANY SALE OR LEASE OF CITY-OWNED LAND AND BUILDINGS TO THE AFFORDABLE HOUSING TRUST FUND; AND AMENDING SECTION 26-3.6 TO ADD THE DEDICATION TO THE AFFORDABLE HOUSING TRUST FUND.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Section 11-14.5 of SFCC 1987 (being Ord. No. 2000-16, § 5, as amended) is amended to read:

11-14.5 Dedication.

A. An amount of the general fund equal to a minimum of one-quarter of one percent (0.25%) of the city's share of the state gross receipts tax shall be allocated annually to the economic development fund beginning in the fiscal year 2000/01 budget. This allocation shall be increased by one-quarter of one percent (0.25%) each subsequent year until an allocation of one percent (1%) is attained in FY 2003/04. Thereafter, the allocation shall be maintained at one percent (1%) unless increased by other annual allocations the governing body approves contingent upon sufficient

1 appropriations and authorization by the governing body.

2 B. ~~All~~ Half the net proceeds from any sale or lease of city-owned land and buildings
3 on or after January 1, 2021 shall be deposited into the economic development fund and half shall
4 be deposited in the Affordable Housing Trust Fund, as set forth in Section 26-3 SFCC 1987, subject
5 to the following provisions:

6 (1) *Railyard* property. Proceeds from the sale or lease of property on the
7 railyard property are exempted from the provisions of this section and shall not be
8 deposited in the economic development fund.

9 (2) *Santa Fe Estates*. Proceeds from the sale or the lease of the Santa Fe
10 Estates are exempted from the provisions of this section and are subject to appropriation
11 by the governing body.

12 (3) *Tierra Contenta*. Only the share of revenues from the sale of property in
13 Tierra Contenta which had been designated to reimburse CIP funds used for the original
14 purchase of Tierra Contenta shall be deposited in to the economic development fund (less
15 funds already allocated for a new southside library in the amount of five hundred thousand
16 dollars (\$500,000.00). These funds shall be reserved for capital projects and their related
17 expenses for projects authorized in subsection 11-14.5A SFCC 1987.

18 (4) *Existing agreements*. Agreements, ordinances and resolutions in force at
19 the time of adoption of this section which stipulate other uses for the proceeds of specific
20 transactions will exempt those transactions from the provisions of this section.

21 (5) *Enterprise funds*. Proceeds from the sale or lease of property belonging to
22 or associated with enterprise funds are exempt from the provisions of this section.

23 (6) *Airport Industrial Park*. Net proceeds from the sale or ease of property in
24 the Airport Industrial Park or other airport property, after all costs to build out all
25 phases of the park have been recovered, shall go to the support of the Santa Fe regional

1 airport.

2 (7) *Other.* Agreements for the sale or lease of city property which may be
3 subject to other restrictions as to revenue designations or uses are not subject to the
4 provisions of this section. Any such agreement must cite this subsection of this section in
5 the agreement in order to qualify for this exemption.

6 **Section 2. Section 26-3.6 of SFCC 1987 (being Ord. No. 2007-23, § 9, as amended) is**
7 **amended to read:**

8 **26-3.6 Dedication.**

9 The following shall be dedicated to the affordable housing trust fund.

10 A. Tierra Contenta:

11 (1) All payments received from the sale of property in Tierra Contenta that
12 has been reserved for affordable housing as of the date of the passage of this ordinance;

13 (2) Thirty-five percent (35%) of all payments received from the sale of
14 property in Tierra Contenta received after the date of the passage of this section; and

15 (3) All interest earned from the above.

16 B. All proceeds of loans that have been recorded against various affordable housing
17 units through the capital improvements program funds—infrastructure loan funds.

18 C. Principal and interest payments made by the borrowers to the city for outstanding
19 AHTF loans.

20 D. Proceeds from shared equity loans which are realized when a housing
21 opportunity program home or Santa Fe homes program unit is sold on the open market.

22 E. All in-lieu-of contributions or fractional payments received from developers as
23 an option to meet the Santa Fe Homes requirements.

24 F. All in-lieu-of contributions received from developers of qualifying residential
25 projects within the Midtown LINC overlay district, as defined in Section 14-5.5(D) SFCC 1987,

1 | ~~[shall be applied]~~ but only applied within the following locations:

2 | (1) The Midtown LINC overlay district;

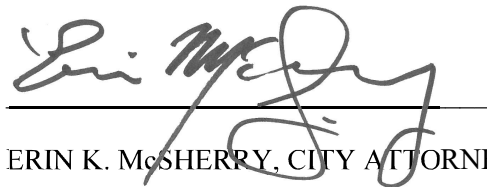
3 | (2) Qualified ~~[C]~~census tracts (as defined by the United States
4 | ~~[D]~~department of ~~[H]~~housing and ~~[U]~~urban ~~[D]~~development) adjacent to the boundaries
5 | of the Midtown LINC overlay district; or

6 | (3) Existing residential developments adjacent to the boundaries of the
7 | Midtown LINC overlay district.

8 | G. Proceeds from the occupancy tax that are collected based on the thirty-first
9 | (31st) and subsequent days a vendee rents lodgings in taxable premises shall be dedicated to the
10 | affordable housing trust fund pursuant to Subsection 18-11.17(A)(6) SFCC 1987.

11 | ~~[G]~~ H. Other funds that may be identified from time to time ~~[which]~~ that are suitable
12 | and appropriate for allocation to the AHTF. These may include on-going, dedicated funding
13 | sources as well as one-time funding that is specifically approved by the governing body.

14 | APPROVED AS TO FORM:

15 | 
16 | _____

17 | ERIN K. McSHERRY, CITY ATTORNEY

FISCAL IMPACT REPORT**General Information:**(Check) Bill: X Resolution: _____Short Title(s): Affordable Housing DedicationSponsor(s): Councilor Lindell, Mayor Webber, and Councilors Abeyta, Romero-Wirth, and Cassutt-SanchezReviewing Department(s): Community DevelopmentStaff Completing FIR: Alexandra Ladd Date: February 9, 2021 Phone: 505-955-6346Reviewed by City Attorney:  Date: Mar 24, 2021Reviewed by Finance Director:  Date: Mar 25, 2021**Summary:**

The Bill under consideration proposes to amend the Economic Development (ED) Fund ordinance (Section 11-14 SFCC 1987) originally adopted in 2000 by Ordinance No. 2000-16 and amended in 2018 by Ordinance No. 2018-4. The current ordinance dedicates 100% of the net proceeds of City-owned land sales and City-leased land to the ED Fund to be used for economic development projects, after certain uses are exempted. This proposal would direct fifty percent (50%) of the net proceeds of City-owned land and City-leased land to the Affordable Housing Trust Fund (AHTF), with fifty percent (50%) remaining in the ED Fund. Currently, proceeds generated from the following City-owned land are restricted or exempted from deposit into the ED fund: Railyard Property, Santa Fe Estates, Tierra Contenta, any existing agreements from 2000 and earlier, other Enterprise Funds, and the Airport Industrial Park.

Departments Affected:

The Community Development Department, which includes the Office of Affordable Housing and the Office of Economic Development, and the Finance Department.

Consequences of Not Enacting Legislation:

The consequences of not enacting this Bill will be that the City does not to diversify sources of revenue for the Affordable Housing Trust Fund (AHTF). However, the benefits of increasing revenue to the AHT should be weighed against reducing revenue to the Office of Economic Development's budget.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

Adoption of this Bill also requires an amendment of the section of City Code that dedicates sources of revenue to the Affordable Housing Trust Fund (Section 26-3, SFCC 1987). This amendment is included in the Bill.

Performance and Administrative Implications:

Analysis of recent revenue into the ED funds shows that diverting 50% of the revenue into the AHTF will reduce the OED budget by approximately \$150,000, or 15% annually. The impact of this reduction would require funding reductions for professional service contracts and impact programs (such as SCORE, SFBI, YouthWorks, etc.). Conversely, the AHTF would receive an increase of revenue by the same amount (approx. \$150,000), which would marginally increase the amount of funding available for eligible uses of the trust fund – underwriting affordable housing projects or direct financial assistance (rental/down payment

assistance or home repair loans/grants) to income-qualified individuals. This loss/gain assumption is based on revenues from land/facility leases alone, given that land sales have not benefited the fund in the last four years. If non-exempt land sales occur, then both programs will receive additional funds to draw upon for the expansion of programs and projects.

Fiscal Implications:

If the Bill is adopted, the net proceeds from recurring land and lease revenues for the ED Fund and the AHTF would be approximately \$148,941 per year. This amounts to a 15% reduction in revenue for the ED Fund and an increase of \$148,941 (or approx. 20 – 40%) for the AHTF. This loss/gain assumption is based on an analysis of the last four years of revenue into the ED Fund (less the NMEDD LEDA funds): \$1,015,832.12 (FY 2017-2018), \$1,112,463.59 (FY 2018-2019), \$752,171.21 (FY 2019-2020) and \$1,027,730 (FY 2020-2021). The average annual revenues (the majority of which comes from a percentage of the GRT) over four years is **\$977,049.23**. Of this amount, the proceeds in the ED Fund and OED budget for City-owned facility and land rentals is \$314,535.97 (FY 2017-2108), 401,649.46 (FY 2018-2019), 254,841.16 (FY 2019-2020) and 220,500 (FY 2020-2021). The average for City-owned lease and facility rentals is **\$297,881.65** and comprises approximately one third of the ED Fund.

Since 2007, the revenue from land sales into the ED Fund has only been \$253,000 (with the majority of revenues from land sales going to other dedicated uses as per the ED Ordinance). The only upcoming possibilities of public offerings for sale of city-owned land are the former Boys and Girls Club located at 730 Alto Street and a parcel of 375 acres in the Northwest Quadrant. Currently, the Alto Street property is appraised at \$400,000 and the Northwest Quadrant is appraised at \$3.2 million. These land sales would generate \$1.8m for each fund which could fund the ED Fund for 1.84 years (at an average annual budget of \$977,049) or for 11 years to make up the \$148,941 annual loss in recurring land and lease revenues. The same increase into the AHTF represents about three and a half years' worth of funding (approx. \$500,000/annually).

