

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING - FY 2025 BUDGET
May 8, 2024

Hank Hughes, Chair - District 5
Camilla Bustamante, Vice Chair - District 3
Justin Greene - District 1
Anna T. Hamilton - District 4
Anna Hansen - District 2

SFC CLERK RECORDED 06/14/2024

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1. A. This budget study session of the Santa Fe Board of County Commissioners was called to order at approximately 3:01 p.m. by Chair Hank Hughes in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

B. Roll Call

Roll was called by Deputy County Clerk Jennifer Wilson and indicated the presence of a quorum as follows:

Members Present:

Commissioner Hank Hughes, Chair
Commissioner Camilla Bustamante, Vice Chair
Commissioner Justin Greene
Commissioner Anna Hamilton
Commissioner Anna Hansen

Members Excused:

None

C. Approval of the Agenda

CHAIR HUGHES: Any changes to the agenda?

GREG SHAFFER (County Manager): No, Mr. Chair and Commissioners.

There are none.

COMMISSIONER HANSEN: I move to approve the agenda as presented.

COMMISSIONER GREENE: I'll second it.

CHAIR HUGHES: Okay. Motion by Commissioner Hansen, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

2. Presentation and Discussion of the Fiscal Year 2025 Operating Budget Requests

A. Presentation and Discussion of the Fiscal Year 2025 Operating Budget Requests of Specific County Departments and Recommendations Thereon from the County Manager

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CHAIR HUGHES: Manager Shaffer and Rachel. Looks like it goes to you guys.

MANAGER SHAFFER: Thank you, Mr. Chair and Commissioners. This is our third special budget study session and we're going to be discussing the proposed operating budgets for the Community Services Department, the Growth Management Department, Public Works Department, and the Community Development Department, in that order. So we'll start with Community Services and Director Rachel O'Connor.

COMMUNITY SERVICES DEPARTMENT

RACHEL O'CONNOR (Community Services Director): Thank you. Good afternoon, Mr. Chair, members of the Commission. I want to recognize my staff managers who are also here with me to answer questions if we have any that exceed my ability to answer. Mr. Chair, I'm going to talk about the Community Services Department. I'm going to go over the new positions and then talk by division about any of the changes. Specifically, the changes in Senior Services which make up a significant increase in our budget request this year. But overall, our budget, if you look collectively at the divisions, is relatively flat for fiscal year 25.

So I'm going to start by saying that we requested and received a number of FTEs. In specific, we received full time employees to work at the Senior Services Division in the opening of the new Cerrillos Senior Center, which we expect in the fall of 2024. We requested and received funding to support our traditional array of staffing patterns for that Senior Services facility. That includes a cook, a driver, and activity coordinator. In addition to that we have received or have proposed to be received a position of a driver for the Edgewood area. We have been asked repeatedly, both internally within the County by the Fire Department mobile integrated health team and by the Mayor's office to expand transportation services in the Edgewood area. It's much more of a transportation desert than some of our other areas and we have – I'm very pleased to say that we were able to do that in this fiscal year.

In addition to that we requested numerous vehicles that were approved largely to support that activity, both in Cerrillos and in Edgewood. We have some specific vehicles that serve Senior Services traditionally, including a transportation vehicle, a hotshot – I'm looking for my Senior Services fixed asset survey. I apologize, and we also have received a new vehicle purchased for our DWI program. We had vehicles that were out of date there. We had certainly vehicles – a home delivery vehicle, a transportation vehicle and a hotshot that will be used at the Cerrillos Senior Center when it's open. And those vehicles are often used in exigent circumstances. For example, transportation of someone who might have significant medical issues, a hotshot for meal delivery in that area.

Mr. Chair, members of the Commission, I'm going to start now by going over the major programming areas in the Community Services Department and talk about any significant changes that you're seeing in this year's budget in comparison to last year's budget. Mr. Chair, as I just have discussed, the majority of the increase, and it's about \$700,000, in the Senior Services, is in CSD Senior Services program. We are now working with Public Works to significantly upgrade some of our facilities and in 2025

will be opening a new senior center in the Cerrillos area as all of you are aware. We have included funding to support those activities including increased funding for food, increased funding for specific wares, and as I discussed, the full-time employees that will be located out of that area.

We also received some revenue this year \$160,000 from Representative Szczaepanski who included us in her funding request. That funding will be used specifically for food at the senior centers.

Other items that might be included in the Senior Services budget or that were included in the Senior Services budget, as we discussed previously, we are in the process of procuring a study. The University of New Mexico is expected to complete a study to look at Santa Fe County's specific demographics and assist us making recommendations as to where we should consider either altering the array of services that exist or be locating new senior centers as we move forward. So we are anticipating that that study will begin probably late in this fiscal year, but we also included funds rolled over for the budget for Senior Services in fiscal year 25.

Mr. Chair, our behavior health budget is slightly reduced this year and that is because we have reduced the amount of funding that we are providing to La Sala. The expectation is I might say spectacular response from New Mexico Solutions was that the County pay for upfront operating costs once the building was opened. We have reduced that by ten percent a year for four years, and the center continues to expand and provide additional services to the community and to work with the State of New Mexico and other funders to diversify that funding source for La Sala. That's an activity that was written into our strategic plan for the County. I'm happy to say both for Senior Services and for behavior health we are beginning to successfully do that in terms of attracting, for example, congressionally directed spending. We just received a small amount of money from the State of New Mexico for our engage program. We are working actively to potentially partner with the state on expanding our CONNECT program.

So, Mr. Chair, members of the Commission, the Community Services Department in general is relatively flat for our DWI program. We have some funding that fluctuates in our DWI program. If you can recall, the program is funded really through a formula from the State of New Mexico, through the alcohol excise tax. It comes down to the counties in specific categories. We work very closely with the State of New Mexico in allocating that for specific purposes. For example, we have prevention people out in our schools. We have compliance monitoring for convicted DWI offenders that are coming out of Magistrate Court. We pay for public awareness and enforcement activities as well as many other activities from that grant. We did not have significant change in the revenue or in what we have budgeted for our DWI program.

Mr. Chair, our engage program, which is the County's Law Enforcement Assisted Diversion program. It was funded starting out from the State of New Mexico. We did receive congressionally directed spending in the amount of about \$370,000 to support that program moving forward, and we are expecting a small amount from the State of New Mexico to supplement. This is the one program that we'll probably continue to work with Yvonne on as the revenue sources for that program are shifting at times. For example, we initially received funding that was significant from the state. They invited us to apply just recently for some additional funding. The amount we received was a little

bit less than what our expectation was, but we are continuing to monitor that situation and the program has just hired a new case manager and is moving forward.

Mr. Chair, our Healthcare Assistance program and our Health Services Division really has some growth in it this year for our CONNECT program, as well as some growth to support activities in the Santa Fe County Health Action Plan that you just approved. So in specific, we have looked at budgeting some funds for a program that I've provided information for in the reports that I put out and that is to support older adults with cognitive issues. We see a lot of people in our community. We have heard loud and clear from our local hospitals that there are not adequate day programs for people with cognitive issues, whether they're issues related to mental health or dementia or Alzheimer's or the many other things that can change your way of thinking. We have started to fund a pilot program which is called Life Circle and are hoping to support people through our CONNECT program to see if they might benefit from some of that programming as well.

We also have provided within the CONNECT program some emergency funding. So for example, our activity coordinators sometimes see urgent needs that can't be delayed in response. For example, somebody's utility or water being shut off. An urgent, health-related matter that needs to be addressed. We now have included funding that we pay to a provider, Coming Home Connections, to support short-term response to emergencies for seniors in our community. And we can, for example, provide some short-term chore support for things out of the home.

Mr. Chair, we also included funding in our Healthcare Services program budget this year for PMS. As you might recall, a couple of meeting ago we expanded our funding to support more FQHCs – federally qualified health centers – in Santa Fe County. PMS is a federally qualified health center, as well as La Familia. We are interested in expanding the safety net for people that need services. PMS is now on contract with us to participate in CONNECT and provide a variety of services, including medication assisted treatment.

Mr. Chair, we also included in our Health Administration budget a request to support the development of what I call a humanitarian action plan, which is how should the Community Services Department organize in order to be nimble should we have another emergency. This was one of the main deliverables noted within the Health Action Plan, and it's not specific to what kind of emergency we would have, for example, we could have a pandemic. We could have a climate-related emergency. We could have a violent event. CSD was very nimble in the COVID response but we want to ensure that should something occur again that we have the groundwork to pivot very quickly to respond in a way that is certainly not duplicative in any way of what the other agency roles would be in the County, but that could provide food support and emergency housing if it was necessary as well as other supports, and we look to that report to be able to guide us, for example, on how to cross-train within the departments, so, for example, our compliance monitors could serve as backup drivers if we needed it. And those kinds of flexible responses to anything that could happen in our community in the future.

Mr. Chair, we have a Teen Court program. That budget is flat this year, the budget request. Our Teen Court program request is almost identical to last year's, and the last area of interest is Youth Services. Chanelle Delgado is the manager that oversees the

Youth Services Division. That's a new division at CSD. We are in the process of hiring our first case manager. Thank you very much. That will be working with families and youth that are in crisis. Yesterday we met with Christus St. Vincent. We had also funded a position at Christus to assist family members and youth that are experiencing a behavior health crisis in going through the ER, and it's our intent to link the services that are provided.

So for example, if you had an adolescent or youth who was experiencing a crisis and went to the emergency room, that youth would then, once the emergency room response was completed, be referred to Santa Fe County for navigation and from us to the providers in the community. We're also looking and have RFPs out right now to expand family services as well as to expand services available through a mobile crisis team for youth that would be funded by CYFD, but for which the Santa Fe County Community Services Department would provide start-up funding.

So we have a slightly increased request for our Youth Services. We anticipate a lot of growth in that division over the next year, and we anticipate a lot of partnership with the State of New Mexico, both the Healthcare Authority and CYFD to fund and roll out those programs in Santa Fe County.

So, Mr. Chair, that's kind of a summary of our budget this year. I'm looking to the County Manager to see if he has anything to add. We are both open for any questions you might have.

MANAGER SHAFFER: Thank you, Mr. Chair and Commissioners, and I would just note on the summary sheet what was not carried forward into the packet version were the cost of the recommended FTEs which Rachel described in the Senikor Services area, and those costs are reflected in the FTE detail. And the total for the positions that are recommended, four in total, is just south of \$300,000 – \$299,596. Thank you, Rachel. We'd be pleased to answer any questions.

CHAIR HUGHES: Questions? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Thank you, Rachel. First off, accolades. I really, as somebody that doesn't cross paths with the Community Services in my day to day life I'm always impressed by what you do to the community that needs it, and I'm blessed not to need it in most cases, I think. And everything from the CONNECT to the Senior Services to all of the ways that you respond to Santa Fe County's needs for those that are really the underserved. You really get to the people that sometimes don't have a voice and you bring their voice and give us opportunities to serve them.

So, one, just to play my record again, you're getting a bunch of vehicles. Please look at EVs, because you'll love them and we'll have the infrastructure in place at our senior centers, hopefully this year, so you'll be able to charge them and keep them going around town. You've heard that before; you don't have to respond, but just so I don't miss the opportunity I have to take it.

And then one of the models that I think – we're seeing pretty much, I would say a collapse of our midtown society here in Santa Fe where Pete's Place is turning into. I've had a couple – started to do my own research into models that might work better and the definition of insanity is doing the same thing and expecting different results, and we're doing the same thing and we're getting the same results. And so I don't expect to change

that, and so I think we need to start looking at different models.

And so the model that my research most recently has come up with, somehow surprisingly, it's also just down the road in Albuquerque is the Gateway Center. And we put in a request to the City of Albuquerque to get a tour of their facility and to get a comprehensive understanding of what they're planning there. I know it's still coming out of the ground and only just starting up, but one, I invite you to come join us there. We have a spot for a few people. We have the Governor's Office coming along with us and we've put in a request with the City to do this. And so one, I hope we can look at that really closely before we close up this budget, and we're going next Friday and we'd love to have at least one Commissioner. We'll advertise it if we have to if more than one wants to join us.

But that seems to be a model that seems to be the right model to have the wraparound in services in an intense sort of setting where we don't throw people on the street at 6:00 in the morning and just make them vagrants that are like out into the wild. And it seems to be the right process. And so I would love to, in these next weeks before we have to close up this budget, really see what we could do to put our money where our mouth is and say let's put some money towards planning what it would take to do our equivalent to do a Gateway Center here. I don't know if you have some perspective on this. I'm sure you probably know it much better than I do and I would like to know what your thoughts about it are and what it might take for us to get a proposal together so that we might be able to go to the legislature in this next session and say we want to do this here with a partnership between the City and the County and the state to do the Santa Fe County version of that.

