

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**AFFORDABLE HOUSING MEETING**

**October 30, 2012**

This meeting of the Santa Fe County Affordable Housing Board was called to order on the above-cited date in the Santa Fe County Legal Conference Room at the County Courthouse at approximately 11:00 a.m. by County Commission Chair Liz Stefanics.

Roll call indicated the presence of a quorum with the following Board members present:

**Members Present:**

Commissioner Liz Stefanics, Chair  
Commissioner Kathy Holian  
Commissioner Robert Anaya  
Commissioner Danny Mayfield  
Commissioner Virginia Vigil

**Member(s) Excused:**

None

**County Staff Present:**

Katherine Miller, County Manager  
Steve Ross, County Attorney  
Rachel Brown, Deputy County Attorney  
Steve Brugger, Affordable Housing Administrator  
Penny Ellis-Green, Deputy County Manager - Interim Land Use Administrator  
Robert Griego, Planning Manager  
Ron Pacheco, Interim Housing Authority Director  
Tracey Young, Senior Accountant  
Chris Barela, Constituent Services  
Rosemary Bailey, Affordable Housing Staff

**Others Present:**

Hank Hughes, Coalition to End Homelessness  
Warren Thompson, Rancho Viejo  
Bobby Lee Trujillo, La Pradera  
Alexis Girard, La Pradera  
John McCarthy, La Pradera  
Karl Sommer, Counsel for La Pradera

**III. Approval of Agenda**

Mr. Brugger stated there were no changes to the agenda and Commissioner Holian moved for approval as published. Commissioner Vigil seconded and the motion carried by unanimous [3-0] voice vote. [Commissioners Mayfield and Anaya were not present for this action.]

**IV. Approval of Minutes: October 30, 2012**

There were no changes and Commissioner Holian moved to approve as published. Commissioner Vigil seconded and the motion passed by unanimous [3-0] voice vote. [Commissioners Mayfield and Anaya were not present for this action and arrived shortly thereafter.]

**V. Introductions**

Those present introduced themselves.

**VI. Presentation: Draft Plan to End Homelessness in Santa Fe: Progress for 2012 to 2017; by Hank Hughes, Executive Director, New Mexico Coalition to End Homelessness [*Exhibit 1: Support Material*]**

Mr. Brugger said this draft is the second five-year plan to end homelessness. Mr. Hughes outlined the plan and discussed possible participation by the County.

Hank Hughes from the Coalition to End Homelessness, said there has been tremendous progress made toward ending homelessness in the past five years as a result of working together. There is a permanent home for the City's Resource and Opportunity Center (ROC) which houses a winter shelter and is being developed into a full resource center; with the assistance of state and city funds and HUD vouchers 20 beds have been secured for homeless youth. The Housing Trust built a mixed-income, 60-unit apartment, which includes 15 units for formerly homeless people. Life Link has expanded its vouchers for the homeless especially serving those with mental illness. An interagency case management group has been formed to work on cross agency issues. St. Elizabeth Shelter developed a separate family shelter to house five families and 16 single women.

Mr. Hughes said years earlier HUD promoted ending homelessness by 2012; unfortunately that was not accomplished. Mr. Hughes reviewed a series of visions developed for 2012 to make homelessness a temporary experience. He emphasized that more resources are necessary to reach the goals of providing stable housing for families; rental assistance; opening access to appropriate housing for the homeless with severe mental illness; development of programs for homeless veterans; and increasing availability for transitional and permanent housing as well as emergency housing for youth. A community coordinated emergency response team, ROC and prevention of wage theft are also issues discussed by the panel.

Mr. Hughes reviewed the resources needed to reach these goals and he isolated the items for County support: consider the use of indigent funds to keep the chronically homeless out of the emergency room, provide funding for homeless prevention, increase the number of VASH vouchers, support funding for rapid rehousing for youth, fund expansion of services at the ROC, prioritize homelessness at public housing authority, and support legislation to expand the ROC.

Mr. Brugger said staff will meet with Mr. Hughes and the panel.

Commissioner Vigil thanked Mr. Hughes for his leadership role in developing a comprehensive plan. She recommended the panel work with the hospital and for veteran-related projects work with the federal government.

Mr. Hughes said there are approximately 1,500 homeless people in Santa Fe daily. Per capita, Santa Fe has more homeless services than most communities in the country.

Regarding priorities, Mr. Hughes said the rental assistance program is probably the most important in his mind along with funding the ROC.