As this analysis demonstrates, City-owned land sales that are not exempted as funding source for the ED Fund are infrequent at best and are not a stable source of recurring funding. The land sales are better suited for one-time capital expenses such as investments for LEDA projects or other special priority projects. In fact, language in the ED Ordinance allows for one-time revenues to be directed at specific projects at the time of closing (11-14.5: *Other. Agreements for the sale or lease of city property, which may be subject to other restrictions as to revenue designations or uses are not subject to the provisions of this section. Any such agreement must cite this subsection of this section in the agreement in order to qualify for this exemption.*). This may be a more applicable approach to funding the AHTF through the dedication of revenues from specific transactions rather than relying on land sales that may or may not happen.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2022	FYE 2023	FYE 2024-2030	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	10-Year Total Cost
<u>Personnel and Benefits*</u>	_____	_____	_____	_____	_____	_____	_____
<u>ED Fund</u>	<u>(\$148,941)</u>	<u>(\$148,941)</u>	<u>(\$148,941)</u>	<u>N</u>	<u>R</u>	<u>ED</u>	<u>(\$ 1,489,410)</u>
<u>AHTF</u>	<u>\$148,941</u>	<u>\$148,941</u>	<u>\$ 148,941</u>	<u>N</u>	<u>R</u>	<u>AHTF</u>	<u>\$ 1,489,410</u>
<u>Total:</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	_____	_____	_____	<u>\$0</u>

* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

Diverting 50% of the revenues from general land sales and City-held leases will impact the ED fund by reducing it by 15%, or approximately \$150,000. The AHTF will be increased by a corresponding amount. This amount will be much larger in the event of an unrestricted future land sale that has yet to be identified. The impact of this ordinance results in a net \$0 fiscal impact.

Revenues

Revenue Type	FYE 2022	FYE 2023	FYE 2024-2030	Recurring (R) or Non-recurring (NR)	10-Year Total Cost
<u>General Fund</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	_____	_____
<u>ED Fund</u>	<u>(\$148,941)</u>	<u>(\$148,941)</u>	<u>(\$148,941)</u>	<u>R</u>	<u>(\$ 1,489,410)</u>
<u>AHTF</u>	<u>\$148,941</u>	<u>\$148,941</u>	<u>\$ 148,941</u>	<u>R</u>	<u>\$ 1,489,410</u>
<u>Total</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	_____	<u>\$0</u>

Revenue Narrative:

The revenue is based on an average of 50% of the proceeds from city facility and land revenues from FY 2017-2018 thru FY 2020-2021. This increase to the AHTF is possible by a corresponding decrease in the ED fund, as shown above. This amount will be much larger in the event of an unrestricted future land sale that has yet to be identified. The impact of this ordinance results in a net \$0 fiscal impact.

Signature: *Richard Brown*

Email: rdbrown@santafenm.gov

Signature:

Email: agladd@santafenm.gov

ACTION SHEET
PUBLIC WORKS AND UTILITES COMMITTEE MEETING OF 03/29/2021

ISSUE NO. 7p

CONSIDERATION OF BILL NO. 2021-9. An Ordinance Amending Section 11-14.5 SFCC 1987 to Dedicate Half the Sales From Any Sale or Lease of City-Owned Land and Buildings to the Affordable Housing Trust Fund; and Amending Section 26-3.6 to Add the Dedication to the Affordable Housing Trust Fund. (Councilor Lindell, Mayor Webber, and Councilors Abeyta, Romero-Wirth, and Cassutt-Sanchez) (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346 and Rich Brown, Community Development Director, rdbrown@santafenm.gov, 955-6625)

COMMITTEE REVIEW:

Public Works & Utilities Committee: 03/29/21
 Governing Body (Request to Publish): 03/31/21
 Finance Committee: 04/5/21
 Quality of Life Committee: 04/7/21
 Governing Body (Public Hearing): 04/28/21

PUBLIC WORKS AND UTILITES COMMITTEE ACTION: Pulled by Councilor Garcia for discussion. Approved unanimously to forward to 3/31/2021 Governing

SPECIAL CONDITIONS OR AMENDMENTS:

STAFF FOLLOW UP:

VOTE:	FOR	AGAINST	ABSTAIN
COUNCILOR RIVERA, CHAIR	Excused		
COUNCILOR GARCIA	X		
COUNCILOR ABEYTA	X		
COUNCILOR LINDELL	X		
COUNCILOR VIGIL COPPLER	X		

ACTION SHEET
ITEM FROM FINANCE COMMITTEE MEETING OF 04/05/21
FOR CITY COUNCIL MEETING OF 04/28/21

n) CONSIDERATION OF BILL NO. 2021-9. An Ordinance Amending Section 11-14.5 SFCC 1987 to Dedicate Half the Sales From Any Sale or Lease of City-Owned Land and Buildings to the Affordable Housing Trust Fund; and Amending Section 26-3.6 to Add the Dedication to the Affordable Housing Trust Fund. (Councilor Lindell, Mayor Webber, and Councilors Abeyta, Romero-Wirth, and Cassutt-Sanchez) (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346 and Rich Brown, Community Development Director, rbrown@santafenm.gov, 955-6625)

COMMITTEE REVIEW:

Introduced: 2/11/21
 Public Works and Utilities Committee: 03/29/21
 Governing Body (Request to Publish): 03/31/21
 Finance Committee: 04/5/21
 Quality of Life Committee: 04/7/21
 Governing Body (Public Hearing): 04/28/21

FINANCE COMMITTEE ACTION:

Approved on Discussion

FUNDING SOURCE:

SPECIAL CONDITIONS OR AMENDMENTS

VOTE	FOR	AGAINST	ABSTAIN
COUNCILOR ABEYTA	Excused		
COUNCILOR CASSUTT-SANCHEZ	X		
COUNCILOR LINDELL	Excused		
COUNCILOR ROMERO-WIRTH	X		
CHAIRPERSON VILLARREAL	X		

01/13/21

ACTION SHEET
ITEM FROM QUALITY OF LIFE COMMITTEE MEETING OF 04/07/2021
FOR CITY COUNCIL MEETING OF 04/28/2021

ISSUE:

CONSIDERATION OF BILL NO. 2021-9. An Ordinance Amending Section 11-14.5 SFCC 1987 to Dedicate Half the Sales From Any Sale or Lease of City-Owned Land and Buildings to the Affordable Housing Trust Fund; and Amending Section 26-3.6 to Add the Dedication to the Affordable Housing Trust Fund. (Councilor Lindell, Mayor Webber, and Councilors Abeyta, Romero-Wirth, and Cassutt-Sanchez) (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346 and Rich Brown, Community Development Director, rdbrown@santafenm.gov, 955-6625)

COMMITTEE REVIEW:

Introduced: 2/11/21
 Public Works and Utilities Committee: 03/29/21
 Governing Body (Request to Publish): 03/31/21
 Finance Committee: 04/5/21
 Quality of Life Committee: 04/7/21
 Governing Body (Public Hearing): 04/28/21

QUALITY OF LIFE COMMITTEE ACTION: Postponed to review again at the April 21st Quality of Life Committee meeting on discussion. Councilor Cassutt-Sanchez removed this item from the consent agenda for discussion.

SPECIAL CONDITIONS OR AMENDMENTS:

SEND TO:

Governing Body

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON ROMERO-WIRTH	X		
COUNCILOR VILLARREAL	X		
COUNCILOR RIVERA	X		
COUNCILOR GARCIA	X		
COUNCILOR CASSUTT-SANCHEZ	X		




City of Santa Fe New Mexico

Memorandum



Date: March 25, 2021

To: Finance Committee, Quality of Life Committee, Public Works and Utilities Committee, and Governing Body

From: Alexandra Ladd, Office of Affordable Housing Director 
AGL

RE: Housing Working Plan

EXECUTIVE SUMMARY:

The proposed Resolution lays out a work plan to address the various components related to addressing affordable housing and additional, recurring, and sufficient funding for the Affordable Housing Trust Fund.

BACKGROUND:

Housing continues to be the paramount issue facing the City of Santa Fe. The immediate, urgent matter before the Governing Body concerns options for producing a revenue source for the Affordable Housing Trust Fund that is ample, predictable, sustainable, equitable and consistent. There are a number of recommendations and suggestions that have come from City staff, from members of the Governing Body and from community organizations and housing advocates. At the same time, because housing touches on so many other elements of a city, its residents, its neighborhoods, its quality of life and its future, it is incumbent upon the Governing Body to place housing—and the funding of the Affordable Housing Trust Fund—into a larger context.

With that in mind, the purpose of this Resolution is to propose a work plan for a structured, methodical, inclusive, transparent and orderly consideration of these elements. The components are independent and interdependent: a funding strategy, a housing strategy, a social policy, and a growth management planning process.

The matter is of the utmost importance. At the same time, it is complicated and therefore requires a work plan—a road map—to take advantage of the City Council Standing Committees as a way to parse out the work that needs to be done. The Committees offer a way for all members of the Governing Body to participate in the process of shaping legislation and policy, developing and utilizing subject matter expertise of Councilors and staff at the Committee level. At the same time, the Committees can make sure that there is ample opportunity for education on the different options for funding the Affordable Housing Trust Fund and evaluate of the pros and cons of each recommendation. The public can provide comments as necessary on any of the ideas under consideration at Governing Body meetings during Petitions from the Floor, among other venues.



City of Santa Fe New Mexico

Memorandum



In all cases there are trade-offs, strengths, and weaknesses that need to be considered, weighed, and measured. Doing the work of evaluation in the Committees will make sure that there is transparency, expertise, and input, while not overburdening any one Committee or sub-group of the Governing Body. At the culmination of the Committee work, there is to be a work session of the Governing Body. At that time, it should be possible to look at all of the pieces of the funding puzzle and see how they fit together, which are the most immediately viable, which would require more study, which do not seem worth pursuing, and which have the greatest support.

At the same time that the proposed Resolution lays out a road map for considering funding options in a thoughtful way, it also recognizes the need for informed decision-making and timely action in this critical moment. Coming out of COVID, there will be a need for a variety of forms of assistance that depend on a more fully funded Affordable Housing Trust Fund. With that in mind, the Resolution expressly calls for existing initiatives to add revenue to the Affordable Housing Trust Fund to continue to move forward through the existing process. These initiatives include a one-time, immediate allocation of \$1.7 million to be used this Fiscal Year; a commensurate line-item in next year's budget; a measure to re-allocate a proportion of funds received from the sale or lease of City property to the Affordable Housing Trust Fund; a measure to dedicate a portion of Lodger's Tax to the Affordable Housing Trust Fund. In the short term, these measures will provide a strong base of support for and demonstrate the City's commitment to the Affordable Housing Trust Fund while the Governing Body deliberates options for the future.