MS. O'CONNOR: Jennifer Romero has been actively working with the funders group here in Santa Fe to look at the options. And we just had a conversation earlier this week about the fact that I believe the lease is up at Pete's Place on Cerrillos, and what alternatives might work better at certainly locations in terms of services to people that don't have anywhere to live. I spoke with Ambra and we will, either myself or more likely some of my staff and myself, will be happy to look at the Gateway Center. The model that has been proposed by the City, I believe is Build for Zero – I'm looking at Jennifer who's giving me the thumbs up, which was initially considered three or four years ago, maybe more than that.

We are interested in this issue. We provide some funding for specific parts of services to people that need homes and we'd be happy to add the request to the Commission, provide additional information, and to look at the Gateway Center in Bernalillo County, Albuquerque.

COMMISSIONER GREENE: Thank you. I look forward to taking a tour of it next week. I was pleasantly surprised that the Governor's Office responded almost immediately that they wanted to take a look at it. The Governor has been there herself but not her staff necessarily. So for us to be able to have a collaborative group already on the ground looking at it together for a couple hours, going wow, this is great, or not. Right? So we hope to have a good, comprehensive discussion, and so I don't claim to know the answers and I really expect you to know many more of the questions and the answers, and what to ask of the staff down there and of the Albuquerque City administration to say this is working, this is what we wish we had done – learning from their best practices and

the mistakes that they've made along the way. So we might be able to get this taken care of here. It is – I'm sure every one of the Commissioners up here hears it from our constituents, if not every day, probably twice a day, once a week. It's really getting out of hand, and if we can be a catalyst for this then let's do it. So hopefully we can get a proposal, if we can spin that up and find capacity within the County to get a proposal together by the legislative session I really hope that we have the initiative within us to get that done.

MS. O'CONNOR: Mr. Chair, thank you. We'd be happy to assist in any way that the Commission wishes for us to.

COMMISSIONER GREENE: And just to follow up, the Gateway Center doesn't have to be the be-all, end all. It just seems to be the most local and easy to demonstrate. If there are other best practices that you know around the country please bring them forward because this is getting out of hand.

MS. O'CONNOR: Thank you.

CHAIR HUGHES: Other questions? I just have a quick question. I think you might have said this but I'm not sure I heard it. Are the cook and the driver/cook, are those for the Cerrillos Senior Center that's opening soon?

MS. O'CONNOR: Mr. Chair, yes, they are. There's one driver that will be located in Edgewood to expand, but the three other positions that have been funded by the Count will be in Cerrillos.

CHAIR HUGHES: Okay. Thank you. I guess that's it. Thank you very much.

MS. O'CONNOR: Thank you.

Public Works

MANAGER SHAFFER: Next up we have the Public Works Department. Thank you.

BRIAN SNYDER (Public Works Director): Mr. Chair and Commissioners, good afternoon. I'm going to be presenting the Public Works budget. I'd like to first thank staff that participated in this. I have with me P.J. Griego who's our ASD Division Director, and then additional division directors that participated heavily in this budget process, as well as their staff and a manager as well in the audience.

Starting with the fiscal year 24 recurring operating budget and working from that point, there's been some increases in that budget. The minor increases/decreases are summarized on the table. The lower of \$18,000. The decrease is going to largely be summed up as budget adjustments based on actuals. So we look at year over year, and if we do not have a need for that budget in a current fiscal year we remove it from the budget. In all, we had an increase to the budget of minor increases and those increases include things such as training and certification for staff, additional licenses for asset management software, as well as we've talked on several occasions in front of BCC, the simple fact that materials and supply costs are increasing. So we've adjusted our budget accordingly to address those to make sure that we can provide the services to the community that are expected, and that totals about \$218,000 above our fiscal year 24 operating budget.

In addition to that we have some recurring budget increases, and they can be summed up by a total of about \$1.9 million. And they include the class and comp, collective bargaining agreement increases, PERA contributions from the County, and that totals about \$940,000. That's largely the focus on staff, existing staff that we have within our operations making sure that we are doing our best to retain the staff that we have as well as provide for them.

In addition to those, we have four different items that are recurring costs. We have an additional striping for our roadways. We do this throughout the county, so that's totaling \$273,000. We contract that out on an annual basis. We also have a request for an on-call engineering service, contract of \$270,000. This will help support operational needs, whether it be traffic studies. One example, we would use a similar approach with the New Mexico 14, County Road 44 and County Road 45, that intersection, and looking at the conditions assessment of that, as well as it would support capital projects. So as we talk about the capital budget process during June, these funds will allow us to initiate preliminary engineering reports, get those initial studies and feasibility assessments done, so that when we get into the capital budget process, that is a process that focuses on ready for design, ready for construction, and not focusing on should this project even be done or should be considered? It's an evaluation tool for us.

We also had an increase in tipping fees. This is simply a pass-through from the rate increase. Some of you sit on the SWMA Board. Rate increases happen frequently, once every year, but frequently as their tipping costs go up, this is a pass-through to our budget so that we can make sure that when we get invoiced we can pay the tipping fees.

And last on the recurring items is the road maintenance. And this is a cost for increasing materials. Basecourse is going up. Cost of oils and other things are going up as well. So the total of recurring budget increases is about \$1.9 million.

On the non-recurring side, we put forward a need within Public Works to develop a safety program. We felt that there was a good need. Eighty-five percent of our staff are in the field, playing in traffic, dealing with high pressure pipes, those types of things. Dangerous situations. We want to make sure that we had a robust safety program in place to build off of what the County already has, and as part of conversations with the County Manager's Office as well as Risk and Safety in HR, it's my understand that that \$75,000 will not be funded in Public Works but rather it will be part of the overall Countywide safety strategy assessment, the first of which will be focusing on Public Works to accomplish this. So we're excited to have that moving forward.

So that summarizes our budget increases for the year. Shall I pause there or just go into the FTEs.

MANAGER SHAFFER: Go on into the FTEs.

MR. SNYDER: So I'll move on to the FTEs. We requested several FTEs within the Public Works Department and working with the County Manager's Office and HR, we're recommending funding of three positions, all within the Utilities Department. Two utility system operator IVs. Currently the highest level of certification we have now within operations in Utilities is a III, and the need for the level IV is coming soon as we grow our system, as well as we go into Pojoaque. We have a need for level IV operators.

In addition to that we are requesting a project manager III that is dedicated to the Aamodt project. We currently have a project manager that focuses on utilities and

Aamodt but we feel that in addition to that we need to have a project manager that's focused on Aamodt itself and all the complicated issues around Aamodt.

In response to questions that have been raised by a couple Commissioners at least, either in BCC or off line when we meet quarterly, working within the fiscal year 24 budget, we're looking at our overall operations, the way we do business within Public Works, and the focus is on ASD. The focus is also on projects. How we deliver those projects, how the information flows from internally within Public Works as well as to Finance, as well as Legal. So with that in mind, we're doing that assessment in the next couple months and we're putting all the other requests on hold for positions until that is complete.

Then moving on to the fixed assets. Just a high level of summary of fixed assets. I would say they fall into two categories. Replacement vehicles that were approved by VURB, the Vehicle Utilization Review Board. And then the second category is new equipment to support staff in maintaining infrastructure. Examples are blowers, commercial cleaners, mowers, street sweepers, dump trucks, driver feedback signs and water meters, just to name a few. But these are tools and pieces of equipment that can help us maintain infrastructure. With that I'll stand for questions.

CHAIR HUGHES: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chairman Hughes and thank you for the presentation, Brian. How much, or have we at all at the County used smart technologies, where the infrastructure actually informs – are you familiar with what I'm talking about? The smart technologies for building infrastructure, roadway infrastructure, pipelines, such that we actually receive the data and it informs us of what the status is of the infrastructure and we're able to respond based on the analytics. Are you familiar with what I'm talking about?

MR. SNYDER: Mr. Chair, Commissioner Bustamante, as it applies to utilities, we do have some SCADA in place, if that's what you're referring to, something along those lines of tank levels, pressures, those kinds of monitoring so that we can be aware of system operations in advance, or on a day to day, and then if there's a growing concern within that operation because the pump is about ready to fail or the motor is going to maybe overheat, we have the backbone for that in place and we're expanding that as part of our current fiscal year budget.

COMMISSIONER BUSTAMANTE: Okay. There is a lot more ahead that has been implemented internationally in what smart technologies can do for business infrastructure for buildings. Let me give you the example. At Santa Fe Community College, so we have local examples. We had a pipe burst over the holiday and ended up with flooding. This happened between the Health Center, the workout place, and the flooding ensued on the west side of the main campus, which is pretty broad distance. What we were informed of with regard to the smart technologies that have now since been implemented at the institution, for example, and the reason that we got involved in this is because there is a need for training technicians on smart technologies, but maybe not around here so much if we don't have smart buildings.

But the question was would – because everybody's gone during the holiday period, the person who is responsible for that wouldn't have known about it. We didn't know about it until everyone returned after the holiday, hence the flood.

My question to the individual, and I'm not going to name the company who sort of has a big lead on this but there are other companies, was would we have been notified at the time the pipe burst if we had this smart infrastructure in these systems? And the answer was no, you would have been notified that the pipe was going to potentially burst. So there are these capabilities and there is that – when you talk about safety and making sure that we have these smart systems that are allowing us to understand when something might go down in advance, it is something that is worth looking into.

And because there is a very large grant that is being worked on with the University of New Mexico, New Mexico Tech, New Mexico State University – all the big institutions with Santa Fe Community College as the training entity for smart technologies. And it is very much emerging. It is very much – in some places it's been implemented, mostly Canada and Florida with one particular vendor, which is an international company that would not be unfamiliar, but it's worth, given that we have this in our state, to look at how we might be able to use these smart technologies in keeping costs down or resilient strategies in looking at our infrastructure vulnerabilities.

So I throw that out and I didn't know if we have that, if it's something we're working towards. It's very much some more to what you're talking about with a much more sophisticated capability with all utility.

MR. SNYDER: Mr. Chair, Commissioner Bustamante, regarding facilities and I'll call it the HVAC systems and various systems within the facilities, we do have the capability. A large number of our systems have the capability of what I'll call pushing out the kind of information that you're talking about. We are not currently set up to receive that information. I think that's the easiest way in a non-technical way of saying it. So that – our systems are largely prepared to do that. We just need to be able to accept that. I've talked with P.J. Montano about that and it's – there are certain things in the works that we can work toward getting, moving to that level.

In more of a reactionary state, I think Jacqueline Beam in Sustainability is going to talk later about the BRAIN and looking at our overall systems. That's more, as I understand it from sitting through some demos with the City of Albuquerque, that's more of a reactionary, but still, it's data, it's information, which can be useful. It's not real time, but it provides – I'll call it a backstop. At least you can monitor usage patterns and set certain controls and functionality. But definitely things we'll explore.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Mr. Chair. Thank you, Brian. So on these FTEs, one if for Aamodt, which I think is really necessary. The utility system operator, that's just adding another layer of knowledge, so to speak, on the system, as we move to expand the utility system?

MR. SNYDER: Mr. Chair, Commissioner Hansen, that's one way of looking at it. I think that's accurate. So as you gain knowledge on the system, you gain certification, this will be a level IV certification with NMED. As our system grows in complexity and size we're required to have a certain level of certified operator. Currently, our current system on both the water and the wastewater side does not require us to have a level IV certification, but as we grow we will be required to have that. Once we move into taking over operations of Aamodt, assuming it moves in that direction in the next

several years, that system, because of its complexity and size that is growing in expanse, we will be required to have level IV operators. So this is our first step in growing our staff, our existing system but also planning for the future.

UTILITIES? COMMISSIONER HANSEN: Are you fully staffed at the moment in Utilities?

UTILITIES? MR. SNYDER: Mr. Chair, Commissioner Hansen, are we fully staffed in Utilities?

COMMISSIONER HANSEN: Yes.

MR. SNYDER: Not currently. Currently we have about a 40 percent vacancy. We have on staff now we have – we do have a couple – we have one level IV operator, even through we're not required to, and we have two level III operators, and we're in the process of hiring another couple level III operators as well as maintenance staff. So we have a growing staff, and I would say in the last four to six months we've made good strides in getting utility operators on board working with the County Manager's Office and the HR team on the pay and the comp and class as well as our outreach. And we've made some good strides in filling staff.

Prior to the last I would say three to four months, we've advertised continuously to hire operators, certified operators, and I would say in the last two years – prior to the last three months, we had not even had applicants. We're starting to make some headway in getting some good hires and bringing them on to our team. So we're excited with where we're headed.

