



Agenda

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COMMUNITY DEVELOPMENT COMMISSION MEETING

Wednesday, February 17, 2016

8:45 am to 4:00 p.m.

500 Market Street, Suite 200

Roundhouse Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. A Resolution Contributing Property and Resources to New Mexico Inter-Faith Housing Community Development Corporation For Development of the Santa Fe Arts +Creativity Center Low Income Housing Tax Credit Project Pursuant to the Affordable Housing Act (Alexandra Ladd).
5. Community Development Block Grant (CDBG) 2016 Funding Proposals (Margaret Ambrosino)
 - a. Applicant Presentations: 9:30 am
 - b. Adjourn for Lunch: 11:45
 - c. Call to Order: 1:15 pm
6. Commission Discussion with staff analysis for 2016-2017 CDBG Program Year and Commission's funding allocation recommendations (Margaret Ambrosino).
7. Approval of Minutes: January 20, 2016 CDC
8. Items from the Commission
9. Items from the Floor
10. Adjournment

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CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
MEETING
February 17, 2016

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE (S)</u>
CALL TO ORDER		
ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved [as amended]	
A RESOLUTION CONTRIBUTING PROPERTY AND RESOURCES TO NEW MEXICO INTER-FAITH HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR DEVELOPMENT OF THE SANTA FE ARTS+CREATIVITY CENTER LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT (Alexandra Ladd)	Approved	2-7
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016 FUNDING PROPOSALS (Margaret Ambrosino)		
a. Applicant Presentations: 9:30 a.m.		
b. Adjourn for Lunch: 11:45 a.m.		
c. Call to Order: 1:15 p.m.		7-30
COMMISSION DISCUSSION WITH STAFF ANALYSIS FOR 2016-2017 CDBG PROGRAM YEAR AND COMMISSION'S FUNDING ALLOCATION RECOMMENDATIONS (Margaret Ambrosino)	Motion passed	31
APPROVAL OF MINUTES: January 20, 2016 CDC * Moved up on agenda	Approved [as amended]	*7
ITEMS FROM THE COMMISSION	None	31
ITEMS FROM THE FLOOR	None	31
ADJOURNMENT	Adjourned at 3:30 p.m.	32

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING
Santa Fe, New Mexico

February 17, 2016

A meeting of the City of Santa Fe Community Development Commission was called to order by Rusty Tambascio, Vice Chair on this date at 8:45 a.m. in the Market Station Offices, 500 Market Street, Suite 200, Roundhouse Conference Room, Santa Fe, New Mexico.

The presentations of the CDBG proposals were made beginning at 9:30 a.m. with deliberations of the Committee commencing at 2:30 p.m.

Members Present:

Rusty Tambascio, Vice Chair
Paul Goblet, (arriving later)
Ken Hughes
Carla Lopez
Silas Peterson

Member(s) Absent:

Councilor Ron Trujillo, Chair, excused
John Padilla, excused

Staff Present:

Margaret Ambrosino, Senior Housing Planner
Alexandra Ladd, Special Projects Manager, Housing and Community Development Department
Matthew O'Reilly, Land Use Director

Others Present:

Daniel Werwath, New Mexico Inter-Faith Housing Community Development Corp.
Cyndi Conn, Creative Santa Fe
Nellie Martinez, Santa Fe Community Housing Trust
Alex Kalangis, Santa Fe Community Housing Trust
Rebecca Munk, New Mexico Legal Aid
Janice Kauer, New Mexico Legal Aid
Debra Tang, St. Elizabeth's Shelter
Kehala Two Bulls, St. Elizabeth's Shelter

Jim Podesta, St. Elizabeth's Shelter
Michael Bartlett, St. Elizabeth's Shelter
Eli Mandics, Santa Fe Habitat
Marilyn Perryman, Santa Fe Habitat
Tony McCarty, Kitchen Angels
Cece Derringer, Homewise
Mike Loftin, Homewise
Sarah Geisler, Homewise
Gail Herling, Adelante
Teresa Becker, Solace Village
Melynn Schuyler, Youthworks!
Michael Santillanes, Youthworks!
Amanda Clark, Youthworks!
Allegra Love, Youthworks!
Dan Bailey, Youth Shelters
David Block, Youth Shelters
Jo Ann G. Valdez, Stenographer

APPROVAL OF AGENDA

Item 7 (*Approval of Minutes: January 20, 2016 CDC*) was moved up on the agenda following Item 4.

Commissioner Lopez moved to approve the Agenda as amended.
Commissioner Hughes seconded the motion. The motion passed unanimously by voice vote.

A RESOLUTION CONTRIBUTING PROPERTY AND RESOURCES TO NEW MEXICO INTER-FAITH HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR DEVELOPMENT OF THE SANTA FE ARTS+CREATIVITY CENTER LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT (ALEXANDRA LADD)

(Copies of the Resolution were distributed in the Members' packets. The City of Santa Fe Fiscal Impact Report (FIR) was attached. A copy is hereby incorporated to these Minutes as Exhibit "A".)