In addition, the Resolution calls for two other components. The first is to have the Quality of Life Committee look into funding options for social policies and wrap-around services that need to accompany additional affordable housing. As an example, and as has been noted by City staff, the purchase of the Santa Fe Suites property represents the largest acquisition and perhaps largest increment of affordable housing in a single deal. This project would not succeed were it not for the supportive social services for the tenants that are part of the overall package. With that in mind, the Quality of Life Committee will explore measures to fund social services that would be a companion approach to increased funding for the Affordable Housing Trust Fund.

Finally, the Resolution nests the work to find a satisfactory funding source for the Affordable Housing Trust Fund within a larger body of work: a growth management process to be proposed by the Land Use department. This last component of the Resolution recognizes that the underlying assumption of the Affordable Housing Trust Fund—as well as the ongoing housing agenda that has been implemented over the last three years and the permitting currently under way for housing units across the city—is that Santa Fe will grow its housing and its population in the coming years. In other words, there will be change. The question to be addressed by the growth management process is whether the Santa Fe will choose the course of the change that is coming, or simply surrender to whatever path the change chooses.

With more housing will come a host of other questions, concerns, opportunities, and challenges including: impacts on existing neighborhoods—positive and negative; demands on infrastructure (utilities, sewer, water, roads, parks), schools, and basic City services; impacts on the economy and social systems; the need to preserve and strengthen art and culture, history, and traditions; and



City of Santa Fe New Mexico

Memorandum



the need for greater environmental sustainability in the face of changing demographics. The time has come for the City to engage in a growth management process that will express the City's shared values, lay out choices and trade-offs, provide ample opportunity for community engagement and input, and generate a community-wide conversation about Santa Fe's future and the quality of life we want.

ACTION REQUESTED:

Adoption of the Resolution as presented.

ATTACHMENTS:

Resolution
Fiscal Impact Report

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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2021-__

INTRODUCED BY:

Mayor Alan Webber

Councilor Carol Romero-Wirth	Councilor Roman “Tiger” Abeyta
Councilor Michael J. Garcia	Councilor JoAnne Vigil Coppler
Councilor Signe I. Lindell	Councilor Jamie Cassutt-Sanchez

A RESOLUTION

ESTABLISHING A WORK PLAN FOR IMPROVING ACCESS TO AFFORDABLE HOUSING OPPORTUNITIES FOR RESIDENTS OF THE CITY OF SANTA FE.

WHEREAS, there is an immediate need to increase the supply of housing across the housing spectrum and an even more urgent need for affordable housing throughout the City of Santa Fe; and

WHEREAS, City of Santa Fe’s (“City”) staff and outside organizations have worked tirelessly to provide the means for housing development to increase and meet market demand for housing and the needs of all Santa Fe residents; and

WHEREAS, housing development in the City has increased dramatically since 2016 when the City amended its inclusionary zoning ordinance to allow certain market rate developers to pay a fee in lieu of providing on-site units; and

WHEREAS, as a result of the City’s actions and the demand for housing, 5,365 units are either complete or in some stage of the process as of the end of 2020:

1. 760 units completed

2. 1,762 units under construction
3. 657 units approved and under review
4. 1,542 units approved by the Planning Commission
5. 644 units pending approval; and

WHEREAS, according to the City’s most recent housing needs analysis (2018), there is an inventory gap of at least 2,600 rental homes for Santa Fe renters in the City who earn \$25,000 and below; and

WHEREAS, 86% of renter households in Santa Fe County earning less than \$50,000 are cost-burdened, meaning that they pay more than 30% of their monthly income toward their housing costs, a percentage that rose 13% between 2016 and 2018; and

WHEREAS, the 2019 median sales price for a home in Santa Fe County was \$527,000, requiring an income of at least \$120,000 to qualify for a mortgage, while the median income for a renter household is between \$40,000 and \$50,000; and

WHEREAS, the COVID-19 pandemic and the subsequent economic shut down amplified affordability issues as cost-burdened renters lost jobs or experienced loss of income and now owe several months’ worth of rent, making them vulnerable to eviction when the federal, state, and local moratoria on evictions are lifted; and

WHEREAS, the City established the Affordable Housing Trust Fund (“AHTF”) in 2007 via Ordinance No. 2007-23 as a way “to provide or pay all or a portion of the costs of acquisition, development, construction, renovation or conversion, financing, operation or owning affordable housing or infrastructure to support affordable housing which meets agreed upon community housing goals and objectives”; and

WHEREAS, the uses of the AHTF are determined by the New Mexico Affordable Housing Act (the state statute that implements an exemption to the Anti-Donation Clause of the New Mexico Constitution) and include donations of cash, infrastructure, land, or buildings to

1 support affordable housing and to direct financial assistance (used for rent, down payment, or home
2 repair) to income-eligible individuals; and

3 **WHEREAS**, the AHTF receives funding from a variety of sources including land sales,
4 payoffs of City-held liens, fees paid by developers, and fees paid in-lieu-of onsite units as required
5 for compliance with the Santa Fe Homes Program (SFCC 1987, Section 26-1); and

6 **WHEREAS**, City staff have identified other potential sources of funds for the AHTF that
7 require legislative actions is required; and

8 **WHEREAS**, AHTF expenditures are restricted to the construction, preservation, and
9 rehabilitation of affordable housing units or supportive housing facilities and cannot be used for
10 program administration or necessary support services; and

11 **WHEREAS**, residents who are transitioning out of homelessness or have other high needs
12 are unlikely to sustain their housing situations if they lack necessary support; and

13 **WHEREAS**, the City is implementing the “property management plus” housing model
14 where the provision of units (either through new construction, rehabilitation or direct subsidy) is
15 supported with services such as case management, medical care, job training, etc.

16 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
17 **CITY OF SANTA FE** that the three City Council Standing Committees shall take on the work of
18 reviewing, evaluating, and assessing a broad set of proposals and recommendations for revenue
19 sources that would achieve long-term, sustainable, predictable, equitable, and consistent funding
20 for the Affordable Housing Trust Fund with the goal of expanding access to housing opportunities
21 for all residents, regardless of income or type of housing needed.

22 **BE IT FURTHER RESOLVED** that the proposals and recommendations considered for
23 analyses shall include ideas from staff, members of the Governing Body, and reports from
24 community organizations, housing advocates, and relevant City committees.

25 **BE IT FURTHER RESOLVED** that the individual recommendations will be vetted by

1 the appropriate City Council Standing Committee based on the respective Committees' purview
2 and staff's subject matter expertise.

3 **BE IT FURTHER RESOLVED** that presentations by staff regarding the various
4 proposals at the Committees shall include analyses of the costs and benefits of the various proposals
5 and recommendations and that a compilation of these analyses shall be provided to the Governing
6 Body in a study session to develop a comprehensive understanding of the options available for
7 short-, medium-, and long-term solutions to fund the Affordable Housing Trust Fund on a going-
8 forward basis.

9 **BE IT FURTHER RESOLVED** that immediate opportunities for funding the Affordable
10 Housing Trust fund are not precluded by the analyses required by this Resolution and shall be
11 included in determining the mix of funding sources to provide consistent, reliable, and sustainable
12 funding for the Affordable Housing Trust Fund.

13 **BE IT FURTHER RESOLVED** that the Quality of Life Committee shall explore benefits
14 of and options for developing regular and consistent funding for wrap-around services for at-risk
15 residents as a social service component of an ongoing affordable housing program.

16 **BE IT FURTHER RESOLVED** that the City Manager work with staff to develop a
17 blueprint for a growth management planning process as a larger overall framework for the City's
18 future development, considering the housing recommendations adopted as a result of this
19 Resolution, and adding other essential components of livability, equity and sustainability including
20 infrastructure investment, utilities, social, environmental, economic, and other quality of life
21 factors.

22 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2021.
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ALAN WEBBER, MAYOR

ATTEST:

KRISTINE MIHELIC, CITY CLERK

APPROVED AS TO FORM:



ERIN K. McSHERRY, CITY ATTORNEY

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO RESOLUTION NO. 2021-__
Housing Funding Plan

Mayor and Members of the City Council:

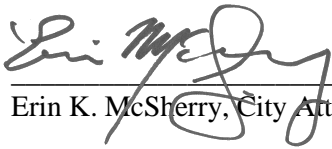
I propose the following amendment(s) to Resolution No. 2021-__:

1. On page 3, line 17 after “**FE**” *strike* “that” and *insert* in lieu thereof “shall hold a special meeting of the Governing Body within 30 days of the adoption of this Resolution. At this special meeting, the Governing Body shall develop focus areas for revenue sources that would achieve long-term, sustainable, predictable, equitable, and consistent funding for the Affordable Housing Trust Fund, with the goals of expanding access to housing opportunities for all residents, regardless of income or type of housing needed. The focus areas developed at the special meeting shall be referred to”.
2. On page 3, line 17 *strike* “shall” and *insert* in lieu thereof “to”.
3. On page 3, line 18 after “recommendations” *insert* a period and *strike* the remainder of the paragraph.

Respectfully submitted,

Michael J. Garcia, Councilor

Approved as to Form:



Erin K. McSherry, City Attorney

ADOPTED: _____

NOT ADOPTED: _____

DATE: _____

Kristine Mihelcic, City Clerk

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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2021-__

INTRODUCED BY:

Mayor Alan Webber

Councilor Carol Romero-Wirth	Councilor Roman “Tiger” Abeyta
Councilor Michael J. Garcia	Councilor JoAnne Vigil Coppler
Councilor Signe I. Lindell	Councilor Jamie Cassutt-Sanchez

A RESOLUTION

ESTABLISHING A WORK PLAN FOR IMPROVING ACCESS TO AFFORDABLE HOUSING OPPORTUNITIES FOR RESIDENTS OF THE CITY OF SANTA FE.