COMMISSIONER HANSEN: So then on maintenance technician, changes staff from term to classified. So you're changing two positions to classified. Do we not have a real property specialist? I thought we had one at the moment. Was this a request for another one?

MR. SNYDER: Mr. Chair and Commissioner Hansen, yes. This is a request for an additional. We have a real property supervisor. Currently we have a real property supervisor and a real property specialist. With all the projects that we have underway and with Aamodt alone with the number of easements, that's a real need to have somebody that is focused on that, making sure that we are not slowing down a project because of land acquisition. So this is a request for a second real property specialist that will create a team of three.

COMMISSIONER HANSEN: So I see that that is a no, but it is something that maybe we should look at it at mid-year budget to see just how quick things are moving with Aamodt and where you're at at that point.

MANAGER SHAFFER: If I could, just to interject, Mr. Chair, Commissioner. We certainly can do that. Again, there is the overarching strategy of making sure that we can fill the positions we have and keep them. I would just also emphasize that for major real property acquisitions like Aamodt or the Santa Fe Greenway project, a lot of that, the lion's share of that work is outsourced to land acquisition companies that do this day in and day out. So I just want to emphasize that point, that we do, for those major projects, invest in having companies that can do the appraisals, can do the negotiations, and in fact I believe that the meeting at the end of the month would be bringing forward some documentation and requests for authorizations to enable us to streamline that process for Aamodt. So I wanted to emphasize those points.

And if I got that wrong, Brian, correct me.

MR. SNYDER: That is correct. We do supplement our staff with – right now, we currently have two land acquisition firms under contract. And then our staff manages the smaller projects and as well as manages those contracts as a whole.

COMMISSIONER HANSEN: Okay. That's all. Thank you, Mr. Chair.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Thank you, Brian. I do really appreciate the focus on the Aamodt. This is by far the biggest project probably in the history of the State of New Mexico at this point and if not, certainly in Santa Fe County. And so having somebody internal dedicated, just really focused on this is really appreciated, one to crack the whip and keep the BOR on schedule but also for us to internally understand and to be our eyes and ears and know when to put the call to the rest of Public Works or to the County Manager's Office or whoever, the Board of County Commissioners, just to keep us updated on this. So I do appreciate all this focus on it and I apologize to the rest of my Commissioners for taking such a valuable resource for such a project in one Commission district but you all understand. Just to be clear.

In terms of vacancies, what are you running across the board?

MR. SNYDER: Mr. Chair, Commissioners, we've made noted improvements. I joined the County coming up in June about three years ago. In June it will be three years. In Public Works we've struggled during the COVID pandemic and thereafter. We have 175 positions within Public Works. We are running – you hire somebody, they leave. Not they but somebody else, so we are running around 60 vacancies out of the 175. Sixty vacancies is a 34 percent vacancy overall. That in itself is a large number. But then when you start drilling down into the work areas, that's 60 vacancies equated to – in Facilities, as an example, Property Control, we have 11 staff. That equated to we had four staff out of the 11. And that's why at mid-year in last year's budget cycle, we brought forward the need for contracts to help fill the gap.

I'm proud to say that as of May 7th we're at a ten percent vacancy in Public Works. We have 157 positions out of the 175 filled. That same vacancy I just told you as an example within Property Control, we now are fully staffed. We're fully staffed in Building Services. Roads, where we were running about, out of our 38 staff, we were down at one point of having 14 staff out of the 38 for the entire county. Currently we have five vacancy in Roads. So we've made some noted improvements in that way, and we're getting good applicants from both the public and private sector. So we're making some strides. We still have some work to do in some areas. Utilities is one. But we are making – right now we have six vacancies within Utilities. But we're still making some good strides there as I talked earlier. So I feel comfortable with where we're headed.

COMMISSIONER GREENE: Thank you. In terms of the input on the first page of the budget, you had line items of large numbers, not huge, but solid, in the \$200,000 range, for instance. I would hope, potentially, when we have these contracts, to compare apples to apples, that future budget presentations would have sort of line items that say if this contract is being – it's something that happened last year; it's happening this year and that we show a percentage increase. So it's not just the dollar amount. But if this \$200,000 is a ten percent increase or a 50 percent increase is a big difference for us to understand. Inflation running at ten percent seems high but is kind of in line, but

inflationary pressures at 40 or 50 percent are way out of line. So there's got to be either scope creep or we need to go back out and get better contractors out there. I'd like to see that just for a reference point because percent year changing is a good way to make things relatively trackable.

Last question is the Rio en Medio, we got a lot of money from the federal government to fix the Rio en Medio River channel and I have constituents asking about when is that going to get deployed. That may be a Leandro question.

LEANDRO CORDOVA (Deputy County Manager): Mr. Chair, Commissioner Greene, that project is actually being facilitated through Growth Management and our Planning, our Open Space and Trails. So we're still working with NRCS and potentially the Soil & Water, but the Soil & Water District has not been necessarily interested in helping us work with the individual property owners to get those agreements completed. So we're still working on a way to get that done.

COMMISSIONER GREENE: What can we do to help that? Or should I want for Growth Management?

MR. CORDOVA: Sure. We could talk off line.

COMMISSIONER GREENE: Or during Growth Management. Whatever it is I know that they're starting to get stressed out about having a whole bunch of work done during monsoon season. And so this is the time to be doing it right now and we should be under contract and really deploying that right now. But we'll talk either through Growth Management or off line. Thank you.

CHAIR HUGHES: Just one question, Mr. Snyder. How are we doing on staffing up the Road Committee or the road team? Are we still 50 percent or worse vacancies?

MR. SNYDER: Mr. Chair, no. We're doing well. We have, as I was just describing, some of the numbers for Commissioner Greene, one of the areas is Roads that we've made dramatic improvement. Just a year ago, one of the numbers from a year ago, we had – a year ago today we were 52 percent vacant. Currently we are 11 percent vacant. So we've taken that number of vacancies of 23 vacancies down to five vacancies in that work area, in Roads. So we're making good strides. We've struggled in the past with hiring – we have three areas. We have five maintenance districts as you are aware but we also have three areas up in Arroyo Seco. Three yards: Arroyo Seco, Stanley and our primary yard, and we've been able to fill positions in Stanley and Arroyo Seco where we've struggled in years past as well as our central location. So we're doing well there.

CHAIR HUGHES: Okay. Thank you. Any other questions? Thank you very much.

Growth Management

MANAGER SHAFFER: Thank you, Mr. Chair, Commissioners. Next up we have the Growth Management Department and short-timer Penny Ellis-Green.

PENNY ELLIS-GREEN (Growth Management Director): Thank you, Mr. Chair, Commissioners. So I will start today going through our major increases. We start that with travel and certifications for Planning and GIS. Over the years, especially during COVID we completely cut our travel budget and our education budget. We have started

to increase that and now we're really lucky that we're nearly fully staffed. We only have four vacancies in our department which is great. But that does lead to us wanting to do team-wide training and have GIS do full staff training and be able to increase the certifications that we have. So we have put in an increase there. We have an increase for field supplies related to the new FTE we got last year, the open space ranger. We do have that position hired. It's for equipment. It also includes marketing for our Agri-Gate program that we're doing.

We have an increase of another \$20,000 compared to last year on the Granicus short-term rental contract. That area, that contract now will cover not just the County of Santa Fe but the City as well so we can see which properties are being used as short-term rentals and the Assessor had requested that increase.

We have increased the amount for land use facilitation for SLDC changes but also facilitation for our third party reviews, projects and things like that that we have coming in. Under non-recurring, we do have \$20,000 which is new for a master plan development for recreational trails in the San Pedro property. This is the new property that we recently acquired. We have added an additional \$25,000 to the Area 1B community planning. At mid-year we were given \$150,000 to do that. That is currently in our procurement system. We believe that by next year we will need \$25,000 more just to finish that off.

Another big line item is planning in the La Cienega/Cieneguilla transportation safety and water and wastewater planning. We are requesting in this budget \$110,000 of County funding between the two and we will be accepting \$150,000 of state funding for those.

We are looking at an increase of \$100,000 to update our Sustainable Growth Management Plan. The last time that was done is in 2015 so by next year it will be ten years and we should be updating that plan every ten years.

We also have some design and trails maps and brochures at \$10,000. Planning is requesting an impact fee study at \$70,000. We are requesting temporary staffing of an additional \$25,000. That has helped us significantly with processing short-term rentals but also speeding up our permitting system by assisting us with logging permits in and helping us scan permits as they come in. And we have one more scanning project, the Terralogic Data digital archiving requesting an additional \$250,000. That is an ongoing project. We are doing it this year. We do have a contract and we are getting the first of our files ready to be fully scanned and available digitally. That's going to help us a lot with our IPRA requests. We get those on a daily basis and some of them could result in anything up to 60 boxes being pulled at one time, and that's \$60 a box to pull those. So this will have us have those development plans, those permits on hand and available.

We are also keeping the money that we had got at mid-year for implementation of the nuisance ordinance, and online permitting annual maintenance. I will – actually, at this point I did want to say for our vacancies, we've seen a lot of projects not being able to occur. We just hired this week an admin assistant. We are full in administration. We are full in GIS now. We have two vacancies in Building and Development Services and two vacancies in Planning, all of which are in the process of being advertised and interviewed. So for our vacancy rate we are now doing really, really well. So putting more emphasis on our training is really important to get those new staff up to par and

being able to go through the permitting process.

Our fixed assets, a couple of things to note on there would be the additional computers and monitors for both Building and Development and Planning. Planning uses a lot of GIS programs so they are not using the standards IT cascade computers that IT purchases every single year, and Building and Development are going to have a step up as well. With our online permitting we will all be using something called Bluebeam, which will mean that on a digital copy of a set of plans our staff can actually mark up those plans, so we're not handing paper copies around and everything can become digital. And we are at the process at the moment with GeoCivics and our online permitting that we are taking our first amount of permits in digitally and they are our solar permits. So we haven't quite got the payment system set up. We're still trying to finalize that, but we will be moving from solar onto other permits so we have a go-live, hopefully by this summer for all of our permitting.

Other things in our fixed assets would include a replacement Code Enforcement vehicle. We did get one of these at mid-year. We have a number of vehicles that have high mileage, so this would be the replacement of another one of those vehicles. For GIS, additional data storage, renewal of the emergency laptop, the uninterrupted power supply renewals, additional historic aerial photography and additional software, and additional GPS units to replace our old unit.

Sorry. Going back to the historical aerial photography, we have used that for our permitting system by looking to see whether or not buildings were there pre-code and it has really helped speed up the process and helped the public, so we're not sending the public out to go and find aerial photography. We've actually been purchasing it in-house and we have it available. So I think that's been very beneficial. This would be purchasing additional years-worth of that.

And I believe that is everything to go through.

CHAIR HUGHES: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chair Hughes and Penny Ellis-Green. Looking at this with the planning in La Cieneguilla, and I see all the funding bunched together, but these are somewhat disparate activities. The transportation funds were requested as a separate activity with a community informed engineered plan. Then we have this community planning which is on the docket; it's happening now because of the timing. And then the \$150,000 for the water planning. So I know that the community sees them as three separate activities. I understand the efficiency in bunching them together but I don't think that – I want to make sure that we're keeping those as separate activities. There is a concern that this is just going to get lost in the coffers and I want to make sure that we keep that very clear in what and how each of those activities is going to inform what happens next.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Bustamante, yes. They are definitely separate. We've got a funding allocation from the state for the water and wastewater and a different funding allocation for the traffic safety study. And in our actual line item budget we do have then earmarked from our side as separate projects.

COMMISSIONER BUSTAMANTE: Thank you for that clarification.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Mr. Chair, Penny, thank you very much.

I'm happy to hear that you're going to start working on the Agri-Gate. I know that it got kind of sidetracked because of the short-term rentals but I do think that the Agri-Gate program is really an important, unique thing that Santa Fe County would be able to offer farmers and suppliers and buyers all the way around. And so I would really hope to see that be developed.

Also, I'm wondering, how long is it taking to get a permit for solar? What's the turnaround time?

MS. ELLIS-GREEN: Mr. Chair, Commissioner Hansen, we've usually been working on about a week turnaround for that. We do have the issue – one issue we will find with online permitting until agents get ready or understand the whole way to use this, is their applications may not be complete. So when we're hand-taking something and we can let them know if they have a legal lot of record, or if they don't. At the moment, if they're submitting we do have to go back and forth a few times. But I'm going to check with Jordan. We are on approximately five days.