Chair Stefanics commented that Indigent funds can be used for behavioral health services and providers of those services qualify for assistance.

Chair Stefanics inquired about the food program and Mr. Hughes said currently the ROC serves lunch two days a week and the plan is for it to be open and serve lunch seven days a week.

The Commission commended Mr. Hughes on his work for the community.

## **VII. Program Report:**

Mr. Brugger reminded the Board that staff was directed to work with the entities that have active affordable housing agreements and work toward amending those agreements. Mr. Brugger said meeting with the larger stakeholder group is occurring concurrently with the meetings with developers. Changes in the agreements and the enabling ordinance regulations will require legal review before presentation to the Board.

### **A. Business Points for La Entrada Amended and Restated Affordable Housing Agreement**

Warren Thompson, La Entrada, thanked the Board for their attention to this issue and said he has enjoyed working with Mr. Brugger. La Entrada is interested in a system that works for them and at the same time allows the County the most flexibility in providing assistance to housing. Two critical points: a method to qualify homebuyers of market rate homes to meet the requirements of the affordable program; and alternative compliance with the program. La Entrada supports a payment system to help leverage funds in doing housing projects with the County.

Mr. Thompson said La Entrada is able to meet the market needs of Tiers 3 and 4.

**B. Business Points for La Pradera Amended Affordable Housing Agreement**

John McCarthy, La Pradera, thanked staff for their assistance on this topic. He said La Pradera wants to operate under the umbrella of 2012-01, the alternate form of compliance. He requested a provision of La Entrada's agreement:

*If an affordable buyer who meets the household income requirements for a particular income range purchases a market rate home sold at a contract sales price equal to or less than the maximum target home price for that particular income range...then the developer shall receive affordable housing credit for the sale in that income range. Furthermore, if the contract sales price is equal to or less than the maximum target home price for the income range, then there shall be no County affordability note and mortgage and no shared appreciation with the County for that transaction, unless downpayment assistance is provided by the County.*

He asked that this language be expanded in their program with the Housing Trust which has built 28 units to date and 14 more are being planned. Mr. McCarthy requested that the Housing Trust retain the affordable housing lien. With the exception of the master plan amendment, La Pradera is under the old Community College District Ordinance that required 15 percent affordable housing. In an environment where grants and funding are being decreased, Mr. McCarthy requested that the County reconsider the former regulations that La Pradera was under and perhaps amend the original La Pradera 2004 approval as well as granting them eligibility to the available County funding for the program.

Mr. McCarthy said La Pradera wants to continue to work with staff, agrees with the reduction from 30 percent to 15 percent and wants to work on the new affordable housing formula.

Mr. Brugger noted that the downpayment assistance program and the developer subsidy program are controlled separately from what is being considered at this time.

Commissioner Vigil supported amending the agreements to reflect what is currently occurring between developers and trusts. She asked that any amendment focus on keeping these units affordable to ensure that the community has sustainable affordable housing.

Commissioner Anaya said he'd like to make some decisions on these agreements and recommended that the agreements be presented to the Board similar to a land use case, i.e., staff provides a report and recommendation in response to the developer's request.

Commissioner Holian asked La Pradera if they would agree to construct to a HERS rating of 70 or less as La Entrada has done. Karl Sommer, counsel for La Pradera, agreed to that point.

Mr. Sommer said La Pradera seeks direction from the Board regarding the approved master plan amendment that they are prepared to record; however, they would

like to place a note on the plat to the effect that if the affordable housing agreement is changed those changes will apply after the recordation of the plat.

Chair Stefanics asked County counsel to prepare a response.

Commissioner Mayfield asked how the County protects against a buyer providing false financial information and whether a length of residency in the County could be included in the eligibility. Mr. Brugger said County staff certifies income and conducts a thorough investigation of assets. Regarding residency, Mr. Brugger said there is no requirement and that would further reduce individuals qualified for the program. Mr. Mayfield requested a resident preference.

Mr. McCarthy said the applicants to the program are predominantly residents. Mr. Thompson said he would not want to do anything to discourage anyone from moving to Santa Fe because of the housing costs. Bobby Lee Trujillo, La Pradera, discouraged placing a preference on residents and referred to the Fair Housing Act.

In response to Mr. Sommer's concerns about plat recordation, Mr. Brugger said staff can work on this language.