WHEREAS, there is an immediate need to increase the supply of housing across the housing spectrum and an even more urgent need for affordable housing throughout the City of Santa Fe; and

WHEREAS, City of Santa Fe’s (“City”) staff and outside organizations have worked tirelessly to provide the means for housing development to increase and meet market demand for housing and the needs of all Santa Fe residents; and

WHEREAS, housing development in the City has increased dramatically since 2016 when the City amended its inclusionary zoning ordinance to allow certain market rate developers to pay a fee in lieu of providing on-site units; and

WHEREAS, as a result of the City’s actions and the demand for housing, 5,365 units are either complete or in some stage of the process as of the end of 2020:

1. 760 units completed

2. 1,762 units under construction
3. 657 units approved and under review
4. 1,542 units approved by the Planning Commission
5. 644 units pending approval; and

WHEREAS, according to the City’s most recent housing needs analysis (2018), there is an inventory gap of at least 2,600 rental homes for Santa Fe renters in the City who earn \$25,000 and below; and

WHEREAS, 86% of renter households in Santa Fe County earning less than \$50,000 are cost-burdened, meaning that they pay more than 30% of their monthly income toward their housing costs, a percentage that rose 13% between 2016 and 2018; and

WHEREAS, the 2019 median sales price for a home in Santa Fe County was \$527,000, requiring an income of at least \$120,000 to qualify for a mortgage, while the median income for a renter household is between \$40,000 and \$50,000; and

WHEREAS, the COVID-19 pandemic and the subsequent economic shut down amplified affordability issues as cost-burdened renters lost jobs or experienced loss of income and now owe several months’ worth of rent, making them vulnerable to eviction when the federal, state, and local moratoria on evictions are lifted; and

WHEREAS, the City established the Affordable Housing Trust Fund (“AHTF”) in 2007 via Ordinance No. 2007-23 as a way “to provide or pay all or a portion of the costs of acquisition, development, construction, renovation or conversion, financing, operation or owning affordable housing or infrastructure to support affordable housing which meets agreed upon community housing goals and objectives”; and

WHEREAS, the uses of the AHTF are determined by the New Mexico Affordable Housing Act (the state statute that implements an exemption to the Anti-Donation Clause of the New Mexico Constitution) and include donations of cash, infrastructure, land, or buildings to

1 support affordable housing and to direct financial assistance (used for rent, down payment, or home
2 repair) to income-eligible individuals; and

3 **WHEREAS**, the AHTF receives funding from a variety of sources including land sales,
4 payoffs of City-held liens, fees paid by developers, and fees paid in-lieu-of onsite units as required
5 for compliance with the Santa Fe Homes Program (SFCC 1987, Section 26-1); and

6 **WHEREAS**, City staff have identified other potential sources of funds for the AHTF that
7 require legislative actions is required; and

8 **WHEREAS**, AHTF expenditures are restricted to the construction, preservation, and
9 rehabilitation of affordable housing units or supportive housing facilities and cannot be used for
10 program administration or necessary support services; and

11 **WHEREAS**, residents who are transitioning out of homelessness or have other high needs
12 are unlikely to sustain their housing situations if they lack necessary support; and

13 **WHEREAS**, the City is implementing the “property management plus” housing model
14 where the provision of units (either through new construction, rehabilitation or direct subsidy) is
15 supported with services such as case management, medical care, job training, etc.

16 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
17 **CITY OF SANTA FE** ~~[that]~~ shall hold a special meeting of the Governing Body within 30 days
18 of the adoption of this Resolution. At this special meeting, the Governing Body shall develop focus
19 areas for revenue sources that would achieve long-term, sustainable, predictable, equitable, and
20 consistent funding for the Affordable Housing Trust Fund, with the goals of expanding access to
21 housing opportunities for all residents, regardless of income or type of housing needed. The focus
22 areas developed at the special meeting shall be referred to the three City Council Standing
23 Committees ~~[shall]~~ to take on the work of reviewing, evaluating, and assessing a broad set of
24 proposals and recommendations ~~[for revenue sources that would achieve long-term, sustainable,~~
25 ~~predictable, equitable, and consistent funding for the Affordable Housing Trust Fund with the goal~~

1 of expanding access to housing opportunities for all residents, regardless of income or type of
2 housing needed].

3 **BE IT FURTHER RESOLVED** that the proposals and recommendations considered for
4 analyses shall include ideas from staff, members of the Governing Body, and reports from
5 community organizations, housing advocates, and relevant City committees.

6 **BE IT FURTHER RESOLVED** that the individual recommendations will be vetted by
7 the appropriate City Council Standing Committee based on the respective Committees' purview
8 and staff's subject matter expertise.

9 **BE IT FURTHER RESOLVED** that presentations by staff regarding the various
10 proposals at the Committees shall include analyses of the costs and benefits of the various proposals
11 and recommendations and that a compilation of these analyses shall be provided to the Governing
12 Body in a study session to develop a comprehensive understanding of the options available for
13 short-, medium-, and long-term solutions to fund the Affordable Housing Trust Fund on a going-
14 forward basis.

15 **BE IT FURTHER RESOLVED** that immediate opportunities for funding the Affordable
16 Housing Trust fund are not precluded by the analyses required by this Resolution and shall be
17 included in determining the mix of funding sources to provide consistent, reliable, and sustainable
18 funding for the Affordable Housing Trust Fund.

19 **BE IT FURTHER RESOLVED** that the Quality of Life Committee shall explore benefits
20 of and options for developing regular and consistent funding for wrap-around services for at-risk
21 residents as a social service component of an ongoing affordable housing program.

22 **BE IT FURTHER RESOLVED** that the City Manager work with staff to develop a
23 blueprint for a growth management planning process as a larger overall framework for the City's
24 future development, considering the housing recommendations adopted as a result of this
25 Resolution, and adding other essential components of livability, equity and sustainability including

1 infrastructure investment, utilities, social, environmental, economic, and other quality of life
2 factors.

3 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2021.

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ALAN WEBBER, MAYOR

10 ATTEST:

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KRISTINE MIHELICIC, CITY CLERK

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APPROVED AS TO FORM:

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ERIN K. McSHERRY, CITY ATTORNEY

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Legislation/2021/Resolutions/Housing Plan

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO RESOLUTION NO. 2021-__
Housing Funding Plan

Mayor and Members of the City Council:

I propose the following amendment(s) to Resolution No. 2021-__:

1. On page 1, line 20 *strike* “housing development in the City has increased dramatically” and *insert* in lieu thereof “multi-family housing development applications have increased”
2. On page 2, line 11 *strike* “2019” and *insert* in lieu thereof “2020”; and *strike* “\$527,000” and *insert* in lieu thereof “\$606,500”
3. On page 3, line 1 *strike* “to”
4. On page 3, line 6 *insert* the following new paragraph:

WHEREAS, funding allocation recommendations from the AHTF are made by the Community Development Commission, based on Housing and Urban Development funding priorities and emerging community needs, with guidance by the Office of Affordable Housing staff; and
5. On page 3, line 7 make “actions” singular and *strike* “is required”
6. On page 3, line 8 *strike* “and”
7. On page 3, line 9 after “facilities” *insert* “, and providing rental or down payment assistance to eligible residents,”
8. On page 3, line 13 *strike* “is implementing” and *insert* in lieu thereof “endorses”; and after “plus” *insert* “supportive”
9. On page 3 line 22 *insert* “the following new paragraph:

BE IT FURTHER RESOLVED that the City Manager is directed to create a work plan for staff’s support of this process so that each Committee is ensured of the participation and contribution from subject matter experts.
10. On page 3, line 25 *strike* “individual” and *insert* in lieu thereof “potential”
11. On page 4, line 11 *strike* “mix of funding sources” and *insert* in lieu thereof “mix of opportunities”
12. On page 4, line 12 after “funding” *insert* “sources”
13. On page 4, line 14 after “funding” *insert* “from sources external to the Affordable Housing Trust Fund”

Respectfully submitted,

Renee Villarreal, Councilor

Jamie Cassutt-Sanchez, Councilor

Approved as to Form:


Erin K. McSherry, City Attorney

ADOPTED: _____

NOT ADOPTED: _____

DATE: _____

Kristine Mihelcic, City Clerk

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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2021-__

INTRODUCED BY:

Mayor Alan Webber

Councilor Carol Romero-Wirth	Councilor Roman “Tiger” Abeyta
Councilor Michael J. Garcia	Councilor JoAnne Vigil Coppler
Councilor Signe I. Lindell	Councilor Jamie Cassutt-Sanchez

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WHEREAS, there is an immediate need to increase the supply of housing across the housing spectrum and an even more urgent need for affordable housing throughout the City of Santa Fe; and

WHEREAS, City of Santa Fe’s (“City”) staff and outside organizations have worked tirelessly to provide the means for housing development to increase and meet market demand for housing and the needs of all Santa Fe residents; and

WHEREAS, [~~housing development in the City has increased dramatically~~] multi-family housing development applications have increased since 2016 when the City amended its inclusionary zoning ordinance to allow certain market rate developers to pay a fee in lieu of providing on-site units; and

WHEREAS, as a result of the City’s actions and the demand for housing, 5,365 units are either complete or in some stage of the process as of the end of 2020:

- 1 1. 760 units completed
- 2 2. 1,762 units under construction
- 3 3. 657 units approved and under review
- 4 4. 1,542 units approved by the Planning Commission
- 5 5. 644 units pending approval; and

6 **WHEREAS**, according to the City’s most recent housing needs analysis (2018), there is
7 an inventory gap of at least 2,600 rental homes for Santa Fe renters in the City who earn \$25,000
8 and below; and

9 **WHEREAS**, 86% of renter households in Santa Fe County earning less than \$50,000 are
10 cost-burdened, meaning that they pay more than 30% of their monthly income toward their housing
11 costs, a percentage that rose 13% between 2016 and 2018; and

12 **WHEREAS**, the [~~2019~~] 2020 median sales price for a home in Santa Fe County was
13 [~~\$527,000~~] \$606,500, requiring an income of at least \$120,000 to qualify for a mortgage, while the
14 median income for a renter household is between \$40,000 and \$50,000; and

15 **WHEREAS**, the COVID-19 pandemic and the subsequent economic shut down amplified
16 affordability issues as cost-burdened renters lost jobs or experienced loss of income and now owe
17 several months’ worth of rent, making them vulnerable to eviction when the federal, state, and local
18 moratoria on evictions are lifted; and

19 **WHEREAS**, the City established the Affordable Housing Trust Fund (“AHTF”) in 2007
20 via Ordinance No. 2007-23 as a way “to provide or pay all or a portion of the costs of acquisition,
21 development, construction, renovation or conversion, financing, operation or owning affordable
22 housing or infrastructure to support affordable housing which meets agreed upon community
23 housing goals and objectives”; and

24 **WHEREAS**, the uses of the AHTF are determined by the New Mexico Affordable
25 Housing Act (the state statute that implements an exemption to the Anti-Donation Clause of the

1 New Mexico Constitution) and include donations of cash, infrastructure, land, or buildings to
2 support affordable housing and [tø] direct financial assistance (used for rent, down payment, or
3 home repair) to income-eligible individuals; and

4 **WHEREAS**, the AHTF receives funding from a variety of sources including land sales,
5 payoffs of City-held liens, fees paid by developers, and fees paid in-lieu-of onsite units as required
6 for compliance with the Santa Fe Homes Program (SFCC 1987, Section 26-1); and

7 WHEREAS, funding allocation recommendations from the AHTF are made by the
8 Community Development Commission, based on Housing and Urban Development funding
9 priorities and emerging community needs, with guidance by the Office of Affordable Housing staff;
10 and

11 **WHEREAS**, City staff have identified other potential sources of funds for the AHTF that
12 require legislative action[~~s is required~~]; and

13 **WHEREAS**, AHTF expenditures are restricted to the construction, preservation, [~~and~~]
14 rehabilitation of affordable housing units or supportive housing facilities, and providing rental or
15 down payment assistance to eligible residents, and cannot be used for program administration or
16 necessary support services; and

17 **WHEREAS**, residents who are transitioning out of homelessness or have other high needs
18 are unlikely to sustain their housing situations if they lack necessary support; and

19 **WHEREAS**, the City [~~is implementing~~] endorses the “property management plus”
20 supportive housing model where the provision of units (either through new construction,
21 rehabilitation or direct subsidy) is supported with services such as case management, medical care,
22 job training, etc.

