



Agenda

Regular Meeting of the
Community Development
Commission
February 18, 2026 at 3:30 PM
Councilors' Conference Room,
City Hall
200 Lincoln Avenue, Santa Fe

Procedures for Community Development Commission Meeting

Join Zoom Meeting

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[gov.zoom.us/meetings/86848662840/invitations?signature=c7Jzb0sz4vnKmjWwX7Qlc5GsPcNZzeM4](https://santafenm-gov.zoom.us/meetings/86848662840/invitations?signature=c7Jzb0sz4vnKmjWwX7Qlc5GsPcNZzeM4)

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. Approval of minutes from the DECEMBER 17, 2025, regular meeting
5. Presentations
 - a. Office of Affordable Housing Overview (Ruben Macias, Office of Affordable Housing Project Manager, and Faviola Chavez, Director of Affordable Housing)
6. Discussion Agenda
 - a. **Citizen Participation Event**
 - b. **Community Development Commission Term Limits**
 - c. **Lampighter (Bella Luz) Project Update**
7. Matters from Staff

8. Matters from the Committee
9. Matters from the Chair
10. Next Meeting: March 18, 2026
11. Adjourn

**COMMUNITY DEVELOPMENT COMMISSION
DECEMBER 17, 2025, 3:30 PM
123 E. MARCY STREET, CONFERENCE ROOM
SANTA FE, NEW MEXICO**

1. CALL TO ORDER

A meeting of the Community Development Commission was called to order by Councilor Romero-Wirth, Chair, at 3:31 pm, on December 17, 2025, in the Conference Room, 123 E. Marcy Street, Suite 205, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT

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

OTHERS PRESENT

Faviola Chavez, Affordable Housing Director
Elisa Montoya, Director, Community Development
Liz Camacho, Department of Economic Development
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

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

VOTE The motion passed on a voice vote.

4. APPROVAL OF MINUTES

A. AUGUST AND NOVEMBER 2025 MEETING MINUTES. (NO MINUTES WERE HELD IN SEPTEMBER OR OCTOBER.)

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Brott, to approve the August minutes as presented.

VOTE The motion passed on a voice vote.

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

VOTE The motion passed on a voice vote.

5. DISCUSSION ITEMS

A. INTRODUCTION OF AFFORDABLE HOUSING DIRECTOR, FAVIOLA CHAVEZ.

Ms. Chavez introduced herself, giving her experience and background.

B. INTRODUCTION AND BRIEF BIO FROM COMMITTEE MEMBERS

Each Commissioner introduced themselves.

C. DISCUSSION OF STRATEGIC VISION FOR COMMUNITY DEVELOPMENT COMMITTEE

Chair Romero-Wirth reviewed the spreadsheets provided on the Affordable Housing Trust Fund, including fund allocations since 2021, and the list of awards made, saying that some of the nonprofits who were awarded funds have not spent the entire amount awarded.

Chair Romero-Wirth said this information was presented to the Finance Committee and altered to take out the projection for Excise Tax funds as the City has been sued again. There has been a little amount of money collected. We will hold in place with those funds at this time.

Ms. Chavez presented a Power Point presentation reviewing the fee in lieu of, sale of land, infrastructure loan payments, the three funds that come into this fund and the preliminary unaudited numbers.

Chair Romero-Wirth said the balance in the non-spent funds has been put back into this fund and is dedicated to this fund.

There was discussion around what is in the fund, how funds are spent, projected funds by category, and future planning for next fiscal year.

Commissioner Torres said it is troublesome that some groups we selected have not spent down the funds we gave them.

Chair Romero-Wirth said we want to talk about that tonight.

Ms. Chavez said the plan for the new fiscal year is to monitor all our projects on a monthly basis. We don't have the staff at this time, but hope we will indeed have the staff to operate the way we should be operating. We also need to contractual language to enable us to claw back those funds if necessary.

Chair Romero-Wirth said it is unclear why they did not spend down the funds. We don't know at this time, but we do know it needs to be monitored.

Commissioner Hughes asked that the Commissioners have this information before we make any more decisions on awards. We need to be able to make informed decisions.

Chair Romero-Wirth said there will be a formal separation of the Housing Trust Funds to a separate, individual fund going forward. It will be a dedicated fund.

Ms. Chavez said there is a five year plan with strategic goals, future planning and criteria with a focus on building units. There will be strategic thinking in where we put the funds.

Commissioner Watkins said she would like a brief description of why these funds were not spent.

D. DISCUSS CURRENT COMMUNITY BLOCK GRANT (CDBG) AWARDEES.

Ms. Chavez said we have not received these funds because HUD is waiting for an action plan. Our request for \$611,000 has been submitted, but the Federal layoffs have effected the distribution of funds.