COMMISSIONER HANSEN: I know that that will make constituents very happy. And then I think a Code Enforcement Officer, we've talked about the possibility of you getting another Code Enforcement Officer. Now that you're fully staffed, is Code Enforcement still feeling pinched? Because with the short-term rentals coming on line, with numerous other things, solar and other problems throughout the county –

MS. ELLIS-GREEN: Mr. Chair, Commissioner Hansen, we did request a Code Enforcement Officer. We still have one vacancy. We're doing interviews at the moment, but we did increase that, I believe by two positions last fiscal year. So, yes, I think there's always a desire to have more Code Enforcement Officers. We will continue to look at that in the future, but at the moment we do have some assistance as far as the additional monies that we were given for implementing the nuisance ordinance. That means that we can hire contractors to assist us, and we also had in the budget additional assistance for moving forward with the short-term rentals that are not in compliance. At the moment it sounds like the Legal Department would like to take our first few cases themselves but depending on how many we have, in the end result we may be hiring an outside attorney to get those done fairly quickly.

So at the moment we've got a great team in Code Enforcement. There's four staff members. We're looking for the fifth and so we'll continue to look at our staffing levels in the future.

COMMISSIONER HANSEN: Thank you. And then I wholeheartedly support the team-wide training. I think that's really important. I know when I first became a Commissioner that was something that we did every Friday which really, I think, helped the department tremendously to just be more cohesive and with your retirement, which I don't think we can ignore, coming up shortly, we want to make sure that people are as well prepared as possible to move forward. So I think that's all the comments and questions I have at the moment. Thank you, Mr. Chair.

CHAIR HUGHES: Thank you. Commissioner Greene.

COMMISSIONER GREENE: Thank you very much. Just as a note, I think the team-wide training on Friday evenings is called Happy Hour.

COMMISSIONER HANSEN: It was Friday morning.

COMMISSIONER GREENE: Oh, well. That's anticipation. Okay. Thank you, Penny. Congratulations on a distinguished career. Best of luck, and thank you for setting the stage for your last year and we will faithfully follow this as you've presented.

Three things. One, just because you're getting one car, please make it an EV. That seems to be the perfect use of an EV. Nobody drives more than 250 miles in a day in Santa Fe County. I see Jordan excited for his EV, so there you go. So, no. He's excited. He was nodding that – okay. Maybe they drive more than 250 miles in a day. All right.

So two, two real budget items. One is on our strategic plan we have a number of areas that are identified for updating the SLDC or management plan, whichever. Anyway our guiding documents. And one of them is around sustainability. Another one, while some of it is focused on ADUs, I really think it's about housing affordability. It's not affordable housing but again, reiterating the difference between affordability versus affordable housing. And I'm wondering if \$100,000 is really everything that's necessary for that. I would guess that that probably needs more than that, and I'm wondering if you really have a scope of work that you've thought out and what do you expect to get accomplished this year?

MS. ELLIS-GREEN: Mr. Chair, Commissioner Greene, so \$100,000 that's in there for the growth management plan, not the SLDC. So about every ten years you should update your guiding document. Under the SLDC – don't actually have this year's money, but we have a lot more money than that, about \$430,000, that we put every year into that. We're seeing this year we may well need a zoning map update to take a lot of the uses. We've kind of got away from that by saying, for example, we did the cannabis ordinance. What uses could be in what zoning districts rather than updating the use table in the SLDC. So we would see that we would need to do that. We have additional money for hiring consultants and additional money for hiring code writers at the moment.

I'm one of the main people that have been doing that and before I leave I have promised Greg that I will do a comprehensive list of everything we've discussed for the SLDC updates and other ordinances as well that need to be updated for our department, like the junk vehicle, the anti-litter, things like that that Code Enforcement utilize. With a discussion about how easy it would be, what kind of contractors we would need and kind of try and prioritize those so we can consistently have updates coming forward. And some updates may be started off as one thing, but may actually relate to multiple other sections of the code. One that comes off the top of my head from last year is large-scale rural events, like wedding events. When we look at that the one real need that we're going to have is, for example, to hire a consultant to deal with how we take noise readings, where we would take them from, because our county is so varied in terrain.

So we would want to make sure that in that we would have built money in and so every year we do build money in to use consultants for those particular portions. So I will be bringing that forward.

COMMISSIONER GREENE: Thank you. Is there a sort of laundry list of priorities? You mentioned noise and events, and junk vehicles. Those to me sound like relatively minor things than a complex overhaul that deals with housing affordability, or a complex overhaul that deals with sustainability incentives and ways to build that into the plan so that when a project does come before us that we can use the code to encourage

and twist some arms to really achieve what we're trying to do in Santa Fe County. We don't need a whole bunch of single-family homes; we need a variety of workforce housing. It's a different project. And how we can use the code to achieve that is – it would be great if it arrived on our desk already achieving that but I don't see that happening. And so we need the code to be revised so your code examiners and case managers are able to – they're able to direct it in the right direction.

MS. ELLIS-GREEN: Right. And all of those will be in the list that we can prioritize and then make a determination as to how we do change it. Is it just a code section change? Is it multiple sections? Is it something that will need to be changed through the growth management plan with a different kind of procedures? Those are things that we need to work out for all of the changes being proposed.

COMMISSIONER GREENE: And you feel confident that you have enough money in this budget to do this laundry list.

MANAGER SHAFFER: I think if I could just interject for a second, Mr. Chair, Commissioner Greene. The list is quite extensive. The idea is that the Board will tell us what the priorities are and we'll develop a work plan which will probably be multi-year. And so if we're going to start here and we're just going to work down the list. So I don't think that staff contemplated that we would be able to get it all done in a year but we wanted to put all those things in front of the Board so the Board can prioritize, looking at who's going to be working on what, what are the resources that are available to do it, and we'll just move through the work plan as established by the Board. That's what we contemplated.

COMMISSIONER GREENE: Okay. I appreciate that. I think just since we're sitting here at the Board talking about this right now, no better time than the present. And I think the two biggest priorities that we've set up here are housing affordability and sustainability. These are the two things that come before us and within housing affordability there's a laundry list of solutions – the ADU, that you've heard me speak about, and there's a bunch of other things that we can do to make this where we build the right type of housing for our workforce, not for second home people and not for – of course there's a market for everything, but this is our real crisis issue here and so how we can make sure that we address housing affordability and sustainability, whether it's for water or for solar, or decarbonization, there's a whole bunch of things that I think are – I hope can be delivered within this next budget year and not a multi-year solution. But of course things sometimes drag, but that's a priority from us up here and since there are two of us that are terming out, I think they would probably appreciate to know that that was something that they were able to set the stage for and know that it was going to get done, if not in the last six months of their term, at least in the six months of their successors' term.

But please bring it to us, laundry list in the next few days or weeks before this. If this isn't adequate to address those two major issues, I'm sure we'd probably have a group of people that would be amenable to more money to make sure that that got achieved in this next year.

Lastly, when we talk about using digital archiving, the best way to digitally archive things is to never have paper. And I know that there are land use departments across the country that have gone fully digital and they're actually getting better at using

not only fully digital but by being fully digital are able to use AI to do a lot of the sort of rote, mundane review. And I'm hoping that there's a pathway to full digitalization, digital review within the next year. And so if that's something that can facilitate speedier permitting as well as a cheaper archiving and records recall, then it's a win-win-win on so many different levels. And I think that is an investment that we should make and figure out how to work with our state partners who ultimately do a bunch of code review to get this implemented as soon as possible.

The example that I know is in Denver. Nobody prints up anything until the permit is issued. You digitally submit, and if any revisions are needed, you digitally submit and you say, hey, page 6, please supersede this page, and this is the new page 6, and then if page 6 needs another version, that's fine, until finally the set is approved, at which point the field copies are printed for the field workers and then the digital copy is archived. And it saves a ton of money, saves the environment. It makes it much faster for everybody involved, and things can be parallel-tracked through the state and the county and all the people that touch it.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Greene, that is what we are implementing with our GeoCivics. So as people now submit solar permits, they can submit those digitally. We're in kind of a soft launch at the moment, but eventually it will be all of our permitting, all of our development review coming in through that system. We won't be making paper copies. We will be having digital files. Unfortunately though we've still got, what? 44 years worth of old files, thousands of boxes. The project that we're doing now is going back to try and get those into digital files. So we don't lose files, that they're always there, and they're much easier to access.

COMMISSIONER GREENE: Do you expect this digital migration to happen this next fiscal year or is it a –

MS. ELLIS-GREEN: Mr. Chair, Commissioner Greene, we had money in our budget this existing fiscal year. We do have a contract. We will be starting very, very soon on that. We've asked for more next fiscal year and I'm hoping that we can get the majority done within those two years, those two fiscal years. It may take additional. It will all depend on the absolute number of boxes and how quickly they can be done.

COMMISSIONER GREENE: I'm more interested in expediting current permits, but yes.

MS. ELLIS-GREEN: The GeoCivics, we should have a summer – we're starting with solar already so I'm hoping that we expand. We have communicated with the state CID, so those building permits, they will accept our digital copies of those as well.

JORDAN YUTZY (Building & Development Supervisor): So we have started with solar. We are moving to the other four permits, which basically make up our top five, which is about 90 percent or permits. By the end of the summer, all those will be available online. We will no longer take paper applications. So by the time we are sitting here next year, I will be telling you that we are 100 percent digital.

COMMISSIONER GREENE: Thank you. That's great news. I recommend that you go tell the architects around town and they will kiss you and pat you on the back. Or whatever – do something more appropriate, but whatever. Thank you.

CHAIR HUGHES: Okay. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chair Hughes and the opportunity to bring up something that I forgot. When will we have adequate staffing for successful implementation of the TDRs.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Bustamante, we have a staff member now dedicated for the TDRs. We're doing a lot more outreach. I would hope that within the next three months we will have a procedure of how we sell TDRs and that we will start having those TDRs from our Open Space being transferred into the bank. So we do have one additional senior planner that we are hiring that will also assist with the TDR program.

COMMISSIONER BUSTAMANTE: May I ask if it's your opinion that one staff member is adequate for this. Let me just share with you it was my experience as soon as I came on that it was a project that required more than one individual. Is there something that will be done to make sure that this is successful and that some of the complications and how we would establish a successful system – I know that there are people who've been waiting for this, wanting to take advantage of it and I'm not seeing movement on it, so I'm wondering if there is a plan for getting additional FTE or how we will grow the capacity to ensure that this is a successful implementation in the near future.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Bustamante, I think what we've got at the moment is we really are launching the program now. We've seen our first development come through that wants to use TDRs, so really two, three years ago we didn't have people wanting to use TDRs yet. So we really are launching at the moment and I think that's something that we have to see how many people want to sever their TDRs, how many people want to develop with TDRs, and at mid-year each year and in each budget see whether or not we really do have the staff to handle. As I said, we're much better staffed in Planning now. We do have two vacancies, one of which will assist with the TDR program, and we could always use more staff, but I think at the moment because we really are just starting to see this go, we have to wait to see how many applications really come in, as far as how busy that person will be and whether or not we need to have additional staff.

COMMISSIONER HANSEN: There has been a flip since the TDRs were discussed years ago, on what the priority is for the TDRs in – and I'll just say in the earliest inceptions of this discussion about the protection of agricultural lands and water for those agricultural lands so that people could actually transfer their development rights to some place for more density that wouldn't be more amenable to food, frankly. And one thing that I appreciate that was acknowledged earlier is that if we're moving forward with Agri-Gate, that we are doing something to actually protect those agrarian lands. In the last year now and several months of my being on this Commission movement, and the conversations that I had early on with individuals who are saying this really had a focus on our agricultural lands and it seems now that we're looking to and given that your answer was about those wanting to purchase TDRs were really focused on the interests of the entities who will buy them, not as much about the protection of our food resource land. And I'll say it's okay if that's not something that you would agree with at this point, it's something that's been observed by community members who had an interest in selling the transfer of their development rights so that they could continue growing food

where we are.

So that is something that I'd like to see actually adequately staffed and not just focusing on those entities. I understand that you have to have the market and someone who wants to buy them but we also have people waiting in the wings to sell them and how it was going to be at a viable amount of money that made sense for an individual, or were just looking for a fast train to over-development and loss of agricultural lands, which is something that I don't think is – I have not been privy to any conversations that this is adequately being addressed. That's all.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Bustamante, Brett may have additional things he would want to say but I think a few points. Protecting agricultural land is definitely a priority. In the discussions that we've had, if we sell our TDRs from our Open Space and then we have money to buy, we're looking at how we prioritize which ones we buy. Do we just buy the ones for Open Space? Do we buy the ones for farming? What priority are they? So we're definitely looking at that being a priority. I think we're looking at how we market them and who's ready to buy, simply because a lot of people may not want to sever their TDRs until they know the market is there. So we have to get that market ready so we can start prioritizing which TDRs we as the County would buy, but other people can market them themselves on the exchange.