23 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
24 **CITY OF SANTA FE** that the three City Council Standing Committees shall take on the work of
25 reviewing, evaluating, and assessing a broad set of proposals and recommendations for revenue

1 sources that would achieve long-term, sustainable, predictable, equitable, and consistent funding
2 for the Affordable Housing Trust Fund with the goal of expanding access to housing opportunities
3 for all residents, regardless of income or type of housing needed.

4 **BE IT FURTHER RESOLVED** that the City Manager is directed to create a work plan
5 for staff's support of this process so that each Committee is ensured of the participation and
6 contribution from subject matter experts.

7 **BE IT FURTHER RESOLVED** that the proposals and recommendations considered for
8 analyses shall include ideas from staff, members of the Governing Body, and reports from
9 community organizations, housing advocates, and relevant City committees.

10 **BE IT FURTHER RESOLVED** that the [~~individual~~] potential recommendations will be
11 vetted by the appropriate City Council Standing Committee based on the respective Committees'
12 purview and staff's subject matter expertise.

13 **BE IT FURTHER RESOLVED** that presentations by staff regarding the various
14 proposals at the Committees shall include analyses of the costs and benefits of the various proposals
15 and recommendations and that a compilation of these analyses shall be provided to the Governing
16 Body in a study session to develop a comprehensive understanding of the options available for
17 short-, medium-, and long-term solutions to fund the Affordable Housing Trust Fund on a going-
18 forward basis.

19 **BE IT FURTHER RESOLVED** that immediate opportunities for funding the Affordable
20 Housing Trust fund are not precluded by the analyses required by this Resolution and shall be
21 included in determining the [~~mix of funding sources~~] mix of opportunities to provide consistent,
22 reliable, and sustainable funding sources for the Affordable Housing Trust Fund.

23 **BE IT FURTHER RESOLVED** that the Quality of Life Committee shall explore benefits
24 of and options for developing regular and consistent funding from sources external to the
25 Affordable Housing Trust Fund for wrap-around services for at-risk residents as a social service

1 component of an ongoing affordable housing program.

2 **BE IT FURTHER RESOLVED** that the City Manager work with staff to develop a
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4 future development, considering the housing recommendations adopted as a result of this
5 Resolution, and adding other essential components of livability, equity and sustainability including
6 infrastructure investment, utilities, social, environmental, economic, and other quality of life
7 factors.

8 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2021.

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11 _____
12 ALAN WEBBER, MAYOR

13 ATTEST:

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KRISTINE MIHELICIC, CITY CLERK

17 APPROVED AS TO FORM:

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ERIN K. McSHERRY, CITY ATTORNEY

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25 *Legislation/2021/Resolutions/Housing Plan*

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO RESOLUTION NO. 2021-__
Housing Funding Plan

Mayor and Members of the City Council:

I propose the following amendment(s) to Resolution No. 2021-__:

1. On page 4, line 3 *insert* the following new paragraph:
BE IT FURTHER RESOLVED that within 30 days of the adoption of this Resolution, the Governing Body will consider as a non-voting discussion item a list of these proposals and recommendations along with the City Council Standing Committee each will be assigned to. At this time, Governing Body members will be able to propose any additional ideas to ensure that all potential revenue sources that Governing Body members would like to explore are included in this process. This list does not exclude the possibility of additional proposals or recommendations to come forward in the future and be considered as part of this action plan.

Respectfully submitted,

Jamie Cassutt-Sanchez, Councilor

Michael J. Garcia, Councilor

Approved as to Form:



Erin K. McSherry, City Attorney

ADOPTED: _____

NOT ADOPTED: _____

DATE: _____

Kristine Mihelcic, City Clerk

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INTRODUCED BY:

Mayor Alan Webber

Councilor Carol Romero-Wirth	Councilor Roman “Tiger” Abeyta
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10 program administration or necessary support services; and

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14 where the provision of units (either through new construction, rehabilitation or direct subsidy) is
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19 sources that would achieve long-term, sustainable, predictable, equitable, and consistent funding
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25 **BE IT FURTHER RESOLVED** that the individual recommendations will be vetted by

1 the appropriate City Council Standing Committee based on the respective Committees' purview
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4 the Governing Body will consider, as a non-voting discussion item, a list of these proposals and
5 recommendations along with the City Council Standing Committee each will be assigned to. At
6 this time, Governing Body members will be able to propose any additional ideas to ensure that all
7 potential revenue sources that Governing Body members would like to explore are included in this
8 process. This list does not exclude the possibility of additional proposals or recommendations to
9 come forward in the future and be considered as part of this action plan.

10 **BE IT FURTHER RESOLVED** that presentations by staff regarding the various
11 proposals at the Committees shall include analyses of the costs and benefits of the various proposals
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25 future development, considering the housing recommendations adopted as a result of this

1 Resolution, and adding other essential components of livability, equity and sustainability including
2 infrastructure investment, utilities, social, environmental, economic, and other quality of life
3 factors.

4 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2021.

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ALAN WEBBER, MAYOR

ATTEST:

KRISTINE MIHELICIC, CITY CLERK

APPROVED AS TO FORM:

ERIN K. McSHERRY, CITY ATTORNEY

FISCAL IMPACT REPORT

General Information:

(Check) Bill: _____ Resolution: X

Short Title(s): Housing Funding Plan

Sponsor(s): Mayor Webber, Councilors Romero-Wirth, Abeyta, Garcia, Vigil Coppler, and Lindell

Reviewing Department(s): Office of Affordable Housing

Staff Completing FIR: Alexandra Ladd Date: 3/22/21 Phone: 955-6346

Reviewed by City Attorney: *Eric McCreary* Date: Mar 25, 2021

Reviewed by Finance Director: *Mary McCoy* Date: Mar 25, 2021

Summary:

The proposed Resolution lays out a work plan for the expansion and ongoing viability of funding sources for the Affordable Housing Trust Fund (AHTF), identifying coordinated sources for necessary social services to accompany at-risk residents, and developing a framework for future growth planning.

Departments Affected:

The Community Development Department (Office of Affordable Housing and Land Use), the Finance Department, and Constituent Services.

Consequences of Not Enacting Legislation:

If the proposed legislation is not enacted, the City will miss an opportunity to respond to one of Santa Fe’s most critical issues – that many of residents, especially those with low incomes can’t afford to pay for housing in our community.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

The proposed resolution is consistent with recent efforts to diversify funding sources for the AHTF, as well as work being led by community advocacy groups and housing services providers to ensure the viability of housing funds particularly in terms of increasing equitable access to opportunity.

Performance and Administrative Implications:

The enactment of this resolution will require staff expertise across at least three departments – Office of Affordable Housing, Land Use and the Finance Department. Additionally, staff from Constituent Services will need to provide assistance with scheduling the work with public input, messaging, and meetings.

Fiscal Implications:

The fiscal implications at this planning stage is limited to staff time. Until specific funding sources are identified, there is no additional funding impact.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 20-21	FYE __	FYE __	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	\$ 25,000	\$ _____	\$ _____	N	NR	Gen Fund	
Capital Outlay	\$ _____	\$ _____	\$ _____	_____	_____	_____	
Contractual/ Professional Services	\$ _____	\$ _____	\$ _____	_____	_____	_____	
Operating	\$ _____	\$ _____	\$ _____	_____	_____	_____	\$ _____
Total:	\$ 25,000	\$ _____	\$ _____				\$ 25,000

* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

The staff expenses incurred to ensure that the directives of this Resolution are met assume that each affected Department will contribute 1/3 of a FTE for 3 months. The estimate assumes an average salary of \$30/hour plus benefits X 4 staff spending 30% of their time fulfilling the directive, April – June.

Revenue

Revenue Type	FYE __	FYE __	FYE __	Recurring (R) or Non-recurring (NR)	Fund
General Fund	\$ _____	\$ _____	\$ _____	_____	_____
Special Revenue	\$ _____	\$ _____	\$ _____	_____	_____
CIP	\$ _____	\$ _____	\$ _____	_____	_____
Enterprise	\$ _____	\$ _____	\$ _____	_____	_____
Internal Service	\$ _____	\$ _____	\$ _____	_____	_____
Trust and Agency	\$ _____	\$ _____	\$ _____	_____	_____
Federal	\$ _____	\$ _____	\$ _____	_____	_____
Other	\$ _____	\$ _____	\$ _____	_____	_____
Total	\$ _____	\$ _____	\$ _____		

Revenue Narrative:

At this point in the process, the directives of the Resolution will not result in any revenue.