Regarding the timeline, Mr. Brugger said staff would be prepared to provide a recommendation at the November meeting. Chair Stefanics asked that the November meeting be limited to discussion of the agreements.

Commissioner Anaya said he has given some thought to the mortgages, who holds the second, third and who is subordinate, etc. He questioned whether the non-profits are actually putting cash into the deal. He asked Mr. Brugger to evaluate the developers' request and determine whether it is HUD money and if it is real cash going into the deals.

#### **VIII. Public Comments**

None were presented.

#### **IX. Matters from the Board**

Commissioner Vigil asked that the rent-to-own concept be included on the November agenda because there are forfeited homes that need to be made available.

There are currently five houses available, stated Mr. Brugger and one is moving towards a sale. Information on the forfeited homes has been forwarded to the Housing Trust and additional buyers may be identified.

X. Adjournment

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 12:10 p.m.

Approved by:

*Liz Stefanics*  
Liz Stefanics, Commission Chair

ATTEST TO:

*Geraldine Salazar*

~~VALERIE ESPINOSA~~ **GERALDINE SALAZAR**  
COUNTY CLERK

Respectfully submitted:

*Karen Farrell*  
Karen Farrell, Wordswork



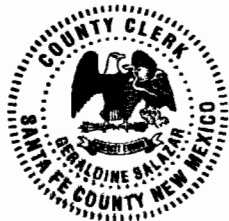
REC'D CLERK RECORDED 01/10/2013

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

AFFORDABLE HOUSING MIN  
PAGES: 10

I Hereby Certify That This Instrument Was Filed for  
Record On The 10TH Day Of January, 2013 at 03:31:33 PM  
And Was Duly Recorded as Instrument # **1693289**  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Deputy *Karen Farrell* Geraldine Salazar  
County Clerk, Santa Fe, NM



**Plan to End Homelessness in Santa Fe: Progress for 2012 to 2017**  
**Making Homelessness a Temporary Experience**  
**Mayor's Blue Ribbon Panel**

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CITY CLERK RECORDED 01/18/2013

## Introduction

Mayor David Coss appointed a blue ribbon panel to develop a plan to end homelessness in Santa Fe in 2012. The 2012 panel was given the task of building on the accomplishments from Santa Fe's first five year plan to end homelessness from 2007, and to set the direction for the next five years of working toward the goal of ending homelessness. The New Mexico Coalition to End Homelessness provided the chair for the panel and organizational support.

Despite the considerable progress made in Santa Fe since 2007, homelessness is still a problem for many in Santa Fe and further work is necessary in order develop a system that is able to end homelessness for any individual or family, quickly, whenever the need arises. It is the intent of this task force to continue shifting the focus from bed nights and meals, which provide only enough support to sustain life, to person-centered care that will catalyze viable and measurable change in the lives of persons who find themselves without a home.

### Accomplishments from 2007 through 2012

Thanks to the support of the City of Santa Fe and the hard work of many committed nonprofit agencies and their staff members and volunteers, much has been accomplished toward the goal of ending homelessness in Santa Fe since 2007:

- A permanent home for the Santa Fe Resource and Opportunity Center for homeless people has been purchased and renovated with City funds and State capital outlay funds, and a number of services have begun operating in this space including the Interfaith Community Shelter, the St. Elizabeth Shelter Resource Center, Santa Fe Community Services, Life Link, and Health Care for the homeless.
- Twenty beds of transitional housing for homeless youth have been developed by Youth Shelters. Fourteen of the beds are in buildings owned by Youth Shelters and six are in scattered site rented apartments. Funding from the State of New Mexico, the City and the federal government was used to build five apartments for ten of the beds and to renovate a house for four beds.
- The Santa Fe Community Housing Trust constructed Santa Fe's first mixed income apartment community with apartments reserved for homeless families and individuals. The Village Sage Apartments have 60 apartments with 15 reserved for homeless households. The Housing Trust is building a second apartment community called Stage Coach Apartments which will also have 15 apartments for homeless people in a community with 60 apartments.
- Life Link was able to expand its supply of permanent supportive housing vouchers for homeless people with disabilities through the federal Shelter Plus Care Program and the state Linkages program so that Life Link now has a total of 120 rental units rented through these programs.
- An interagency case management group was established to help manage clients who need to access services from several agencies.
- St. Elizabeth Shelter developed a separate family shelter, Casa Familia, which can shelter 5 families and 16 single women.