Ms. Ladd introduced Daniel Werwath, Chief Operating Officer of the New Mexico Inter-Faith Housing Community Development Corp and Cyndi Conn from Creative Santa Fe. She noted that Mr. Werwath and Ms. Conn have been working with the City of Santa Fe in looking at doing a live-work affordable housing complex that would be funded primarily through low income housing credits and other funding sources.

The proposed resolution contributes property and resources to New Mexico Inter-Faith Housing Community Development Corporation for development of the Santa Fe Arts+Creativity Center low income housing tax credit project pursuant to the Affordable

Housing Act.

The city intends to donate a parcel of land (5 acres on Siler Road) as shown in Exhibit "A" of a size that is sufficient for the Project which will serve households earning from 30-60% of median income, with at least 50 affordable live/work rental units that will comply with the affordability requirements of the Low Income Housing Tax Credit Program , and a portion of market rate live/work rental units not to exceed 15% of the total project, dedicated outdoor amenities, green space, and shared facilities for residents; and the Land that the City intends to donate for the Project is located in both a majority Low- and Moderate-Income Census Tract and a Qualified Census Tract as designated by the U.S. Department of Housing and Urban Development.

Ms. Ladd said a density study was done with an architect that looked at different ways to use the parcel.

She mentioned that Creative Santa Fe was successful in getting a fairly substantial grant from the National Endowment for the Arts to do a community-based planning process around this project.

The City also intends to provide additional donations related to City development water budget fees, impact fees, construction permit and plan review fees, water and wastewater utility expansion charges and other valuable incentives to the Project; and the above referenced donations will be contributed to the Project without debt or interest pursuant to the terms of a land use regulatory agreement.

The City will provide to the Project the donations as described above in an amount equal to at least 10% of the Project's development costs as a direct grant to the Project in furtherance of a competitive LIHTC application. The City's donations shall be made in the form of a grant subject to the terms of a land use regulatory agreement requiring an affordability period of 45 years running concurrently with requirements imposed by the New Mexico Mortgage Finance Authority an specifying the requirement for consistency with the Low Income Housing Tax Credit program requirements serving targeted low income clientele.

The City Council of the City of Santa Fe directs city staff to provide an executed copy of this resolution to Santa Fe County.

Mr. Werwath distributed a handout entitled "*Santa Fe Arts+Creativity Center Fact Sheet*". A copy is hereby incorporated to these Minutes as Exhibit "B".

Mr. Werwath explained that the Santa Fe Arts+Creativity Center has been envisioned as a novel approach to addressing the ever-present need for affordable housing while also positively impacting economic development in the creative economy sector. The Center will be a major resource, reducing significant obstacles of rent for live/work space and affordable shared work and commercial space.

Questions/Comments:

Vice Chair Tambascio asked if they will be able to support families.

Ms. Ladd said yes.

Commissioner Lopez asked in what form would it support families.

Mr. Werwath said there will be a mix of unit sizes and a certain percentage of them will be two to three bedroom units. They are planning to have at least 50 units of affordable rental units, and up to 9 units of Market Rate Live/Work rentals units.

Commissioner Peterson asked who would be screening applicants for housing, if it is designed with creative as the targeted market and who will determine who is creative and what the definition of creative is.

Ms. Conn said they are partnering with Arts Space which is the largest developer of these sorts of projects in the country. They have done over 40 projects countrywide and have a very established reputation. She noted that they did an initial feasibility study with Arts Space and had in-depth interviews with the community members to figure out what type of project would work. The Project will serve “creatives” – meaning people who materially participate in or support the creative economy. These are creative individuals working in the visual arts, music, theater, dance, media arts and other media, designers, entrepreneurs, writers, craftsmen, builders, makers, or people in related industries that support those professions.

Ms. Conn explained that they did not want to hire Art Space as the developer because they wanted to hire local so they put out a Request for Proposals and they received a lot of proposals from low-income developers and Daniel Werwath’s team was chosen. However, they are keeping Art Space as a consultant.

Mr. Werwath said the intent is to take the best practices from what Art Space has done around the country and adapt these practices for the unique circumstances for this project in our community.

Commissioner Peterson asked once it is constructed, who will own the project and who would be responsible for ensuring there is maintenance and those types of things.

Mr. Werwath said there are two different pieces to that question. Under the Low Income Housing Tax Credit model, technically the people who own it are the tax credit investors (private individuals and organizations). These individuals or organizations are given tax benefits in exchange for development funding. He said technically the owners of the project are the equity investors.

Mr. Werwath said his organization will serve as the managing general partner of which they do so for developments in five different states.

Commissioner Peterson asked if the rental prices are fixed according to thresholds that are set to qualify as low income.