Signature:

Email: agladd@santafenm.gov

ACTION SHEET
PUBLIC WORKS AND UTILITES COMMITTEE MEETING OF 03/29/2021

ISSUE NO. 7n

CONSIDERATION OF RESOLUTION NO. 2021-__ . (Mayor Webber, Councilor Romero-Wirth, Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, and Councilor Lindell)
 A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:
 Public Works & Utilities Committee: 03/29/21
 Governing Body: 03/31/21
 Finance Committee: 04/5/21
 Quality of Life Committee: 04/7/21
 Governing Body: 4/28/21

PUBLIC WORKS AND UTILITES COMMITTEE ACTION: Pulled by Councilor Lindell for discussion. Approved unanimously to forward to 3/31/2021 and brought back to the 4/12/2021 Public Works and Utilities Committee

SPECIAL CONDITIONS OR AMENDMENTS:

STAFF FOLLOW UP:

VOTE:	FOR	AGAINST	ABSTAIN
COUNCILOR RIVERA, CHAIR	Excused		
COUNCILOR GARCIA	X		
COUNCILOR ABEYTA	X		
COUNCILOR LINDELL	X		
COUNCILOR VIGIL COPPLER	X		

11. DISCUSSION/ACTION ITEMS

c. CONSIDERATION OF RESOLUTION NO. 2021-____. (Mayor Webber, Councilor Romer Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, Councilor Lindell, and Councilor Cassutt-Sanchez)

A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:

Public Works and Utilities Committee: 03/29/21

Governing Body: 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Public Works and Utilities Committee: 4/12/21

Governing Body: 4/28/21

Name: Stefanie Beninato

Comment - 03/31/2021 12:48 PM: (No Vote)

11C-E I am glad there will be a comprehensive approach to AH but why has it taken so long? And why not also focus on raising the fee in lieu of instead of just taking from other city funds? Why is the city proceeding even at this meeting to consider piecemeal changes to accomplish funding eg changes to the uses of the occupancy tax and sale of city property How is community engagement going to be structured and when?

ACTION SHEET
ITEM FROM FINANCE COMMITTEE MEETING OF 04/05/21
FOR CITY COUNCIL MEETING OF 04/28/21

m) CONSIDERATION OF RESOLUTION NO. 2021-_____. (Mayor Webber, Councilor Romero-Wirth, Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, Councilor Lindell, and Councilor Cassutt-Sanchez)
 A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:

Introduced: 3/31/21
 Public Works and Utilities Committee: 03/29/21
 Governing Body: 03/31/21
 Finance Committee: 04/5/21
 Quality of Life Committee: 04/7/21
 Public Works and Utilities Committee: 4/12/21
 Governing Body: 4/28/21

FINANCE COMMITTEE ACTION:

Approved on Discussion

FUNDING SOURCE:

SPECIAL CONDITIONS OR AMENDMENTS

VOTE	FOR	AGAINST	ABSTAIN
COUNCILOR ABEYTA	Excused		
COUNCILOR CASSUTT-SANCHEZ	X		
COUNCILOR LINDELL	Excused		
COUNCILOR ROMERO-WIRTH	X		
CHAIRPERSON VILLARREAL	X		

01/13/21

ACTION SHEET ITEM FROM QUALITY OF LIFE COMMITTEE MEETING OF 04/07/2021 FOR CITY COUNCIL MEETING OF 04/28/2021
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ISSUE:

CONSIDERATION OF RESOLUTION NO. 2021- _____. (Mayor Webber, Councilor Romero-Wirth, Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, Councilor Lindell, and Councilor Cassutt-Sanchez)

A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:

Introduced: 3/31/21

Public Works and Utilities Committee: 03/29/21

Governing Body: 03/31/21

Finance Committee: 04/5/21

Quality of Life Committee: 04/7/21

Public Works and Utilities Committee: 4/12/21

Governing Body: 4/28/21

QUALITY OF LIFE COMMITTEE ACTION: Postponed to review again at the April 21st Quality of Life Committee meeting on discussion. Councilors Garcia, Cassutt-Sanchez, and Villarreal removed this item from the consent agenda.

SPECIAL CONDITIONS OR AMENDMENTS:

SEND TO:

Governing Body; Public Works and Utilities Committee

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON ROMERO-WIRTH	X		
COUNCILOR VILLARREAL	X		
COUNCILOR RIVERA	X		
COUNCILOR GARCIA	X		
COUNCILOR CASSUTT-SANCHEZ	X		

ACTION SHEET
PUBLIC WORKS AND UTILITES COMMITTEE MEETING OF 04/12/2021

ISSUSE NO. 8c

CONSIDERATION OF RESOLUTION NO. 2021-____. (Mayor Webber, Councilor Romero-Wirth, Councilor Abeyta, Councilor Garcia, Councilor Vigil Coppler, Councilor Lindell, and Councilor Cassutt-Sanchez)
 A Resolution Establishing a Work Plan for Improving Access to Affordable Housing Opportunities for Residents of the City of Santa Fe. (Alexandra Ladd, Office of Affordable Housing Director, agladd@santafenm.gov, 955-6346)

COMMITTEE REVIEW:

Introduced: 3/31/21
 Public Works and Utilities Committee: 03/29/21
 Governing Body: 03/31/21
 Finance Committee: 04/5/21
 Quality of Life Committee: 04/7/21
 Public Works and Utilities Committee: 4/12/21
 Quality of Life Committee: 4/21/21
 Governing Body: 4/28/21

PUBLIC WORKS AND UTILITES COMMITTEE ACTION: Pulled by Councilor Vigil Coppler for discussion. Approved to forward to 4/21/2021 Quality of Life Committee with the two (2) amendments made by Councilor Garica, Councilor Cassutt-Sanchez, and Councilor Villarreal.

SPECIAL CONDITIONS OR AMENDMENTS:

STAFF FOLLOW UP:

VOTE:	FOR	AGAINST	ABSTAIN
COUNCILOR RIVERA, CHAIR	X		
COUNCILOR GARCIA	X		
COUNCILOR ABEYTA	X		
COUNCILOR LINDELL	X		
COUNCILOR VIGIL COPPLER	X		

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2021-

3 INTRODUCED BY:

4
5 Councilor Michael Garcia

6 Councilor Signe Lindell

7 Councilor JoAnne Vigil Coppler

8
9
10 AN ORDINANCE

11 REGARDING THE INDEPENDENT SALARY COMMISSION, AMENDING SECTION
12 6-19.3 SFCC 1987 TO REASSIGN THE AUTHORITY TO APPOINT THE MEMBERS
13 OF THE COMMISSION TO THE ETHICS AND CAMPAIGN REVIEW BOARD AND
14 TO REASSIGN THE AUTHORITY TO APPOINT THE COMMISSION'S
15 CHAIRPERSON TO THE COMMISSION'S MEMBERS; AND AMENDING SECTION
16 6-16.2 SFCC TO ADD THE DUTY OF APPOINTING THE INDEPENDENT SALARY
17 COMMISSION MEMBERS TO THE ETHICS AND CAMPAIGN REVIEW BOARD'S
18 POWERS AND DUTIES.

19
20 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

21 Section 1. Section 16-9.3 of SFCC 1987 (being Ord. No. 2016-43 § 2, as
22 amended) is amended to read:

23 6-19.3 Membership; terms; vacancies.

24 A. Membership. The commission shall be comprised of seven (7) members, all of
25 whom must reside within the municipal boundaries of the city of Santa Fe. ~~[The mayor shall~~

1 ~~appoint~~ The Ethics and Campaign Review Board shall appoint, with the advice and consent of
2 the governing body, the members of the commission. The commission shall consist of one (1)
3 member from each of the following categories:

4 (1) One (1) shall be a member of the Santa Fe chamber of commerce.

5 (2) One (1) shall be a representative of a neighborhood association.

6 (3) One (1) shall be a representative of a community organization.

7 (4) One (1) shall be a current or retired attorney or judge.

8 (5) One (1) shall be a representative of the human resources industry, or an
9 employment consultant.

10 (6) One (1) shall be a current or retired chief executive officer.

11 (7) One (1) member shall be appointed at-large.

12 Nominees to the commission shall have the ability to exercise sound and practical judgement in
13 the implementation of their powers and duties as members of the commission. ~~[The mayor shall~~
14 ~~appoint]~~ Members of the commission shall appoint a chairperson ~~[prior to the]~~ at the first
15 meeting of the commission. The chairperson shall then appoint a vice-chairperson at the first
16 regular meeting.

17 B. Terms. Members of the commission shall serve four (4) year terms. A member
18 shall serve for no more than two (2) terms. After two (2) consecutive unexcused absences, a
19 commission member shall be automatically removed from the commission, and a new member
20 shall be appointed consistent with the provisions of paragraph A.

21 C. Vacancies. Vacancies on the commission shall be filled consistent with the
22 provisions of paragraph A.

23 **Section 2. Section 6-16.2 of SFCC 1987 (being Ord. No.2005-14, as amended) is**
24 **amended to read:**

25 **6-16.2 Powers and duties.**

1 A. The board shall enforce the provisions of the Code of Ethics (Section 1-7 SFCC
2 1987), the Campaign Code (Section 9-2 SFCC 1987) and the Public Campaign Finance Code
3 (Section 9-3 SFCC 1987) in accordance with the procedures prescribed in this section and such
4 rules as the board may adopt.

5 B. The board shall establish reasonable rules of practice and procedure which are
6 not in conflict with the provisions of city code or other city rules of practice and procedure,
7 timetables and explanatory materials designed to educate the public, to encourage voluntary
8 compliance and to ensure fair and prompt disposition of alleged violations. All such rules of
9 practice and procedure shall be available to the public in the city clerk's office and on the city's
10 website.

11 C. The board may give advisory opinions to any person requesting an opinion as to
12 whether his or her own future conduct would violate the Code of Ethics, the Campaign Code or
13 the Public Campaign Finance Code. An advisory opinion rendered by the board shall be binding
14 on the board in any subsequent proceeding on a complaint against the person or entity who
15 requested the opinion and acted in good faith in reliance thereon, unless the person or entity
16 omitted or misstated a material fact in requesting the advisory opinion. Advisory opinions shall
17 be indexed and maintained on file with the city clerk and placed on the city's web site.

18 D. In the exercise of its responsibilities, the board may audit campaign or other
19 records. After each election campaign the board may contract for professional reviews or audits
20 of campaign finance statements and shall file their results with the city clerk's office.

21 E. The board shall periodically review and recommend changes to the governing
22 body for improving the Code of Ethics, the Election Code, the Campaign Code or the Public
23 Campaign Finance Code, particularly following a municipal election.

24 F. The board shall appoint the members of the Independent Salary Commission.
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G. Reserved.

H. The board shall review and make recommendations to the governing body regarding the governing body procedural rules and other procedural matters including, but not limited to, the city's annual open meetings act compliance resolution.