## **Vision for Santa Fe in 2017**

### **How homelessness will become a temporary experience**

We envision a Santa Fe in 5 years where people who become homeless or are at risk of homelessness can quickly find the right type of help for their situation so that they can quickly obtain permanent housing and the services they need and appropriate follow-up.

#### **Families Experiencing Homelessness**

1. Homeless and at-risk families are stabilized in housing within 90 days.
2. Homeless and at-risk families are stabilized with rapid, comprehensive, supportive services.

#### **Individuals Experiencing Homelessness**

3. Chronically homeless individuals with substance abuse and or mental illness and undiagnosed individuals who demonstrate that they are at risk for chronic homelessness are identified and engaged in services that ensure access to appropriate housing within six months.
4. Individuals who are experiencing unexpected situational homelessness or are at risk for same are provided with short-term community support services and housing as well as homeless prevention services to encourage housing retention or rapid re-housing.

#### **Veterans Experiencing Homelessness**

5. Veterans who are homeless are identified and engaged in services that ensure access to appropriate housing within 60 days.
6. A transitional supportive housing project is made available for homeless veterans.

#### **Youth**

7. Santa Fe has increased transitional and independent living programs for youth as well as support services in the community for rapid stabilization.
8. Santa Fe has appropriate emergency shelter for 18-23 year olds.

#### **First Contact for People Experiencing Homelessness**

9. Santa Fe has a community coordinated emergency response team to identify individuals and families who are homeless or at risk, transport to appropriate facilities, and provide access to appropriate agencies and community services.
10. The Santa Fe Resource and Opportunity Center (ROC) is expanded with extended hours; including 5 intensive case managers to assist and direct people to appropriate agencies and services.

#### **Homeless Prevention**

11. Protect workers' rights and prevent wage theft.

## Resources Needed in Santa Fe for the Next Five Years

Project	City Request	County Request	Other Partners
Increase rapid re-housing short-term rental assistance for homeless individuals and families	\$45,000 per year	Rental assistance funded through the Indigent fund to keep chronically homeless people out of the emergency room and out of the jail	NM Mortgage Finance Authority (MFA), U.S. Department of Housing and Urban Development (HUD), Life Link, St. Elizabeth Shelter, Christus St. Vincent Regional Medical Center
Increase funding for homeless prevention	\$30,000 per year	\$30,000 per year	MFA and HUD, Life Link
Increase number of supportive housing units for homeless individuals and families including chronically homeless people	Land for more mixed income apartment housing communities;  City staff person to administer shelter plus care & other assistance	Inclusion of supportive housing units in County funded affordable housing	MFA (tax credits), HUD, Federal Home Loan Bank, Santa Fe Community Housing Trust, NM Coalition to End Homelessness, housing developers
Increase the number of housing vouchers for homeless veterans		County Housing Authority apply for more VASH vouchers	Veterans Administration, HUD, Veteran Services Department
Develop new transitional housing for homeless veterans	Assistance obtaining an existing building able to house 6 to 8 veterans		Veterans Administration, HUD, St. Elizabeth Shelter, Department of Veteran Services
Increased number of transitional and independent living units for youth by 10 rapid re-housing units and 1 case manager to coordinate homeless youth services	\$75,000 per year to fund rental assistance and services for rapid re-housing	\$75,000 per year to fund rental assistance and services for rapid re-housing	State of New Mexico, MFA, Youth Shelters and Family Services, Adelante
Emergency Shelter for homeless youth 18-23	Land or existing building	Land or existing building	U.S. Department of Health and Human Services, Youth Shelters and Family Services
Emergency Response Team	Fire Department develops team with mobile van, EMT and mental health counselor	Assistance and coordination with SF County and SF County Fire Department	Santa Fe Health Care for the Homeless, all Santa Fe service providers, automobile dealers
Expansion of services at the Santa Fe Resource and Opportunity Center	\$100,000 per year to support service providers with their intensive case management services at the ROC	\$80,000 to cover basic operations of the ROC	HUD, VA, Santa Fe Community College, SNAP office, Health Care for the Homeless and all service providers at the ROC
Include homelessness as a preference at public housing authorities	Include homelessness as a preference at Civic Housing Authority	Include homelessness as a preference at County Housing Authority	
Add second story to Santa Fe Resource and Opportunity Center for Health Care for the Homeless and others	Legislative support	Legislative support	State Capital Outlay funding, NM Coalition to End Homelessness, granting agencies, La Familia