Ms. Chavez said we do need to celebrate what we did accomplish with this Commission and we need to advocate for our population, even without the staff necessary. We really need a staff of six and are an office of two at this time. We were approved for four positions, but they are not filled.

Ms. Chavez informed the Commission that she has received a formal letter that we are to receive the \$611,000, but have not received it to date. The Governing Body has not approved the money yet because it has not been received so we have no contracts. Public engagement is required.

E. COMMISSIONERS' IDEAS TO FOCUS FUTURE WORK

Commissioner Watkins said she would like to see us think more broadly on what

our agenda is and what we can do. She and Russell have written down our ideas.

Commissioner Brott handed out his ideas and stated that he had also emailed them to everyone.

Commissioner Brott reviewed his ideas and thoughts. His handout is attached to these minutes as Exhibit "1".

Commissioner Watkins spoke about her ideas of what the Commission needs to look at regarding financial accountability, expanding funding resources, recommendations to the Governing Body, a legislative agenda, partnerships, state land office land possibilities, nuisance properties and bringing together providers.

Commissioner Watkins list of ideas and topics is attached to these minutes ad Exhibit "2".

Chair Romero-Wirth said we need to review the enabling legislation regarding the authority of the Commission. She encourages the Commissioners to look at the five year plan. This is a huge lift. We need to look at who else in the City structure is already tasked with these things.

Commissioner Keny-Guyer said we need to look at our governance, the enabling legislation and expanding our membership. We also need to see what speakers we want to have come in.

Chair Romero-Wirth said she encourages you to look at the Municipal League. They also do a lot of lobbying. The City's list of Legislative Priorities just passed the Governing Body as well.

6. MATTERS FROM STAFF

A. REVIEW COMMUNITY BLOCK GRANT (CDBG) AWARDS MADE FROM PROGRAM YEAR 2024-2025.

This item was postponed.

B. PUBLIC ENGAGEMENT STRATEGY FOR CDBG FUNDING PROGRAM YEAR, 2025-2026.

This item was postponed.

C. REVIEW CDBG AWARDS MADE FROM PROGRAM YEAR 2024-2025.

This item was not discussed.

7. MATTERS FROM THE COMMITTEE

None.

8. MATTERS FROM THE CHAIR

Chair Romero-Wirth said thank you all for your work. It has been a successful year. This Commission has energy and potential.

9. NEXT MEETING

A. JANUARY 21, 2026

10. ADJOURN

There being no further business before the Commission, the meeting adjourned at 5:14 pm.

Councilor Carol Romero-Wirth, Chair

Elizabeth Martin, Stenographer



CITY OF SANTA FE



CITY OF SANTA FE
AFFORDABLE HOUSING



Our Mission

Mission Statement

- Advance equitable and sustainable housing solutions
- Leverage public resources and partnerships
- Address Santa Fe's housing needs

Guiding Principles

- Equity and access
- Long-term affordability
- Fiscal responsibility
- Regulatory compliance
- Community impact

What We Do

Our Role in Santa Fe Housing

- Plans, funds, and oversees affordable housing initiatives
- Focuses on safe, stable, and affordable housing
- Serves Santa Fe residents across income levels
- Ensures responsible use of public funds

Core Functions

- Administer local and federal housing funds
- Issue funding agreements and solicitations
- Monitor projects for compliance and performance
- Coordinate with developers and nonprofits
- Track outcomes and long-term affordability

Affordable Housing Trust Fund

What Is the AHTF?

- Local funding source dedicated to affordable housing
- Controlled by the City of Santa Fe
- Designed to meet local housing priorities

Eligible Uses

- New construction
- Rehabilitation
- Land acquisition
- Gap financing

Where the AHTF Money Comes From

Affordable Housing Excise Tax

Voter-approved tax

Development-Related Contributions

Fees or payments tied to growth and housing impact

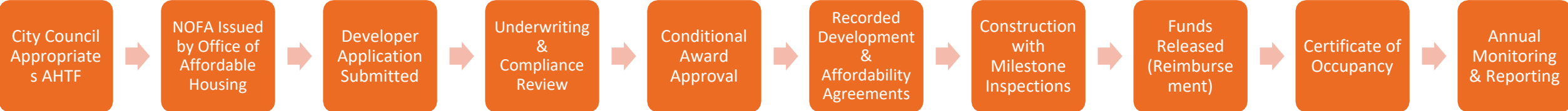
City Allocations

General Fund transfers approved by the City

Program Income

Loan repayments and returns recycled into future housing projects

Affordable Housing Trust Fund



Why AHTF Matters

Key Benefits

- Flexible compared to federal funding
- Allows faster response to housing needs
- Helps close financing gaps
- Leverages other funding sources