APPROVED AS TO FORM:



ERIN K. McSHERRY, CITY ATTORNEY






Reassigning Salary Commission Appointments (For Review)

Final Audit Report

2021-04-19

Created:	2021-04-19
By:	Jeff Norris (jtnorris@ci.santa-fe.nm.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8KFWOvoNawqLMYot1duEjysVvU9dX8oI

"Reassigning Salary Commission Appointments (For Review)" History

-  Document created by Jeff Norris (jtnorris@ci.santa-fe.nm.us)
2021-04-19 - 1:52:16 PM GMT- IP address: 73.98.2.224
-  Document emailed to Erin McSherry (ekmcsberry@santafenm.gov) for signature
2021-04-19 - 1:52:37 PM GMT
-  Email viewed by Erin McSherry (ekmcsberry@santafenm.gov)
2021-04-19 - 3:28:10 PM GMT- IP address: 104.47.64.254
-  Document e-signed by Erin McSherry (ekmcsberry@santafenm.gov)
Signature Date: 2021-04-19 - 3:28:26 PM GMT - Time Source: server- IP address: 63.232.20.2
-  Agreement completed.
2021-04-19 - 3:28:26 PM GMT

STIR LABS

Quality of Life Committee April 21, 2021



- Heard about it from Travis Kellerman, Impact Strategist and Albuquerque
- Jay Nath Co-Ceo and Former Chief Innovation Officer in San Francisco
- City Innovate is inviting **governments** to apply by **August 31st** to join the **first STIR Labs program cohort**.

Got accepted

Predominantly based on years of experience

Sign legal papers

STIR Labs Inaugural Cohort



Bring in, Jon Mertz, Founder of Santa Fe Innovates

Design Thinking workshop

Elements of Design Thinking Mindset



Creativity



Empathy



Optimism



Iteration



Collaboration



Visualization



Gestalt View



Ambiguity

Michel, Rene C., et al. "Using Design Thinking: Conceptual Review, Synthesis and Research Agenda." *Academy of Management Proceedings*, vol. 2015, no. 1, 2016, p. 1607. doi:10.5465/ambpp.2015.1607a1607



Seek "New and Unusual" Perspectives



Diverge

- Defer judgment
- Welcome new perspectives
- Avoid, "yes, but"

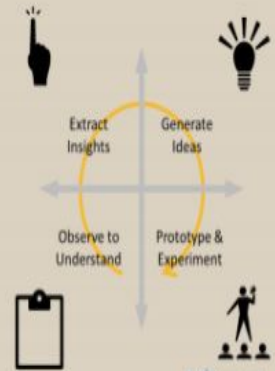
Converge

- Build upon the ideas of others
- Embrace "yes, and!" thinking
- Make your teammates successful

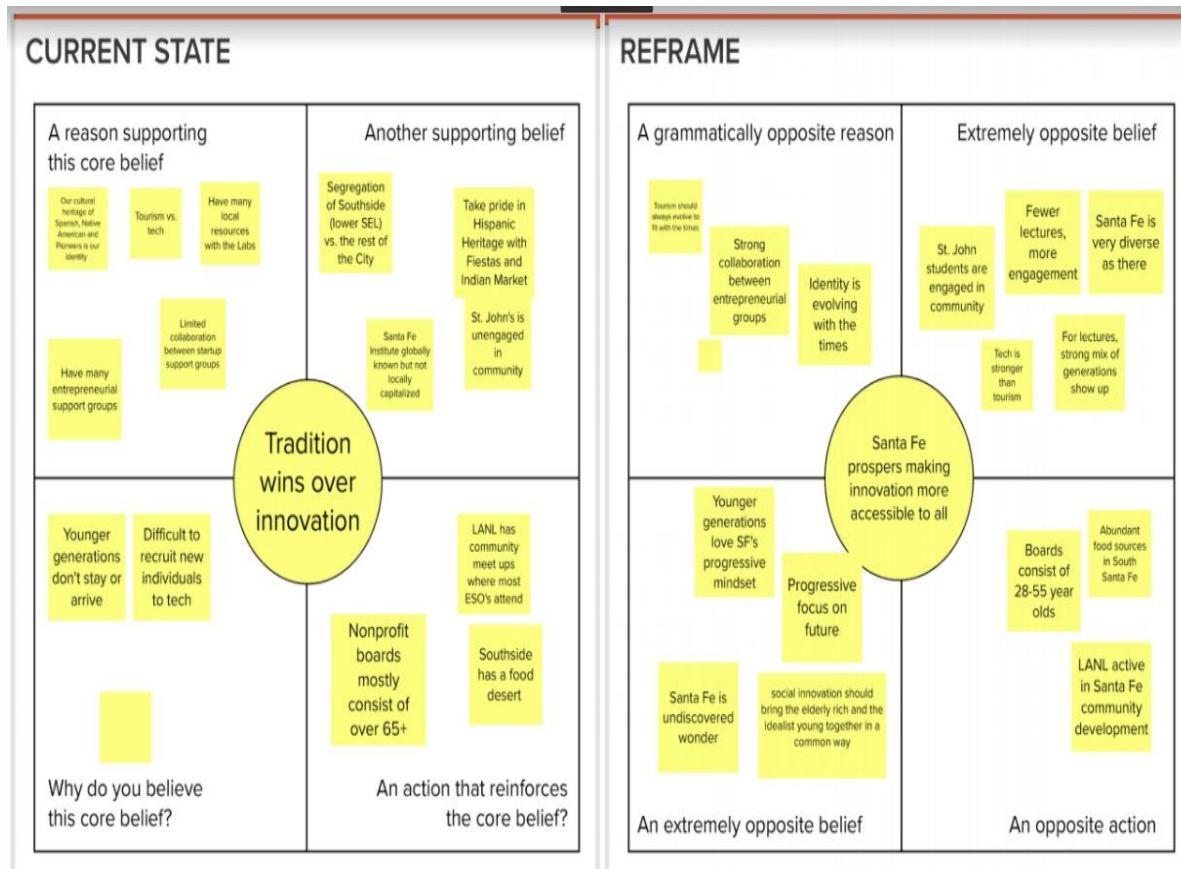


THE HAAS PROCESS OF DESIGN THINKING

A scalable, iterative process of innovation based on shared language and skills.



Initial Santa Fe Design Thinking Workshop



- Focus on Youth
- Equity training
- Anecdotal
- Need more data

Variety of Ideas

Examining over-dependence on tourism ✕

economic recovery industry change

tourism

Diversifying workforce

diversity generations Gen Z

millennials workforce development

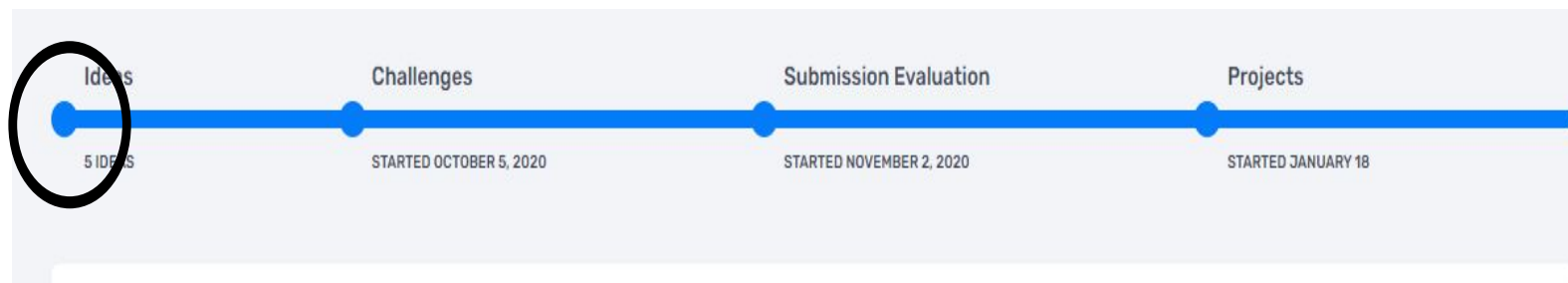
Increasing and promoting tech businesses

startups technology tech transfer

For-Profit Social Innovation

ecosystem social entrepreneurship

social innovation



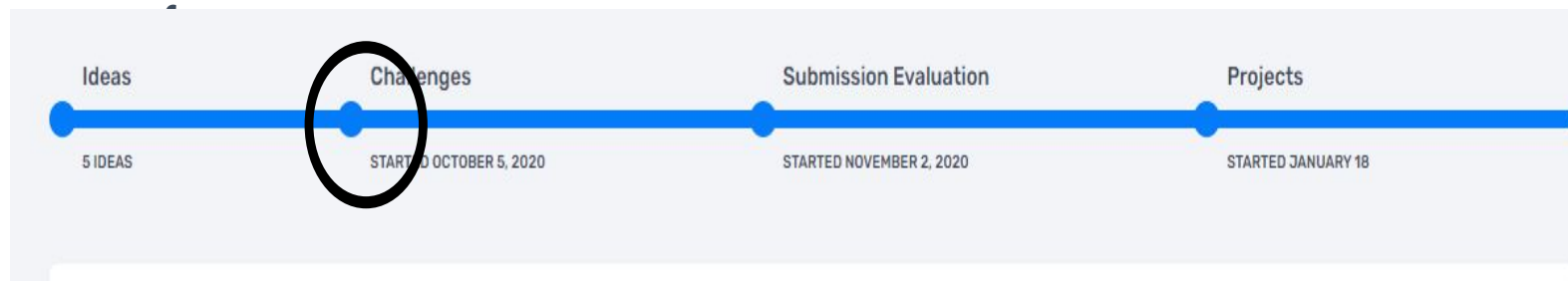
Define our Challenge

Engage tech ecosystem in Santa Fe

The City of Santa Fe is seeking a collaborative solution to engage technology experts and executives for our younger generations to start companies and lead social innovation, leveraging resources (e.g., national labs, accelerators, educational institutions and investors).

