



MINUTES

COMMUNITY DEVELOPMENT
COMMISSION
APRIL 21, 2021 AT 3:30 PM
VIRTUAL MEETING

1. **CALL TO ORDER**

Start time: 3:31PM

2. **ROLL CALL**

Members Present:

Councilor Renee Villarreal
Member Paul Goblet
Member Ken Hughes
Member Carla Lopez
Member Willie Marquez
Member John Padilla
Member Rosario Torres

Members Excused:

None

Others Attending:

None

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**

Approval of March 3, 2021 Minutes

MOTION: Member Goblet moved, seconded by Member Padilla, to approve the minutes as presented.

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

For: Councilor Villarreal, Member Goblet, Member Hughes, Member Lopez, Member Marquez, Member Padilla, Member Torres

Against: None

Abstain: None

5. DISCUSSION AGENDA

- a. Request Approval of Annual Action Plan describing how HUD resources will be used for the upcoming program year (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov)
- b. Budget Update for FY 22 (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov)
 - Discuss potential uses and amendments to RFP process for FY 21 funds in the amount of \$1.8m
 - Correction to recommend award for Adelante AHTF 21-22 contract

MOTION: Member Padilla moved, seconded by Member Torres, to approve the Motion awarding the SFPS Adelante AHTF FY2021-22 project amount to Total Amount \$100,000.00

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

For: Councilor Villarreal, Member Goblet, Member Hughes, Member Lopez, Member Marquez, Member Torres

Against: None

Abstain: None

Mrs. Ladd introduced the guests Lara Yoder from Life Link who can speak to the challenges of getting people off the streets and rehoused / keep them off the streets and rehoused. Lara can speak specifically to where we are coming out of the pandemic. Kate Preteska and Elena Gonzales from Homewise are available to answer questions on the homeowner side / how are people doing / what kind of foreclosure or prevention / what kind of vulnerability do homeowners have right now coming out of the pandemic.

Mrs. Ladd announces big news: Office of Affordable Housing has been given 1.8 million dollars to give away in alignment with the 1.2 that was just given away. These funds are connected to the current fiscal year which means we are going to move quickly. They don't need to be expended by the end of the fiscal year but we want to have them committed. Hand in hand with this is another allocation/guarantee of three million dollars in the trust fund for the next fiscal year. This totals 4.8 million that we can effectively get



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out into the community almost immediately. Guests are present to provide context to get our minds around what do we see is the most pressing need and how efficiently can we respond to it.

Mrs. Ladd states her proposal, when we look at this would be to really focus... Gives overview of what is done most years with regard to the Request for Proposals and explains we are very general in what we're asking for. We identify the eligible use of funds and eligible income levels etc., ... we set the general parameters that are in the New Mexico Affordable Housing Act. Then we reach out to the community providers and ask them to give us their projects and explain how they work. The projects are evaluated and funded according to how well they score on evaluation criteria and also how well they can demonstrate they meet the needs of the community. Alexandra proposes that the Request for Bid and the RFP gets written more specifically for projects that specifically address housing needs coming out of this place of crisis we have been in for the past 14 months. This would include working with providers who assist the homeless and those who are unsteadily housed or need to be rehoused, have lost their home once the moratory ends- so renter households and folks that Homewise is working with and may include home repair but it is people who are behind on mortgages. As well as capital projects. So we could invest the funds as equity into projects such as we did on Santa Fe Suits or paying for infrastructure or projects under development. There is always flexibility as to how the funds can be used but I was going to recommend that we look at how they're getting used relative to how do we meet the immediate needs that are affecting our community that are directly related to what we've been going through for the last 14 months. I open this to you all for discussion.

I hope that, you know, please don't feel like I'm shoving any of this down your throat, we can also do it the same way we usually do it, we will have to request. Because our Ordinance specifies that the trust funds are allocated hand in hand with the CDBG funds. We are going to have to have an alternate process for that which is going to require, not sure what it's going to require but it is going to require most certainly start with a recommendation from all of you, and then it will have to require some sort of, probably governing body approval since our Ordinance is very specific that that's not how it's done. So that's, that's another issue. So there's a sort of, one, two issues, right there. And then the third issue was immediately. Another way to just ensure the most expeditious use of the funds would be anyone, any, any contractor that currently is under contract, using affordable housing



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trust funds and we just automatically extend the term of that contract. And then we can continue to fund programs without having to go through another procurement for that specific project, and that might save us a little bit of time and an effort so that was going to be the third idea I put in front of you all for discussion. And with that I will turn it over to come to Councilwoman Villarreal to lead us all in a very invigorating discussion.

Commissioner Hughes: Alexandra, I want to speak to Dona Reynolds first. Mrs. Ladd: Yes... Donna is with the Santa Fe Association of Realtors and she's been involved in lots and lots of various task forces and many different community conversations about affordable housing. Welcome.