So it doesn't necessarily have to be that the County is purchasing. One other thing is that we are out for a contractor to get us a more current cost estimate on how much those TDRs can sell for. So again, that's another step to get us ready to launch with the buying and the selling of TDRs.

COMMISSIONER BUSTAMANTE: Yes, and just to be clear, the advantage of a TDR for open space versus the advantage of a TDR for locally grown food is the difference between health disparities, ability to maintain water systems where we are, community development – there are so many benefits that are now even documented in the literature for why we want to make sure local food is available. So if I can impress at all levels, and it was something that I have heard – to say I have heard it from my constituents is an understatement. It is something that has been preached, if you will, for lack of a better term, we better have access to our ability to grow food where we are. And I think that those who are familiar with the communities that I serve are familiar with the conversations that have been had. There are people in the audience who've sat across the table from those people. It might be something that right now isn't necessarily something we need. We can go to a grocery store. But our food grown locally is still healthier food, and that goes – that can be measured.

So I hope that we can make sure that that remains a priority and that we're not seeing the interest, and I'm happy to hear that you have said that that would be such.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Bustamante, absolutely agreed. And that is why we would want to prioritize which TDRs we as a County actually purchase.

CHAIR HUGHES: I have just one question. The Planning/Open Space open space ranger team leader, I know we have the one ranger for open space. Is there a reason we're putting this off? Is it because things are moving slowly or why?

MS. ELLIS-GREEN: Mr. Chair, we did put in the request for that. We have only recently, about three months ago, hired the interpretive ranger that we were

given this existing fiscal year, but we understand and support the County Manager's recommendation and decision to focus on current staffing. So we will establish the program and look in the future as to how we would expand that.

CHAIR HUGHES: Right. Because I think in our plans we were envisioning several rangers to manage our open space, right?

MS. ELLIS-GREEN: Mr. Chair, and certainly as we open larger tracts of land, for example, Thornton Ranch, which has a lot of delicate areas, we would want to see additional rangers be able to enforce people utilizing that land. But at the moment that's not open, so at the moment we're building that ranger program.

CHAIR HUGHES: Okay. Thank you. Anything else? Thank you very much, Penny, and congratulations on 29 years of service.

MANAGER SHAFFER: Mr. Chair, would you like to take a short break before we go to Community Development?

CHAIR HUGHES: Yes. Let's take a break.

[The Commission recessed from 4:35 to 4:47.]

COMMUNITY DEVELOPMENT

CHAIR HUGHES: Okay, Manager Shaffer and Director Olafson.

MANAGER SHAFFER: Thank you, Mr. Chair. Go ahead, Paul.

PAUL OLAFSON (Community Development Director): Good afternoon, Mr. Chair, Commissioners. Thank you for having us here today. We have a pretty brisk presentation and I anticipate some discussion afterwards. I want to start off with thanking the team that's here with us, our management team – Denise Benavidez, Jordan Barela, Ken Quintana who is our operations manager, Lisa Katonak with Tourism and Marketing, Jennifer LeBar Tapia for the Film Office, Juan Torres in Economic Development, and Jacqueline Beam with Sustainability. So they've worked really hard to help put this together and give us some guidance for the next year coming forward, and put dollar signs on it as well. And I also want to thank both Leandro Cordova and Greg Shaffer with the Manager's Office. They've been really helpful in helping guide us through this process. And then of course Yvonne and all of the Finance team for telling us we can't have any money every time we ask.

So with that I will start on just a very high level overview for our budget. Some of the reductions/increases, we had two reductions. One is for the Pro-Tech program. That was ARPA money; we are still funding Pro-Tech and we're working with the WIN program through North Central Economic Development to look at expanding that program, having maybe some different classes and also different funding streams. So it looks like we're taking away from that program but the intent is to fill that hole with another shovel, or a bucket.

And then also the Santa Fe Experience app, we stopped that project and so we're not requesting the additional funding on that.

And then for recurring, we are, in Economic Development, asking for advertising support for the New Mexico Air Alliance an outdoor recreation sponsorship.

In Housing, we're also asking for an increase for maintenance items. And I believe that's the fire extinguishers, correct?

And then non-recurring, we have \$25,000 for the Arts and Culture Commission contractor that we discussed at the last BCC meeting. And then we also have the affordable housing allocation that was granted by Board in mid-year this year, formally acknowledged for affordable housing that we plan to roll that forward into the coming year, as well as an additional allocation of \$7.135 million, and that is what is being proposed in this budget cycle.

MANAGER SHAFFER: And Mr. Chair and Commissioners, if I could just address that for one second. The \$7.135 million is the difference between the recommended revenue replacement budget contingency from fiscal year 24 and the one that is recommended for fiscal year 25. Those figures are show here because that money is more or less in the bank, so to speak. We did, in our macro level presentation talk about an additional allocation, which would still be our recommendation, if in fact that money materializes on a non-recurring basis. As I believe everybody knows, we follow the modified accrual basis of accounting. What that really means is we don't wrap up our fiscal year until approximately September, which is when we close the books, both from a revenue and from an expenditure perspective, as well as look at any budgetary amounts that are going to carry forward into the new fiscal year.

So while we've provided you in our macro presentation with our best estimate of what that's going to look like, we won't in fact know what it will look like until September, and that's why we're recommending that we not budget any additional amounts in the initial budget for the next fiscal year, other than the amount shown, though if in fact our non-recurring revenues meet the mark that we projected. That would be where we allocate those funds. So I just wanted to explain the difference and the one that we discussed in my initial presentation last Friday. Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you. I brought up last week or whenever we had the last meeting about supporting the Next Generation Water Summit. I don't see that anywhere in here.

MANAGER SHAFFER: Thank you, Mr. Chair, Commissioner Hansen. We're taking care of that from current year resources.

COMMISSIONER HANSEN: Okay, but next year. I would like to see it as a recurring expense.

MR. OLAFSON: Mr. Chair, it is budgeted through Sustainability for next year's conference.

COMMISSIONER HANSEN: Okay. And then the Northern Rio Grande National Heritage Area, we have done also, but is that through the Manager's Office?

MANAGER SHAFFER: I believe that to be the case, Mr. Chair, Commissioner Hansen. It wouldn't be reflected here because it's not a change from year to year.

COMMISSIONER HANSEN: Okay. That's all I have right now.

CHAIR HUGHES: Okay. Commissioner Greene.

COMMISSIONER GREENE: Since we delved into this complicated aspect for the \$4 million that we threw into the pot for affordable housing and another

\$7.1 million for affordable housing, do we have a capital stack outlay scenario for Nueva Acequia that says here's the total capital needed. Here's what's going to come from four percent bonds, here's what's going to come from nine percent bonds. Here's what actually has to come from the County. Here's what we think we could go get from the state, and so on. It just seems like we're putting ten percent our budget – maybe not ten percent. Maybe about six, seven, eight percent of our budget into one single project when if we had a good capital stack and understood what we needed to actually put into this we might be able to stage it and time it and go get other sources of money for this.

MR. OLAFSON: Mr. Chair, Commissioner Greene, we are not – this money that we're discussing in this budget is not targeted for Nueva Acequia. These for our housing programs that we've stood up or plan to stand up, and that includes the rehabilitation program we discussed recently, developer assistance program, which passed I want to say a couple months ago, and then the down payment assistance program. And so we do have a tentative five-year programming. And so we do have a tentative five-year programming for those different programs and as the forms materialize we will adjust and add or lower as necessary. So these funds that we're discussing here are not targeted towards Nueva Acequia.

COMMISSIONER GREENE: Do we have actual budgets for those programs, individualized, like instead of saying it's just affordable housing pot, are there individualized, broken out, oh, we think there are 700 homes that are going to take advantage of the utility upgrades or the efficiency upgrades. We think there are 700 homes that are going to be down payment assistance, and so on. So we can understand what the impact is and is it for a total of 250 families? Or is it a total of 2,000 families? Are there other ways to make housing affordability a more effective solution?

MR. OLAFSON: I'm going to ask Jordan to speak to this. He put together a nice little spreadsheet.

JORDAN BARELA (Housing Director): Mr. Chair, Commissioner Greene, I will preface this by the fact that we are out right now to RFP for a consultant to help put together a more comprehensive affordable housing investment strategy generally for all of our programs in the community need. In anticipation of that we did a brief analysis, over a five-year period, making some assumptions to include people utilizing the maximum grant amounts for each program, and some assumptions about developer assistance generally. We have broken out some preliminary budgets.

One of those budgets does break out the annual allocation for developer assistance, down payment, and the rehabilitation program. Those budgets generally run from about \$2.5 to \$3 million per year, so over a five-year period, to produce roughly 420 units of affordable housing. That came out to about an \$18 million investment from the side of the affordable housing program and the affordable housing budget. So there have been some preliminary numbers that we've been looking at and we've put those together, but again, it's really – I think one thing that we still need to make a good determination on is the actual demand for these programs, though we're getting them up off the ground and there's some money available the intent was to really fine-tune those through the affordable housing investment strategy.

COMMISSIONER GREENE: So nobody else gets to look forward and give an estimate? Everybody else has to sort of have a plan in front of them for us to

approve, whether this is reserves and excess money that we just feel good and confident enough to put for affordable housing. It doesn't seem like there's a plan behind it with specifics, and I get it. We want to support these things but nobody else gets – there's lots of things we want to support and this seems to be one that we don't know whether we can deploy it. We don't know what the demand is. We don't know a lot of things in this conversation and while I do want to support this I just don't want to over-support this in an effort to leave money on the table for other projects that are of meeting our communities in like, whether it's, again, housing affordability and updating the SLDC in an accelerated path, or whether it's capital projects that need some planning money to get us to get them started so that they're shovel-ready so that we can go get federal money that is on the table, if only we had plans ready.

Or, for example, we have a request from the City of Española to support a park that is in Santa Fe County but is in the City of Española and they asked me, hey, is there a way to support this parks project up there that might support a neighborhood up in Española but in Santa Fe County? And so we have hard demands that actually have money numbers supplied to them. I want to support affordable housing but I don't want to just sort of throw everything there just as a – we'll have a plan.

MR. OLAFSON: Mr. Chair, Commissioner Greene, we do have a plan. We adopted the affordable housing plan that outlined the programs that we're trying to fund here through this. And now we're trying to implement those exact plans and we've got two of the three out the door already. So I think we have a starting block and you're right. There's no guarantee that this is going to be perfect. We're starting and we're going to run it and if it's not working, of course we'd have to make adjustments and we'd have to work with the Board on those adjustments.

So I think that we have thought this through and there is an opportunity to test it out and see if we can actually implement it and get our bang for our buck.

COMMISSIONER GREENE: I appreciate this. I would like to see and go over the plan before we give the largest single aspect of our budget other than staffing to a singular project and sort of break it out – what we think we can deploy this year. We're not funding for future years; we're funding for this coming year and I would like to know that so we can go over it in the next few days.

MR. OLAFSON: Mr. Chair, Commissioner Greene, we can certainly put something together.

COMMISSIONER GREENE: Thank you.

MR. OLAFSON: We have a draft already started. So I had a few more things I wanted to touch on.

CHAIR HUGHES: Yes. Go ahead. We interrupted you with questions.

MR. OLAFSON: No, that's fine. This is your party. So I just wanted to mention some of the other initiatives we're looking at as a department, and one is the BRAIN, and that was to Commissioner Bustamante's earlier comment about kind of modernizing and automating some of our services and that BRAIN program is recommended in the budget at \$500,000. And that would. Over a two-year period, help us to automate almost all of our controls and our facilities. And so that is contemplated and that is where we're heading.

Next, we have the EV charging plan and the fleet transition plan. That is coming out of Procurement on the 18th we were told, and hopefully hits the street and actually putting it to use in the near future.

And then also in Sustainability, we're focusing on nature-based climate solutions and that programming to use nature-based solutions to help us address our greenhouse gas emissions as well as just our general climate issues.

And I would like to ask Jacqueline to come and speak about the BRAIN just a little bit right now if that would be acceptable.

CHAIR HUGHES: Okay, Jacqueline.