Result

- Makes affordable housing projects feasible

Community Development Black Grant

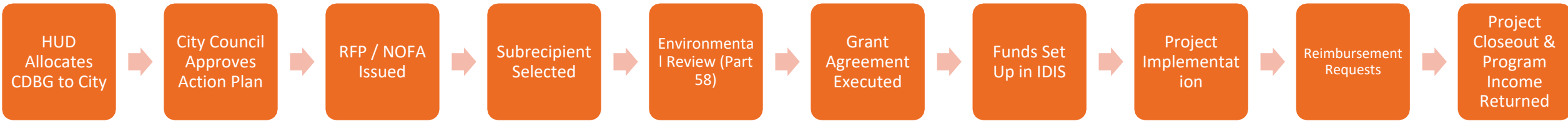
What Is CDBG?

- Federal HUD funding program
- Supports low- and moderate-income households

Housing-Related Uses

- Housing rehabilitation
- Homebuyer assistance
- Housing-related infrastructure
- Public facilities supporting housing stability

CDBG



CDBG Requirements

Key Compliance Considerations

- Must benefit low- and moderate-income residents
- Subject to federal rules and reporting
- Environmental review required
- Timeliness and expenditure deadlines

Why We Use CDBG

- Supports equity-focused community development

How Funding Works Together

Layered Funding Approach

- Affordable Housing Trust Fund
- CDBG funds
- General Funds
- Other state, federal, or private sources



Why Layering Matters

- Maximizes impact
- Reduces project risk
- Enables larger, more complex projects

Community Development Commission

- Advisory body to City Council on affordable housing and community development funding
- Reviews and recommends allocations for AHTF, CDBG, and related programs
- Ensures transparency, public input, and alignment with City housing priorities

Consolidated Plan 2023-2028

HUD-Required Strategic Plan

The Consolidated Plan is a federally required, five-year plan that guides how the City uses housing and community development funds.

Sets Housing Priorities & Needs

Identifies community housing needs, priority populations, and strategies for affordable housing, homelessness, and community development.

Guides Funding Decisions

Directs the use of CDBG and other federal housing funds and ensures programs align with community goals and HUD requirements.

Consolidated Plan Key Housing Goals

Increase the Supply of Affordable Housing

Support the creation and preservation of affordable rental and ownership housing, particularly for **low- and moderate-income households**.

Preserve Existing Affordable Housing

Rehabilitate and maintain existing housing stock to prevent displacement and loss of affordability.

Support Homeownership Opportunities

Expand access to affordable homeownership through down payment assistance, inclusionary housing, and long-term affordability controls.

Santa Fe Homes Program

Housing Ordinance Authority

- Affordable housing programs are authorized under City Code Chapter XXVI
- Establishes the City's authority to:
 - Create and fund housing programs
 - Enforce compliance and monitoring

Programs Purpose

- Provides homeownership opportunities for income-qualified Santa Fe residents
- Focuses on long-term affordability through resale restrictions and program requirements
- Helps households access safe, stable housing in a high-cost market

Key Purpose:

The Santa Fe Homes Program supports affordable homeownership while ensuring homes remain affordable for future buyers.

How the City Provides **Affordable Housing**

The City Does Not Provide **Housing Directly**

The City partners with local nonprofit and community organizations that deliver housing services.

Partnership-Based Model

Nonprofit partners provide:

- Rental assistance
- Homebuyer assistance
- Refinancing and home maintenance support

Santa Fe Homes Program (SFHP)

The City's inclusionary zoning program requires:

- **20% of new homeownership units** be set aside for income-qualified buyers
- **15% of new rental units** be set aside for income-qualified renters

Developer Requirements under **Santa Fe Homes Program**

Inclusionary Requirement:

Developers must provide affordable homes equal to ~20% of new units for buyers at $\leq 80\%$ AMI.