For the full challenge visit:

<https://www.cityinnovate.com/stirlabs-challenges/sl-engage-tech-ecosystem-in>

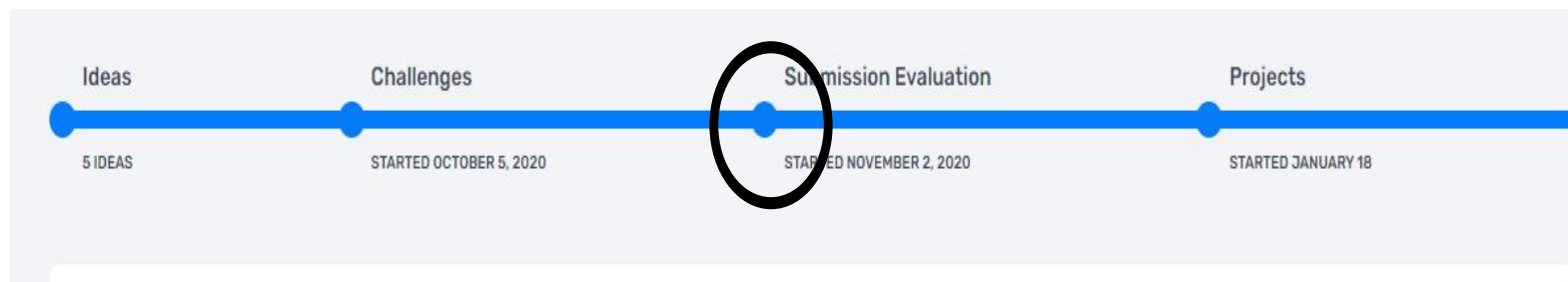


Received 3 Proposals

UNM Innovation Academy

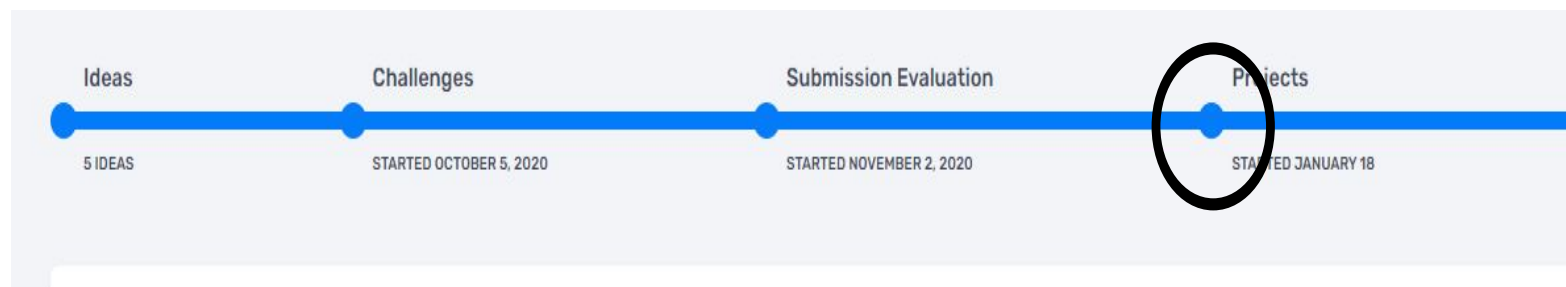
Sacramento State University

West Virginia University



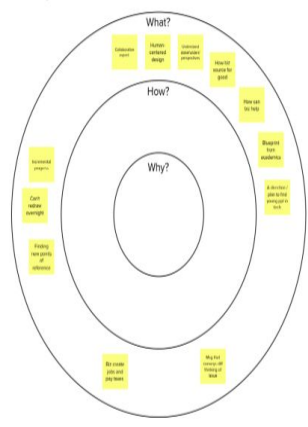
Chose UNM & Added Partners

Amongst the high-impact projects, the city of Santa Fe highlights the power of bringing government, academia, and community partners on board. The City of Santa Fe will be working with **Nancy Lewis (Director of the Canopy for Creative Collaboration)**, **Wellington Spetic (Director of New Mexico for Good Program)**, and **Manuel R. Montoya (Associate Professor)**, at the University of New Mexico. Utilizing design thinking methodologies, the research team will study the current entrepreneurship landscape and technology ecosystem in Santa Fe to identify needs and potential solutions within the community. Along with the research team at UNM, a number of community partners will also be supporting the effort such as Santa Fe Innovates, Patrick Duran (**Economic Development Outreach Specialist for Los Alamos National Lab's Community Partnerships Office**), and the **Myrriah Tomar (Tech Community Builder | Director, Office Science & Technology, New Mexico Economic Development Department.)**



2nd design thinking: tension between labs/tech and folk/heritage

Bullseye



Methodology

Over a period of 16 weeks, we will undertake a form of preliminary research referred to as **“design-based participatory dialogue.”** This participatory, community-based research method is often utilized as a means to **uncover assumptions or root elements of a complex social problem.** This research is both an end in itself while also serving as a means to develop a future research agenda.

Raymond Williams, whom in the 1970s developed a framework for **building a culturally-intelligent vocabulary** that accounted for the disjuncture between rural and urban people. He believed that a long-standing lack of communication between rural and urban peoples extended to academics and urged “the measurement to evaluate the measurer” (Williams, 2014). This resulted in two of his seminal works, *The Country and the City* (1973), a preliminary discussion on the **contested terms used to define rural and urban landscapes**, and *Keywords* (1976), an ethnography/glossary of terms that reconnected and consolidated words that were gleaned from the dialogues of his 1st work.

Methodology

This is consistent with a renewed interest in preliminary dialogue as a **mode to build social cohesion in cities and other multi-cultural structures (Fonseca, et. al 2019)**. More experimental methods are recommended by scholars of social cohesion to address the disjuncture that consistently prevents sustainable knowledge transfer, specifically targeting culturally contested terms that force social initiatives to reset themselves.

This is consistent with a renewed interest in **preliminary dialogue as a mode to build social cohesion in cities and other multi-cultural structures (Fonseca, et. al 2019)**. More experimental methods are recommended by scholars of social cohesion to address the disjuncture that consistently prevents sustainable knowledge transfer, specifically targeting culturally contested terms that force social initiatives to reset themselves. In the context of technology, the field of cultural geography mapped out the concept of the “technoscape” to explore the intersection of social, political, and economic forces to explain the production of cultural values over time within a given place.

Methodology

Effectively, our current project is attempting to understand the technoscape of the Santa Fe and Northern New Mexico in order to refine the following questions:

We will pick a **historical period as defined by a specific technology or set of technologies** and begin by discussing what that historical period matters.

2. We will **identify who participated in that period and try to fill in what we think these communities** thought about that technology (referred to by Williams as a “**structure of feeling**”)
3. We will then **identify several keywords** (including from a basket that we have already anticipated being important words and “pour” them into these historical periods. Why do these **keywords play a role in how we see technology?** What **cultural habits were shaped by the technology in question?**

Output

1. A glossary of culturally-intelligent terms that we can disseminate to stakeholders with explanations for why these words matter (as indicated in the dialogues)
2. A set of recommendations for any data innovations that can take place (i.e. taking the “disconnected youth” category and developing new ways to think about that phrase)
3. Other recommendations/implications for further research

Why?

To understand the role technology plays in shaping cultural views about jobs and economic growth in the tech sector for the City of Santa Fe

This is part of a larger discussion about how we attract and retain talent in New Mexico and how we attend to the economic and social health of the diverse communities that constitute our state.

Topics

Session 1 -- Bio/Lab Tech

Session 2 -- Ag Tech/Land Based

Session 3 -- Media Tech

Session 4 -- Software/Comp Tech

Session 5 -- Infrastructural tech

Invites

SFBI

LANL & Sandia Historians

UNM Health Sciences

North Central New Mexico Economic
Development

NM Acequia Association

UNM Center for Regional Studies

USDA agricultural service

UNM CRS and American Studies

Meow Wolf

Earth Care

Currents New Media

Electric Play House

HD3

Descartes

Falling Colors

Pebble Labs

Catapult Partners

Flow Science

City of Santa Fe Councilor

MicroGridSystems

Little Globe

Cost to the City of Santa Fe

- \$8K to UNM from City of Santa Fe
- \$2K from City Innovates
- UNM committed between 15-20 hours per week to the research project and will also have the support of a graduate student assistant.
- Approximately 150 hours from City of Santa Fe Staff during over a period of one year (September 2020 - September 2021)
- Management, Software, Updates, Design thinking expertise from City Innovates

Nancy Lewis - UNM Team

Nancy Lewis is the Director of the Canopy for Creative Collaboration at the University of New Mexico's Innovation Academy. She brings an expertise in design thinking/human-centered design and systems thinking. Originally trained as a Speech-Language Pathologist, Ms. Lewis conducted extensive clinical research resulting in a standardized evaluation test for children that has been in use for over three decades (Khan-Lewis Phonological Analysis Third Edition. Pearson Publishing.

<https://www.pearsonassessments.com/store/usassessments/en/Store/Professional-Assessments/Developmental-Early-Childhood/Khan-Lewis-Phonological-Analysis-%7C-Third-Edition/p/100001242.html>). In recent years, she conducted research using design thinking methodology through two consecutive Maternal and Child Health grants, with additional support from the Thornburg Foundation. Between 2018-2019, she led a team investigating school readiness using a Systems Practice approach via a McCune Foundation grant. As the Director of the Canopy for Creative Collaboration, she planned, designed and launched an open-space lab and curriculum to bring innovative problem solving skills and a design thinking mindset to the UNM community, enterprise partners such as Sandia National Labs, Air Force Research Labs and the State of New Mexico government agencies, as well as the community at large. <https://www.linkedin.com/in/nancy-lewis-1a50b7199/>.

Wellington Spetic - UNM Team

Wellington Spetic is lecturer in Sustainable Business Management and the director of the New Mexico for Good Program, which is a multi-stakeholder effort to educate businesses, build knowledge for practice and convene change-makers for sustainable and inclusive economic development in New Mexico. His current research and teaching center on impacts and how business can be sources of social and environmental innovations. He is currently involved with at least three research projects about business models that embody social innovations, including: "Furthering the B Corp movement: unpacking the mechanisms underlying collective action"; "What is the ideal model of social entrepreneurship in New Mexico?"; and "How can impact investing work in New Mexico to fund emerging for-profit social enterprises?" Wellington has received his PhD from the University of British Columbia (Canada) and was Postdoctoral Research Fellow with the Center for Peace and Commerce at the University of San Diego's School of Business. He has published in Business Strategy & the Environment, Canadian Journal of Forest Research, and the International Journal of Operations & Production Management:

<https://www.linkedin.com/in/wellington-spetic-617ab945/>

Manuel Montoya - UNM Team

Manuel (MJR) Montoya, Ph.D. is an Associate professor of international management (IM). His work focuses on global political economy and how we make the planet a meaningful part of our social and economic realities and has published work on issues ranging from international trade to creative economy. He has delivered over 100 lectures across the world and has advised world leaders on emerging markets and global conflict. A member of the Council on Foreign Relations, and recipient of UNM's Presidential Teaching Fellowship, his current research focuses on "rural cosmopolitanism" and the ontology of place as a driver of economic growth for emerging economies such as New Mexico.

Questions

Thank you