JACQUELINE BEAM (Sustainability Director): Mr. Chair, Commissioners, thank you. So the BRAIN is a great acronym for a Balanced Resource Acquisition and Information Network. It has been tried and tested and been very successfully rolled out with the City of Albuquerque. We've been looking at this program for about two years and have involved IT and leadership and are fairly certain that this is exactly what we need, at least as a first level of smart performance monitoring and tracking and the control system is something that can be something that can be connected into a number of other software applications, so Trane, any of the HVAC system monitoring programs. It is not a facility maintenance program per se, but it does have dashboards that alert whenever there are mechanical systems that are failing, etc. It also alerts for utilities, whenever we see a rise in utility bills, it's directly connected to all the accounts for utilities. It has a lot of layers and so we can add to it as we go along as well, but I'm very excited about this program. I think it will help us in not having to send maintenance techs all the way out to Pojoaque or if we can just on a dime understand what's happening visually and digitally.

Any questions? I'll stand for questions.

CHAIR HUGHES: Okay. Questions? Commissioner Hamilton,

COMMISSIONER HAMILTON: So you mentioned utilities. Is it also connected up to other building functions? You mentioned HVAC. So it's more than just utilities.

MS. BEAM: Correct. Mr. Chair, Commissioner Hamilton, it connects into any source of functioning or performance. So LED lights, sensors, thermostats, HVAC systems, you're monitoring all of that, as well as our solar arrays. A big problem that we've had is a lot of our arrays were installed many years ago and so we no longer are under warranty and have no way of really monitoring whether they're working correctly. And so this will help resolve that issue as well.

COMMISSIONER HAMILTON: So we have to be hooked up to those things.

MS. BEAM: Correct.

COMMISSIONER HAMILTON: That sounds like the biggest effort then.

MS. BEAM: And that's part of rolling it out. It will take us a good year and a half to add all of our buildings. We're looking at 115 facilities.

COMMISSIONER HAMILTON: Excellent. Thank you. Thank you for looking into this. It sounds very interesting, useful.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Not necessarily related to Sustainability but actually slightly related to Sustainability is if we're going to have smarter buildings, they all need broadband, and so this sort of goes to a question about broadband. Where does broadband planning and capital development and not only the planning for our community which our constituents want, but also for our buildings to say, look, this is a capital project to implement Sustainability's BRAIN project. BRAIN. Kind of spooky.

MR. OLAFSON: So Mr. Chair, Commissioner Greene, I was going to hit on broadband in a couple more bullets, but the strategic broadband plan was released and they had a pre-proposal meeting I think just yesterday. So that is on the way. And then of course you're very familiar with the working group and the challenge right now. And then implementing the plan and working with any support we can continue to get from the OBAE on the potential funding that is coming through. And I saw just today or yesterday that Connect is still open and having options for applications, if I read that correctly. So I think we have ongoing and active planning for broadband, if that's answering your question.

COMMISSIONER GREENE: Probably mostly there. So just in terms of the staffing for this, like we're waiting for this GWEP grant. GWEP, we were supposed to – we applied for it four or five months ago at this point and it still hasn't been released. We had money in this year's budget, what's current right now. GWEP would be great. We could probably deploy it in the engineering side of things, but the planning – do we feel confident that we don't have to wait for the GWEP grant to move forward?

MR. OLAFSON: Mr. Chair, Commissioner Greene, we did get notice and I think we're meeting tomorrow, correct? We're meeting with OBAE tomorrow on that grant. And so it looks like they're moving forward and I don't know if they just want clarification questions or it's the next step. But we do additionally have funding, County funds, if that grant does not come through. So we are moving forward with that planning regardless of the source.

COMMISSIONER GREENE: And I think the grant can be used for further, next level processes, such as preliminary engineering, so in terms of the planning, I think we need to just make sure that we get this plan moving because our deadlines are fast approaching and we need to at least have some first tier projects ready to go come this summer, really. In the next fiscal year, but July.

MR. OLAFSON: Any more questions on the BRAIN?

CHAIR HUGHES: Commissioner Hamilton.

COMMISSIONER HAMILTON: The whole idea of going smart is wonderful and the BRAIN idea sounds wonderful. But it occurs to me with greater smartness and increasing connectivity comes increasing cyber-security threats, right? And that's just a general lesson. So I know that's not your department specifically, but I wonder are we really thinking about that and coordinating that, maybe with IT and going forward with that. Homeland Security, that's one of the big things they talk about is taking down soft target infrastructure. Why anybody – it's not that I'm implying Santa Fe water systems or buildings are a prime target in any sense but it is still a thought I think we ought to pursue.

MS. BEAM: Mr. Chair, Commissioner Hamilton, absolutely. It is a concern and this is a cloud-based software system, which is one of the most secure ways to approach setting up building performance technology. We've looked into it deeply. The City of Albuquerque, like I said has been operating this with great success for several years now and it is also supported by the state, this particular program is supported by the state and the City of Las Cruces is also working on this.

COMMISSIONER HAMILTON: Excellent.

MS. BEAM: So I think we'll always have to be vigilant and maintain our security around these areas but I'm hoping that we can continue to progress into this century and this decade and try to use our own outside consultants for security if we see any issues or concerns.

COMMISSIONER HAMILTON: That's a thought. I just partly, for general awareness and for the record, great points that you certainly looked into how Albuquerque and others handle this, but that we think about funding the extra security for it and thinking about bringing us all the way into this century. Thanks.

CHAIR HUGHES: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chair Hughes, and to your point, I will not speak as clearly as others who I've worked with on this but what is really amazing about this capability, what is happening, and people have heard me say the work micro-grid before, but as we island our capabilities and as we're moving forward with these technologies, our ability to island the resource, so if there is a vulnerability it can be cut off from the macro-system to allow for greater protectiveness. It's pretty nice – it would be even such that if you know you have a vulnerability at home and there's something out there, you can keep somehow working with a system, if you have redundant systems behind them, so that the effects at that specific location wouldn't be generalized to a greater area. So it's a dynamic and interesting – and I think I sort of sounded like I knew what I was talking about, but those were questions that were asked when we were getting into this with Santa Fe Community College and it's exciting.

COMMISSIONER HAMILTON: Oh, yes. And we don't have to generate *de novo* the ways to do the security. We just have to make sure we budget for it so they can do it.

CHAIR HUGHES: Commissioner Hansen, go ahead.

COMMISSIONER HANSEN: Thank you, Mr. Chair. So I just have a question, since I haven't heard about this for quite some time. I wonder how Jen in Film is doing and I know she has wanted an assistant and even though the film industry has kind of been up and down I wonder what's happening with that.

MR. OLAFSON: So, Mr. Chair, Commissioner Hansen, that's coming up next as well.

COMMISSIONER HANSEN: Okay.

MR. OLAFSON: In one of the future bullets. But yes, we are trying to get that second person hired for the office.

CHAIR HUGHES: I did have a question about Sustainability before we move on. Sorry, Jackie. But I was wondering, with the BRAIN technology moving along, how does it help us move forward improving the buildings with their energy efficiency. I

remember as part of our sustainability plan we were going to convert from gas to electric and things like that. Are we still on track with that or are we behind?

MS. BEAM: Mr. Chair, Commissioners, we are on track with all of the areas of our plan except for the Quill, and solar for the Quill. And we ran into a bit of a catch with our PNM providers in that facility capacity is not available any longer. So we are meeting with PNM to see if we can problem-solve around that. As far as the facilities go and energy efficiency, water conservation, we just launched the second kick-off of the investment grade audit for 23 more facilities, and five of those will be looked into and analyzed for transitioning to all electric. And so we're definitely on track and this program will help us to identify in a more informed way the decisions we need to make around our utilities and what's working, what's not, mathematical calculations. We have 15 years where PNM and our utility providers will be ramping up their renewables so at some point it might not become as important to invest in actual PV arrays when we can perhaps subscribe or in our utility services we're already getting the renewable energy sourcing.

So those are all factors that we hope to utilize this programming to help us with in decisions.

CHAIR HUGHES: That's quite true with PNM converting to renewables themselves but on the other hand, gas is never going to be renewable. So I'm looking forward to us planning to convert the buildings, which I imagine is not a cheap or simple process either.

MS. BEAM: No, Mr. Chair and Commissioners. And also we always have to consider safety and that redundancy that you're talking about that Commissioner Bustamante was referring to because in the long run, yes, our goal is to be sustainable but it's also to serve the community. And so we always have to have backup systems and have to make these decisions very carefully.

CHAIR HUGHES: Okay. Thanks. Commissioner Greene.

COMMISSIONER GREENE: First of all, Jackie, while you're here, do you have an ETA on when the EV grant is going to come through?

MS. BEAM: The CFI grant, Commissioner?

COMMISSIONER GREENE: Yes.

MS. BEAM: I don't have an ETA. We are waiting for the Department of Transportation to send us their agreement for the match portion and then once we have that then the Federal Highway Administration is expecting that before they will create our agreement for the CFI grant.

COMMISSIONER GREENE: As a sort of follow-on to that grant and to Jen and the film industry, one of the presentations that we had a few months ago was how to make our film industry much more competitive. We need to start electrifying some of our sites and our hotels. And so this sort of starts to be a program that I hope that we can look at as to how to bring solar – or not solar, but EV charging – and solar probably, but EV charging to our western sites and all of our film stages, as well as the hotels that are pretty typically used for staffing for film crews.

MS. BEAM: Mr. Chair and Commissioner Greene, yes. To answer that part and it gets a little complicated because we have already put out an RFP or it will be coming out on the 19th of May for an EV transition plan, and that will address some of

the best sites throughout the county for EV charging stations and infrastructure. It is a part of the CFI grant but we're allowed to hit it now with our own funds because it's also a part of that DOT match. At a later point we can look at the CFI grant for further funding.

COMMISSIONER GREENE: And so this would be a further submission left for our facilities but more the either film industry focused or tourism focused or whatever. Okay. Great. I look forward to it.

MS. BEAM: Can I go now?

MR. OLAFSON: Okay, Mr. Chair. I have just a couple more bullets. The next section was affordable housing and some of the things we're focused on in affordable housing is with the Housing Authority, Jordan is the executive director as you know, we're planning to maximize tenant services and also increase operational efficiencies. So that's a goal for this year's budget.

We're also looking at the home rehab program that was presented recently, the down payment assistance program which we are finalizing now, and developer assistance program which has already been adopted as well as SLDC changes. And we have already drafted that out and envision bringing that to you all in the near future, probably together with Penny's broader list. But we did look at ADUs and a bunch of other things that could be done in the short, medium and long term to address making affordable housing development more easily done within the county if that's a way to say it.

And then also, an earlier comment from Commissioner Greene asking about the planning we have done and what we're thinking about how these funds could be addressed for affordable housing. We do have three scenarios that we have been drafting – and please remember these are in a draft format right now, but it does kind of show what the various spend-downs might be and how impactful they might be in the community. Greg's handing that out and I wanted Jordan to kind of help walk us through it because it's a lot of information. *[Exhibit 1]*

MR. BARELA: Mr. Chair, Commissioners, we really looked at three different scenarios, and this was really based on the three big affordable housing programs that either have been or will shortly be hopefully adopted by the Board to include developer assistance, down payment assistance and the home rehab program. And again, this looked at a five-year window and it was really based off of production and grant amounts.

So Scenario 3, which was the lower estimate, really looked at an average production of about 15 grants issued for down payment assistance and the rehab program per year, as well as a single grant for developer assistance, so subsidizing one large-scale affordable housing development project within the county each year. To the right it shows a five-year budgetary consideration for that and though there's a variation each year to reach that goal of 15 grants issued per year for a total estimated production of 420 affordable housing units. The average budget request per year was about \$3.61 million.

Scenario 2 was a mid-level estimate which was looking at approximately 20 grants per year for rehab and down payment assistance. And then one year we would have the issuance one award, the next year two awards, really dependent on the amount of projects that are coming through in the County that would be eligible for that. Again, a little variation. The model also accounted for a ramp up for year one and two, but

generally speaking to reach that goal, which would be 650 affordable units, the annual average budget request would be about \$5 million per year.

Then of course Scenario 1, which was the high end estimate was really looking at a production of 30 grants per year for down payment assistance and the home rehab program, as well as allocating enough funding to aid two projects per year through the developer assistance program. That came out to a five-year budget request of about \$33.5 million or an annual budget request of approximately \$6.7 million.

Again these vary. I would say that they are the upper end, at least on the budget request side, perhaps on the lower end as far as the production side is concerned in terms of the number of affordable units that could potentially be impacted. Of course this assumed the maximum grant amount for each grant and that might not necessarily be the case. For the rehab, if somebody's only coming to us, potentially for some type of groundwater contaminant mitigation, that's certainly going to be a lower price point on the grant and we may be able to aid more homes through that process. But just to give the Board some insight in terms of what we were considering through these models and what the budget implications would be. Again, these are new programs.

There are some assumptions made in these models but we think that just based off the production, looking at that, 30 grant per year, 20 grant per year, 16 grant per year, that is within the realm of reason for production that we could potentially get out through these programs.