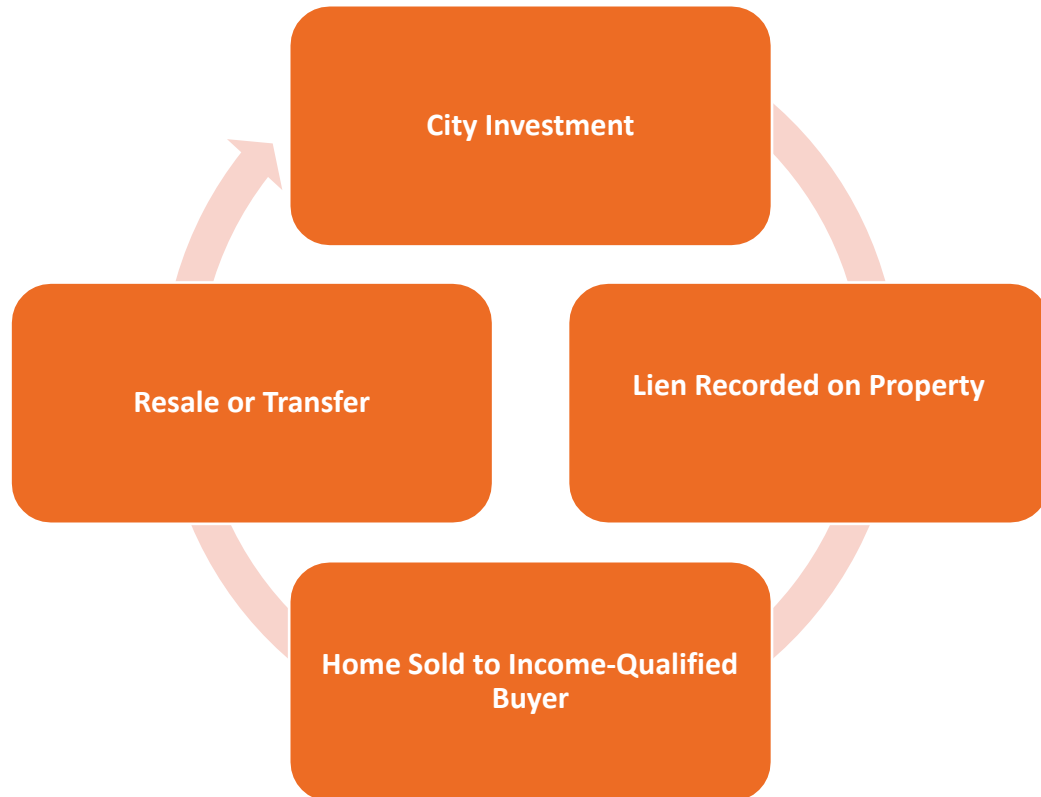
Eligibility Defined by Ordinance:

Income eligibility follows local income ranges (e.g., $\leq 80\%$ AMI) established in Chapter XXVI.

Alternative Compliance Options:

Developers may satisfy requirements through on-site units, off-site units, land dedication, or cash payment-in-lieu approved by the City.

How the City Holds a Lien



Keeps Homes Affordable

The lien helps lower the purchase price and keep the home affordable.

Clear Resale Rules

Resale price and buyer eligibility are defined upfront.

Protects the Program

At resale, the City reviews the transaction and recycles funds for future buyers.

How the Santa Fe Homes Program Is Funded

Affordable Housing Trust Fund (AHTF)

Local funds are used to reduce home purchase prices through subsidies, gap financing, or affordability covenants.

CDBG Funds

Federal funds support income-qualified buyers and eligible program costs, in compliance with HUD requirements.

Long-Term Affordability Protections

Public investment is secured through resale restrictions to ensure homes remain affordable over time.

Fair Housing Enforcement & Compliance

What Is the Source of **Income Discrimination Ordinance**?

Local Fair Housing Protection

A City of Santa Fe ordinance that prohibits discrimination based on a person's lawful source of income (such as housing vouchers or rental assistance).

Purpose of the Law

To ensure residents who rely on lawful income sources have equal access to housing and are not excluded from the rental market.

Who It Applies To

Applies to housing providers and landlords operating within the City, consistent with fair housing principles.

How the Office of Affordable Housing Handles Fair Housing Complaints

Intake & Initial Review

OAH receives complaints and conducts a preliminary review to determine whether the allegation has merit under the ordinance.

Investigation & Conciliation

When appropriate, OAH gathers information, applies inspection and fact-finding standards, and attempts to resolve the issue through conciliation.

Enforcement Referral

If conciliation is unsuccessful, OAH may refer the matter for Municipal Court enforcement, while complainants retain the right to pursue private legal action.

Our Commitment

Office of Affordable Housing

- Responsible stewardship of public funds
- Expansion of affordable housing opportunities
- Strong community partnerships
- Long-term housing solutions for Santa Fe

Our Team

Our Team



Faviola Chavez
Director of Affordable Housing

Strategic leadership and policy direction
Oversees programs, funding, and
compliance
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Ruben Macias
Project Manager

Oversees capital stacks, timelines, and
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Questions and Discussion

Thank You