

MINUTES OF THE
SANTA FE COUNTY COMMISSION:
AFFORDABLE HOUSING MEETING

June 28, 2011

This meeting of the Santa Fe County Commission regarding Affordable Housing was called to order at approximately 11:05 a.m. by Chair Virginia Vigil in the Legal Conference Room, County Courthouse, Santa Fe, New Mexico.

A quorum was present as follows:

Members Present:

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

Members Excused:

[None]

Staff Present:

Katherine Miller, County Manager
Darlene Vigil, Affordable Housing Administrator
Rosemary Bailey, Affordable Housing Staff
Penny Ellis-Green, Assistant County Manager
Rachel Brown, Assistant County Attorney
Robert Griego, Planning Manager
Dodi Salazar, Housing Authority Director

III. APPROVAL OF THE AGENDA

Commissioner Holian moved to approve the agenda as published. Commissioner Anaya seconded and the motion passed by unanimous [5-0] voice vote.

IV. APPROVAL OF MINUTES: April 26, 2011

Upon motion by Commissioner Stefanics and second by Commissioner Holian, the minutes were unanimously [5-0] approved as submitted.

SPC CLERK RECORDED 08/02/2011

V. PROGRAM UPDATES

Darlene Vigil, Program Administrator, said the Inclusionary Zoning Ordinance 2006-02, and best practices, goals and issues that tie to the Sustainable Growth Management Plan have been included in the Board's packet to facilitate discussion.

Commissioner Stefanics said one of the comments she has received is that in light of the current economic conditions the County should consider lowering the developer requirements for those not receiving County subsidies. Noting the time crunch, she suggested merging this meeting agenda into the BCC's regular meeting.

Commissioner Anaya said he has received feedback from realtors and builders and with their comments in mind he supported reducing the developer's requirement and expanding dialogue.

Commissioner Anaya went on to say he felt rushed during the three morning meetings (Indigent/Health Care, Affordable Housing and Housing Authority) and recommended dedicating the entire morning to these meetings and starting the BCC meeting at 1 p.m.

Following discussion, the Commission decided to commence the BCC meetings at 1 pm and hold the Indigent Board, Housing Authority and Affordable Housing meetings beginning at 9 am as usual.

Returning to inclusionary zoning issue, Commissioner Holian said the entire burden is being placed on the developer and requiring 30 percent in the rural areas is unattainable at this point. In fact, she suggested it was inappropriate to require affordable housing in areas lacking adequate infrastructure.

Chair Vigil recommended the Commission continue with the Sustainable Land Development Plan and allocate a certain percentage of affordable housing to growth areas. The 15 percent worked well in Rancho Viejo. She advocated suspending the 30 percent requirement for a period of time and creating incentives for builders/developers.

In response to the Chair's recommendation that affordable housing requirements be limited to the SDA-1, Commissioner Stefanics asked whether it was legal to make special requirements of an area.

Commissioner Anaya supported diversified requirements based on sales and prices in an area. He said rental property needed to be discussed.

Commissioner Holian advocated thinking carefully about the program in relation to the true economic conditions.

Chair Vigil requested that staff develop information outlining suspending the requirements, developing a timeframe, reducing the inclusionary area, and determining whether exceptions for price point developments should be explored.

Ms. Miller noted that the Affordable Housing Act requires long-term affordability and that needs to be addressed in light of the new market.

VI. MATTERS FROM THE PUBLIC

None were presented.

VII. MATTERS FROM THE BOARD

None were presented.

VIII. EXECUTIVE SESSION

There were no issues.

IX. ADJOURNMENT

Chair Vigil declared this meeting adjourned at 11:25 a.m.



Valerie Espinoza
VALERIE ESPINOZA
SANTA FE COUNTY CLERK

Respectfully submitted:

Karen Farrell, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES.
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I Hereby Certify That This Instrument Was Filed for
Record On The 2ND Day Of August, 2011 at 10:04:06 AM
And Was Duly Recorded as Instrument # **1641681**
Of The Records Of Santa Fe County

Deputy *Marcella [Signature]*)
Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM

Approved by:

[Signature]
Board of County Commissioners
Virginia Vigil, Chair

SFC CLERK RECORDED 08/02/2011