MR. OLAFSON: Mr. Chair, if I could add too, the down payment assistance in particular, we're looking to going up to 150 percent of AMI, and that kind of helps us target then that workforce population as well. So along with multi-family, along with single-family and combinations therein, we are trying to target the broadest audience of participants and recipients that we can. And with the developer assistance we put on our fee, we might have four projects that ask for it, or we may only have one. But once we start that ball rolling then we have the ability to say, hey, this is really high demand; we should take more money out of this section and put it into this section. And we want to start – and it's not free.

To Commissioner Greene's point, yes, it's a lot of money and we're not pretending it's not. So we're very cognizant that it's a big responsibility but we're also hoping it's a big impact in the community, and that we can use these funds to leverage for other funds, so maybe it's the state. They have a big kitty of money right now. If we say, hey, if we're going to pony up x, why don't you guys match us so we all have some commitment and that then could possibly ramp up these programs, or expand into new programs. So we know this is a big ask but we also know it's a big need and we've also got to start somewhere. So that's kind of where we're at.

DENISE BENAVIDEZ (Deputy Community Development Director): Just really quick, I'll just add to that. Currently, with Pulte, I know we've discussed, we have about 13 clients under contract, so down payment assistance for those alone – between down payment assistance and closing costs for each additional client that we assist, they're running anywhere between \$25,000 and higher, just for a closing of one home. So in closing 13, that's where we use some of the numbers from, right? And we've got some large developments in our pipeline. If we can get those developments through the process and we can get those developers building, which we know we can, we've got [inaudible],

which will be a large amount of affordables. Esencia is another one that's got large amounts of affordables. We need to be able to supplement those affordables as we get them under contract as we get them built.

So we're also working closely with Growth Management and the Land Use team as they automat their processes to get those developments moving so that we can go ahead and get those plans under contract and get them funded. Because we certainly have the clients. We just need the homes to be built, right?

So that's where some of this comes into play as well, that we anticipate development moving forward and as it moves forward we want to be prepared to be able to serve those clients.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Thank you, everybody. It was great. So just keeping it focused on affordable housing for a moment, these scenarios are great, but we're funding about 50 percent of it in one year. I think if we sort of sell ourselves a five-year plan, I get it, and a five-year plan of \$30 million is six million dollars a year. It's not \$11 million or whatever it is. I understand, prove your ability to deploy this money. I understand the idea of ramping up to this, right? And the idea that we could actually deploy all of this this year is ambitious and that'd be great if we could do it, but I also understand that we need to ramp up to this.

Our capacity is growing. Our ability to say, oh, this is easy. We got this done. I don't want to sort of commit to the community, because what we do here is when we pass a budget is that we commit to the community that we are going to do this and that we empower you to go do it. But to not deliver and to leave other things on the table when our community is asking for those things. Whether that's a bridge at San Ysidro or it's a project up in the Pojoaque Valley, or it's a road project in District 3 or District 4 or District 5 or whatever it is, we have the opportunity to invest now and know that in a five-year plan we have these opportunities here.

I love the idea of going and getting state money. I love the idea of going and getting federal money. But for us to say that we need to throw all of this right now at this when we have so many needs, when we can build up to these things – I'm just a little concerned that we're going to overcommit to this and we're going to cut ourselves short in some other areas that are maybe not as important or maybe more important, depending on who you talk to.

The state has given a lot of money and put it in a kitty. What do we expect that we would be able to go get because we are going to be the best practices leader in the state and they're going to want to give Santa Fe County more money than – or our share. Let's just say our fair share. What do we expect that to be? Is it \$500 million that was given in the state budget this year and we represent ten percent of the states, so is that \$50 million that suddenly covers this? I just want us not to commit all of this general fund money to affordable housing when we know that we have the potential to leverage state money that is only usable for affordable housing when this general fund money can be used for projects that are important. Whether it's other places – in economic development or it's other places in Community Development. General funds are fungible money, and I just don't want to overcommit, especially when this plan says here's our five-year thing and

we're going to fund half of it in one year. More of a rhetorical thing than it is looking for an answer but it's a concern for my fellow Commissioners.

CHAIR HUGHES: Commissioner Hamilton.

COMMISSIONER HAMILTON: In that whole discussion I lost track a little bit of what we're throwing at all of this affordable housing, like the quantities got lost. So I'm a little concerned that we got pretty general in that exchange and I totally agree that we want to make sure that we perform on everything we commit to, but one has to admit that affordable housing and making housing affordable, which I think you guys addressed also, and I guess I want, when you answer to kind of confirm that – is one of the biggest things that we're asked to do, and I would say that, Commissioner Greene, the comment you made earlier about housing affordability and sustainability are two of the biggest things that we're interested in. That's true.

And so I think a lot of this budget, and putting money toward that is what we're contemplating here. One question I have is in this thing you just handed out which actually – I understand it's drafty. How much of this is reflected in the budget we're looking at now? Or does this just – and in what way is it reflected in this budget?

MANAGER SHAFFER: So if I could, Mr. Chair, Commissioner Hamilton, so what's reflected in CDD's budget proposal is \$11.16 million. Whether – and we recommend that the Board make the investment when the resources are available to do so so that those spending plans over multiple years can be implemented. Obviously, that's at the discretion of the Board whether you want to do that.

What Jordan and Paul spent time doing was to put together various scenarios, to say, well, here's what we actually think we could spend out over a five-year period, depending upon production levels, the number of grants, what have you. And as Paul said, if you did a request for proposals for affordable housing developments, if you put that out, you may get more projects than you anticipated that you would, and that could change how you allocate the money amongst programs.

In addition, as Denise mentioned, we have inclusionary zoning homes that are coming on line but also a means to help those who work in the community and want to live here and want to own a home, down payment is an avenue towards that.

So to sum up, the \$11.16 is really what I'm comfortable, given what is in the bank, we could allocate to this purpose. What Jordan has shown is here's what we think we could potentially spend over a period of years. \$11.16 million wouldn't fully fund any of the scenarios over five years, but it would be a significant down payment towards our ability to do so. I hope that answers your question.

COMMISSIONER HAMILTON: Yes, it does. And the other thing, Paul, you mentioned, you have been working on some recommendations for SLDC revisions that would make both addressing housing affordability and also sustainability more plausible. So is there consideration in this budget to continue that effort, to support that effort? Or is that all in Penny's?

MR. OLAFSON: That would be in the Growth Management and the discussion we had earlier about changes to both the SGMP plan and the SLDC.

COMMISSIONER HAMILTON: So it is in here.

MR. OLAFSON: Yes. The funding for that is in Growth Management, not in Community Development. But we've been working jointly on it because we have the crossover of interests and needs to support each other.

COMMISSIONER HAMILTON: Do you – it's not in your budget; it's in theirs, but do you think it's adequate?

MR. OLAFSON: I think so, yes. It's a good chunk of change, I thought and from the presentation – I have not looked at their budget closely but I think Penny mentioned somewhere on the scale of \$400,000. That's a lot of money for code writing, especially in one year. I defer to Penny on that.

COMMISSIONER HAMILTON: Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you. So back to – I want to make sure – did the legislature actually allocate \$500 million, because I thought they –

CHAIR HUGHES: It was \$50 million.

COMMISSIONER HANSEN: I thought it was \$50 million.

CHAIR HUGHES: They asked for \$500 million.

COMMISSIONER HANSEN: They asked for \$500 million and they only got \$50 million. So that's why I'm – there's not that much there, because Senator Rodriguez had asked for \$500 million and she got \$50 million.

COMMISSIONER HAMILTON: What's an order of magnitude among friends?

COMMISSIONER HANSEN: So, thinking about how much money there really is at the state and how much we're going to actually use, I think what we're hearing from all of our constituents is that affordable housing is a primary concern, or housing affordability, and I think what Denise said about the cost of 13 homes to help with down payment assistance is like \$11 million. Did I hear you right?

COMMISSIONER HAMILTON: No, no. Thirteen homes at \$25,000.

COMMISSIONER HANSEN: Okay. So I heard that number wrong. That's why I'm asking.

MS. BENAVIDES: Chair Hughes, Commissioner Hansen, part of the other thing to keep in mind as well is that now that MFA increased the area median income to 150, what that also did was some of the affordable housing prices went up. So now, the down payment assistance and closing costs are also going to go up. So that's also something that we tried to consider when putting the numbers together. When we talked about the numbers and when we talked about what amount to we want to increase down payment assistance to, so that we can cover from the lowest of incomes to now the 150 of area median, those numbers are going to go up.

And so we put that matrix together, so we already know what those affordable home prices are, and we have seen that they definitely are going to go up. So what happens is that mortgage companies require a percentage of the sales price as down payment assistance, and closing costs is also a percentage of whatever that loan amount is. So our affordable clients are now also going to have to qualify – those that are in the higher AMIs – for more money. So as they qualify for more money, closing costs go up, right? As the home price, whether affordable or not, goes up the down payment assistance requirement also goes up. So that's where we anticipated those numbers.

We also looked at loans we had already closed. So some of these are actual numbers because we looked at what we had already closed that was already in this particular fiscal year. I hope that helps a little.

COMMISSIONER HANSEN: It does. And I understand the projections and I think that it's an important projection to work towards. If this is what our constituents and taxpayers are demanding from us then this is what we need to deliver. So I'm thankful for this draft. I know this is just a draft and you're still working on it but I think it's –

MS. BENAVIDES: And in addition to that I'll just add one more thing. I did have a large presentation with the Realtors Association today and they're a group of 900 individuals out there and they are anticipating the roll-out our program and have clients ready and waiting, and just are waiting for the word for us to approve down payment assistance and provide the education to the realtors and the title companies as to how our programs are going to work.

So in my view that's also going to increase that clientele list and we want to be prepared for that so that we don't turn individuals away but we've also got to build the homes, right? It's not just getting them under contract. We've got to have the homes out there.

COMMISSIONER HANSEN: Yes. Thank you very much, Denise.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. At a previous, maybe last year's budget session and some time in between we discussed the concept of strategic housing and being focused on our own workforce, whether its sheriff's deputies or firemen or medical workers or teachers, as I mentioned before, the Santa Fe School District has money set aside for this, capital money for this. The Pojoaque School System has money set aside for this and both of them are looking for partners in this and it would make an ideal opportunity for us to invest in our own workforce, right? If we have, at a different budget meeting that you may not have been paying attention to or in the room, the Sheriff's deputy said that we're losing people because they don't live here. And so we need to get them committed into our community.

That can be down payment assistance. That can be affordable housing at the early rental stage of this that I like to call strategic housing, or it could be buying down mortgage rates so that these high rates right now – there's nothing better than buying somebody's mortgage rate down because that's like golden handcuffs, right? They can't sell their house and replace it somewhere else. So it's a great effort to go say, hey, Deputy So-and-so, we'll buy your mortgage down from seven percent to four percent and you'll never leave.

I wonder, is there a place in here for strategic housing? Is there somewhere in this budget that shows that we could match the school districts. The school district has \$1.5 million. Pojoaque has \$1.5 million, more or less. Is that something that we could do so that we could go help our staff? It's not free housing. We're talking about just making it affordable to rent an equivalent here and get them committed to this community.

MR. OLAFSON: Mr. Chair, Commissioner Greene, I believe that developer assistance program could exactly fill that match. Or maybe not 100 percent match, but they would be eligible to apply as well, both private and non-profit entities

can apply for that assistance. And so, yes, to your question. That could support either one of those projects.

COMMISSIONER GREENE: So if that's the case – great. Are we going to reach out to the school districts that have money set aside to sort of leverage that and say, look, we've just put money in this budget. Let's now combine our forces and let's go find a way to solve a common problem.

MR. OLAFSON: Mr. Chair, Commissioner, certainly.

COMMISSIONER GREENE: And I have one more question but not for affordable housing and I'll save it for later, so thank you.

CHAIR HUGHES: Okay. Good. Yes, I just wanted to say that four years ago we had a resolution asking you to develop the affordable housing plan and we got the affordable housing plan and now we're funding it. And I think it's a great progress towards the solution. And I don't think, even though this is a lot of money I know it only goes so far because it's just so expensive. So I appreciate that we are going to make a big effort this year. Next.

MR. OLAFSON: Okay, Mr. Chair, Commissioners, thank you for that. And I want to just say thank you for the support of the management team for letting us even propose those kind of numbers. It's a big gulp but we really are committed to making it work as best we can and making adaptations or changes as we go down the road. This isn't like a tunnel vision. We realize that we're rolling out stuff that we've never done and we've got to test it and get it moving.