Chair Villarreal: Welcome everybody, all our guests. I just wanted to clarify some things, Alexandra and for the Commission. So, what you said the 1.8 million is for this current fiscal year to be, that would infuse our affordable housing trust fund that has nothing to do with the CDBG and then next year for fiscal year 2022, there will be another guarantee of \$3 million in that for that budget. So I just want to make that distinction. And also to add to, you said, Alexandra, the restrictions that we have is that by Ordinance, it says that we have to allocate affordable housing trust funds and the CDBG at the same time, and that we need to figure out how to work around that. So I guess with the options that you were talking about; I heard extending contracts to continue for like say another year, or we have a very specific RFP that outlines some of the things that we are requesting to meet immediate needs. And that could be a whole gamut of possibilities. What did you say the third was?

Mrs. Ladd: I think that's all three. The third was having to modify the process; being more specific about how we write the RFP; and rework the evaluation criteria specifically around how the project meets immediate emerging urgent needs. And then the third one was just extending all of our current contracts. Since a procurement is good for four years, and then we just have some flexibility there that we wouldn't have if we were having to, you know, end the current year project and set up a whole new project. So it wouldn't guarantee more funding for the projects but it would just as we would ask those projects to respond to the RFP as if they didn't have a contract but at least to demonstrate, they wouldn't respond to the whole thing, but they demonstrate why they wanted, and could use extended funding.

Chair Villarreal: Got it. Okay. And just so you all know, I've been pushing really hard to be acknowledged that the CDC plays an extremely important role in this process. And although we are a recommending body, it's important for us to also have to be able to share our expertise; our ideas of ways to utilize funding of this sort, and also maybe other ways to think about how we can more efficiently, distribute this funding because you know the process. It's pretty tedious and it's a lot of paperwork or a lot of things to



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review and I don't mind that. I just want us to know that we have an additional role now, and I've been trying to let my colleagues know how important our role is, because I think sometimes we're forgotten about: that we play a role. You know our recommendations obviously go hand in hand with staff support, but I do think that what we have to say; our experience; some of you that have been on the CDC for a while and you've seen the things that we've worked on and some of the priorities that we've set that we've communicated. I think those are important things. Those are important points to for the Council and the Governing Body to know, so I'm just letting you know I've been pushing really hard for acknowledgment as we move forward with any kind of affordable housing initiatives that we also have a role to play. So with that, I see Commissioner Marquez has his hand up first. Do you have a question?

Commissioner Marquez: Yes, sorry. I have a couple of questions. Number one is there a timing on this funding, this extra funding? Either whether it doesn't come from the government side, I mean the federal side? Is one question.

Mrs. Ladd: Madam Chair, Commissioner Marquez the funding is all the local funds so it's subject to the City's normal fiscal year cycle. The 1.8 million was provided in addition to the 1.2 million balance that this group recommended funding for. So it would have been helpful to know about this November, maybe not March but you know, that's okay. We'll take it. The commitment is that the balance of the fund, whatever revenues we generate in the fund, the balance will be added to total 3 million for the fiscal year that starts July 1. So really, if we're going to spend that additional funding, we also have to have that funding allocated to specific projects. So that's why, you know in my mind, we could kind of do that all together. But the expenditures on those, the next year's fiscal money, obviously wouldn't start until July 1.

Commissioner Marquez: Okay, so again, Madam Chair, the next question is: well I think this is one problem that I've seen from the beginning that I've seen come up through the years that we've been through this and I think this time our problem is we have more money than we usually have. We always have problems going the other way for returning people. So to me, I'm excited about this. How we do it I think between all of us we can come up with a plan that will help everybody. At the same time, make it easier because someone of this funding has to come in here pretty quick. A lot of it. I think that's what we're getting at, and we need to use it for not an emergency, but almost like an emergency. Again, the next third question is: The people that you say have already applied and have funding, have a chance of extending their application? Is that correct?

Mrs. Ladd: That is correct. So any current year contracts we would just extend the time or performance immediately and then if the project was



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something where it made sense to add more funds to the project we would amend it as well, to add the funds.

Commissioner Marquez: Okay, and then the next one John and then I'll give it to you; Is just the people that applied will be able to get this money, or is there somebody else new? Like let's say, and I'm just using as an example: We have somebody that can do some remodeling because to me, that's one of the things that we don't have somebody to take care of other than Habitat. Which they are short of being able to take care of some of that problem. And I think some of that should be used for that purpose. So is there going to be or could we use some of that for that purpose, if we could?

Mrs. Ladd: Yeah, Madam Chair, Commissioner Marquez we will definitely make the funding available to the community. The way we always do to solicit ideas from all have different providers. I will say specifically, there's one very well organized group that's looking at replicating the Santa Fe Suites model with a different property. And so for that project, you know, what's helpful for them is equity to purchase the project, which is a nice way for us to because it means that lower debt service; they're generating more revenues; they're supporting their project for the life of the project and not coming back to the City every year for ongoing support.

Commissioner Goblet: And it's more instantaneous.

Commissioner Marquez: Thank you ma'am.

Chair Villarreal: Thank you Commissioner Marquez.

6. **MATTERS FROM THE COMMITTEE**

7. **MATTERS FROM STAFF**

8. **MATTERS FROM THE CHAIR**

9. NEXT MEETING: May 19, 2021

10. **ADJOURN**

Adjourned at 5:00PM

Liaison

Chair