So with that, I did have some more comments. I just briefly mentioned broadband planning already. I want to make sure we touched on marketing and tourism. That will continue in the work that Lisa is doing. And then the film is also continuing on recruiting films, recruiting new locations as well as community outreach and trying to get local residents into the film industry and supporting that. So that's a cross-over with Economic Development, etc. With that I would stand for questions.

COMMISSIONER HANSEN: Mr. Chair.

CHAIR HUGHES: Commissioner Hansen, ask your question.

COMMISSIONER HANSEN: So on this issue, Jen has been looking to hire an assistant because we're looking for that. So I'd really like to see that be able to move forward for her. It's like been a two-year project that she's requested and we've talked about this every budget cycle. At least I feel like we have, maybe three. And so I would like to see some movement so that she can find somebody to assist her, because I think it's important. I think the film industry is a major economic driver for us and we need to be able to really build up that department or the Film Office and support what we're doing. I can kind of see – I think we pay more into it than the City but most of the facilities may be in the county but I just – I want to know where we're at on that.

MR. OLAFSON: Mr. Chair, Commissioner Hansen, we are currently finalizing that job description with HR. We anticipate advertising it very quickly.

COMMISSIONER HANSEN: And everybody's happy?

MR. OLAFSON: Well, we don't have the job out there yet, but we're working with HR to try and make it most effective and functional for the office and then get the advertisement on the street so we can do the hiring process.

COMMISSIONER HANSEN: Okay. Sounds good.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: On the film issue, I really hope that we get Jen some – she's like an economic development driver for the City and the County. If we want to talk about housing affordability, guess what. Jobs – the first lesson of developer school is look at the jobs that are in your market place and you know what people can afford to pay for. And sadly, we're being priced out by people that move here for second homes. We need to price ourselves into the marketplace by providing the right jobs.

In my district last week we had a meeting up in Rio en Medio and a number of residents up there were film workers and it was great to see these people that were hustling and able to live up in the hills with a house and these were film staff. So this is something that she is really a driver, and she shouldn't be doing it alone, one, and when we look at succession planning, when we look at people – there's a few of you sitting in this room that are towards the end of your careers, whether it was Penny a little while ago. Paul, I know you're sort of near there. There's a few of you. Jen is also. We also need to be looking at succession planning and getting somebody that is committed that we can get on board so that the succession planning is laid out right now. Jordan, you're way too young to be talking about you.

But those are the people that we need. When you have a division that is one person thick, that is a high risk situation. Irreplaceable. Somebody leaves on 30 days notice, on two week notice, whatever. The gap is so big that it will take us years to find somebody capable to pick up where we left off. And so we should be hiring somebody very qualified to pick up where they left off. Eric Witt was one of those people that recognized this in Jen and from the beginning, right? Literally, they gave it to somebody that didn't know film but knew Santa Fe County and trained up into the position and started it probably at a pay rate that was way beyond an entry level position. We're not hiring entry level. We're hiring somebody to be a partner for Jen. I'll leave it at that, but that's just a recommendation. Please don't disappoint and let's expedite this. Say something if you'd like, please.

MR. OLAFSON: Mr. Chair, thank you for those comments. I just wanted to make sure you weren't foreshadowing about –

COMMISSIONER GREENE: No, I hope not. And I do want to foreshadow something even better. Let me foreshadow. Manager Shaffer the other day mentioned the potential for Sundance. Do we have a commitment in our budget to at least say, how do we make sure that we can go get Sundance here? What do we think that that scope of work for the next year, as we're not talking about the next month; we're talking about the next year, how do we knock this out of the park so nobody thinks twice about this?

MR. OLAFSON: Mr. Chair, Commissioner Greene, I know that Jen is working with both the City and County leadership on developing a proposal. And I think it's maybe not the best to talk too much about it in a public setting.

COMMISSIONER GREENE: So let's not talk about it. Just throw a number at it so that she has the capacity to do a great job. I don't need to know; I just need to know that it's addressed somewhere. I don't need to know the specifics. I just know that if this is a priority of the City and the County and the film industry for us, then we should be addressing it somewhere in the budget.

MR. OLAFSON: Mr. Chair, Commissioner, message received.

COMMISSIONER GREENE: Thank you. And then may I switch to something else while I've got you? There's something in there for the Arts and Culture contract. Also in the strategic plan was amphitheater planning. And as we sat here a couple weeks ago, we had lots of people, and if you talk to our constituents, probably the most popular thing that we talk about out in the field is, oh, wow, we need another amphitheater, and it's true. Everybody comes up to me and says I couldn't care less about broadband. I've got broadband at home. So there's 50 percent of Santa Fe that couldn't care about broadband. They couldn't care about affordable housing. They care about housing affordability or whatever. But there's so many things that are niche products for us, and the one product that we can create that seems to be the one that crosses so many different levels is amphitheater planning. Everybody says we need a replacement for Paolo Soleri. Is there a place in this budget for something for the planning of that, whether it's the feasibility study or first level planning so that we might be able to get to the legislature and Senator Peter Wirth said that he would be thrilled to throw money at this so we should have a plan for him to throw money at come January. So how do we get to that place and put money for the second half of this calendar year to have a feasibility study ready?

MR. OLAFSON: Mr. Chair, Commissioner Greene, I don't believe we anticipated that. I believe the City is applying for a grant and we did support that application for that planning.

COMMISSIONER GREENE: I understand but a grant is a high risk thing and the grant would probably go towards further definitions of what this scope of work would be. But any money that we put towards it, if we say it's for the feasibility/planning and design, that it has the flexibility to at least extend the scope of work to make sure that we have something that is financeable from the legislature once the session comes.

MR. OLAFSON: Mr. Chair, Commissioner Greene, we can look at that and have that discussion. I don't have it in my handwritten notes so I can't say yes, that it's here and how much. But we can put our heads together and try and figure something out. And Jen just made a comment, just a correction that I think in our budget document it didn't show the City contributing equally to the Film Office, but they do. And so it is equal City-County every year.

COMMISSIONER HANSEN: Thank you, Paul and Jen. That's what I thought, but it didn't look like that in the document.

COMMISSIONER GREENE: And we should equally put money towards an amphitheater too. So if they're going for a grant, good for them. They may not get it. I'll go ask them to put up that money that they thought they were going to get as a grant but we should put whatever our contribution towards this planning. Thank you.

CHAIR HUGHES: Okay. What else do you have, Paul?

MR. OLAFSON: That's it.


CHAIR HUGHES: Okay. Any other questions, anybody? Thank you very much.

MR. OLAFSON: Thank you all. Have a wonderful evening.

3. Concluding Business
A. Adjournment

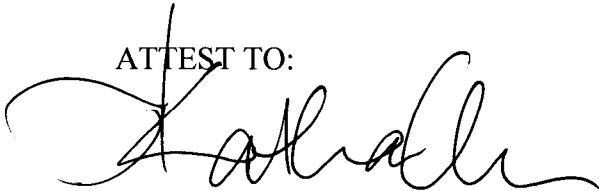
Commissioner Hansen moved to adjourn and Commissioner Greene seconded. With no further business to come before this body, Chair Hughes declared this meeting adjourned at 5:53 p.m.

Approved by:



Hank Hughes, Chair
Board of County Commissioners

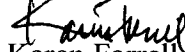
ATTEST TO:



KATHARINE E. CLARK
SANTA FE COUNTY CLERK



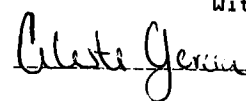
Respectfully submitted:


Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 43

I Hereby Certify That This Instrument Was Filed for Record On The 14TH Day Of June, 2024 at 09:16:57 AM And Was Duly Recorded as Instrument # 2035728 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy  County Clerk, Santa Fe, NM

SFC CLERK RECORDED 06/14/2024



Scenario #1 (High Estimate)

Model Assumptions

- #1 - 30 Grant Awards per year (Rehab/DPA)
- #2 - 2 Developer Assistance Awards Per Year
- #3 - Maximum Grant Awards for each program
- #4 - 50 Units of Affordable Housing Provided for AH Projects

Affordable Housing Grant Programs

Developer Assistance			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 2,000,000	2	\$ -	\$ 4,000,000
Down Payment Assistance			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 40,000	30	\$ 240,000	\$ 1,440,000
HREE Program			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 50,000	30	\$ 300,000	\$ 1,800,000

Five Year Unit Production

Developer Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
2	2	2	2	2	10
Down Payment Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
15	20	30	30	30	125
HREE Program					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
15	20	30	30	30	125

Five Year Budgetary Considerations

Developer Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 20,000,000
Down Payment Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 720,000	\$ 960,000	\$ 1,440,000	\$ 1,440,000	\$ 1,440,000	\$ 6,000,000
HREE Program					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 900,000	\$ 1,200,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 7,500,000

Affordable Housing Production
Affordable Housing Projects (Multifamily, Single Family, Shelter)

Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
2	2	2	2	2	10
AH Homeowner Programs					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
30	40	60	60	60	250
					Total AH Produced or Preserved
					750

Assume 60 Units Per Project
500

Annual Budget Request Year 1	\$ 5,620,000
Annual Budget Request Year 2	\$ 6,160,000
Annual Budget Request Year 3-5	\$ 7,240,000
5-Year Budget Request	\$ 33,500,000

Scenario #3 (Low-Estimate)



RECORDED 06/14/2024

- Model Assumptions**
 #1 - 15 Grant Awards per year (Feb/Mar/D/A)
 #2 - 1 Developer Assistance Awards Per Year
 #3 - Maximum Grant Awards for each program
 #4 - 60 Units of Affordable Housing Provided for AH Projects

Affordable Housing Grant Programs

Developer Assistance			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 2,000,000	2	\$ -	\$ 4,000,000
Down Payment Assistance			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 40,000	20	\$ 160,000	\$ 960,000
HREE Program			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 50,000	20	\$ 200,000	\$ 1,200,000

Five Year Unit Production

Developer Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
1	1	1	1	1	5
Down Payment Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
5	10	15	15	15	60
HREE Program					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
5	10	15	15	15	60

Five Year Budgetary Considerations

Developer Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 10,000,000
Down Payment Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 240,000	\$ 480,000	\$ 960,000	\$ 960,000	\$ 960,000	\$ 3,600,000
HREE Program					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 300,000	\$ 600,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 4,500,000

Affordable Housing Production
 Affordable Housing Projects (Multifamily, Single Family, Shelter)
 Assume 60 Units Per Project

AH Homeowner Programs					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
1	1	1	1	1	5
10	20	30	30	30	120
Total AH Produced or Preserved					420

Annual Budget Request Year 1	Annual Budget Request Year 2	Annual Budget Request Year 3-5	5-Year Budget Request
\$ 2,540,000	\$ 3,080,000	\$ 4,160,000	\$ 18,100,000

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Scenario #2 (Mid-Estimate)

Model Assumptions

- #1 - 20 Grant Awards per year (Rehab/OPB)
- #2 - 15 Developer Assistance Awards Per Year
- #3 - Maximum Grant Awards for each program
- #4 - 60 Units of Affordable Housing Provided for AH Projects

Affordable Housing Grant Programs

Developer Assistance			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 2,000,000	2	\$ -	\$ 4,000,000
Down Payment Assistance			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 40,000	20	\$ 160,000	\$ 960,000
HREE Program			
Max Award	Awards per year	Admin Costs (20%)	Max Funding Request
\$ 50,000	20	\$ 200,000	\$ 1,200,000

Five Year Unit Production

Developer Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
2	1	2	1	2	8
Down Payment Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
10	15	20	20	20	85
HREE Program					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
10	15	20	20	20	85

Total AH Produced or Preserved 650

Affordable Housing Production
Affordable Housing Projects (Multifamily, Single Family, Shelter)
 Yr-1 Yr-2 Yr-3 Yr-4 Yr-5 Five Year Total
 2 1 2 1 2 8

AH Homeowner Programs
 Yr-1 Yr-2 Yr-3 Yr-4 Yr-5 Five Year Total
 20 30 40 40 40 170

Assume 60 Units Per Project 480

Five Year Budgetary Considerations

Developer Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 4,000,000	\$ 2,000,000	\$ 4,000,000	\$ 2,000,000	\$ 4,000,000	\$ 16,000,000
Down Payment Assistance					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 480,000	\$ 720,000	\$ 960,000	\$ 960,000	\$ 960,000	\$ 4,080,000
HREE Program					
Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Five Year Total
\$ 600,000	\$ 900,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 5,100,000

Annual Budget Request Year 1	\$ 5,080,000
Annual Budget Request Year 2	\$ 3,620,000
Annual Budget Request Year 3-5	\$ 6,160,000
5-Year Budget Request	\$ 25,180,000