Mr. Werwath said yes, generally speaking, low income housing tax credits need to serve people below 60% AMI. He said they will be targeting a range of incomes below 60% and it is their intention to serve people who are 50% below AMI, and have rents that are 30% below AMI.

Ms. Ladd noted that there are 10 market rate units.

Mr. Werwath said there are 9 to 10 market rate units that will create an income mix within the property. This also helps them be more competitive in the tax credit application. The donation of the parcel is integral to putting together a successful application for Low Income Housing Tax Credit funding.

Commissioner Lopez asked if they are going to reach out to underserved groups.

Mr. Werwath said they have a very evolving outreach approach but part of the outreach process is to reach out to artists who represent different demographics and different ethnic backgrounds.

Ms. Conn said Siler Road is sort of Santa Fe's mid-town and this would be an opportunity to bring the residents together.

Mr. Werwath said they are using kind of a key-informant's strategy, instead of an organizational outreach strategy. They have already interviewed native artists, Mexican-immigrant artists, and local Hispanic artists and have also started the planning process around events. By partnering with different outreach groups and individuals, they think they will get a broad diverse participation.

Vice Chair Tambascio asked what that property was zoned under.

Mr. Werwath said it is currently zoned as I-2 and if the donation is approved by City Council, they will begin a rezoning process to change it to be rezoned as C-2, and they will work with City staff on the rezoning process.

Ms. Ladd said that is one of the specific directives in the resolution – staff is directed to work with the Project developer to bring forward to the governing body an application to rezone the donated parcel to an appropriate commercial zoning category to accommodate the proposed uses for the site, including multi-family residential and shared community spaces.

Commissioner Hughes asked Matthew O'Reilly if they see this as a model for helping more of these kinds of projects to blossom either at Siler Road and/or St. Michael's.

Mr. Werwath said yes, there are two pieces to this. This is a good model for how the City can be as competitive as possible in the annual allocation of the Low Income Housing Tax Credits. The donation of monies, land or fee waivers helps projects from Santa Fe be more competitive. It is about 180 point-gain in the tax credit allocation and local contribution is worth 10 points. The donation provides the opportunity to win application points for a “municipal contribution” and without it, the application is not likely to outscore other competitive projects. If the Low Income Housing Tax Credit funding is not awarded, the Arts+Creativity Center as currently contemplated will not be constructed.

Mr. Werwath said these kinds of projects represent from \$8-9 million in external subsidies and resources. He would love to see this as a model for replication in other parts of the City too.

Commissioner Hughes asked Matthew O'Reilly if he had any comments.

Mr. O'Reilly said the City has limited amounts of land and the City cannot give all of its land away because there will come a point when the City will have to use the land for their own purposes. He said in terms of a model of the City giving land away, there would be isolated times where the City could replicate something like this (assuming this is successful). He noted that the City owns certain amounts of land on Siler Road but does not own land on St. Michael's Drive, with the exception of the lease hold with the University of Arts and Design.

He said the larger picture for the City and the efforts that this project could make on St. Michael's Drive and the area is to stimulate private sector development. The wider benefit of this project is to be a catalyst for redevelopment in the area where in addition to historically industrial are appearing of variety of creative uses.

Mr. O'Reilly noted that the City would have contributed over 10% (12-15%) of the projects costs when you add in the value of the land and all the waivers.

Mr. Werwath said another thing to consider is that it is not just land, it's any contribution, like having them pull a bond funding set aside to specifically help support tax credit projects – so you can support other infrastructure and other development expenses.

Mr. O'Reilly explained that the City's redevelopment goals do not center solely around affordable housing. It's more about making redevelopment of certain areas of the City and making higher density available to the private sector.

Commissioner Hughes asked if this is a recommendation to City Council.

Ms. Ladd said yes, it is a recommendation to City Council but it has to go through the committee process. This is the first Committee the Resolution has been presented to and it still has to go to the Business and Quality of Life Committee, the Finance Committee and the Public Works Committee before it goes to City Council.

Commissioner Tambascio said in looking over the waivers, what about the water bank.

Ms. Ladd said affordable projects get the water rights from the water bank.

Mr. O'Reilly said the waivers and things like this are only available to the percentage of the project that are attributable to affordable housing; and 60 of those are affordable.

Vice Chair Tambascio asked if there were any more questions or comments and there were none.

Commissioner Peterson moved to recommend approval of the Resolution to City Council. Commissioner Lopez seconded the motion. The motion passed unanimously by voice vote.

APPROVAL OF MINUTES: January 20, 2016

The following change was made to the Minutes of the January 20, 2016 meeting:

Page 6, last paragraph (#1) was changed to read:

- 1) *The sunset date will be changed to December 31, 2019 with the goal of constructing a minimum of 2000 rental units.*

Commissioner Lopez moved to approve the Minutes of the January 20, 2016 meeting as amended. Commissioner Hughes seconded the motion. The motion passed unanimously by voice vote.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016 FUNDING PROPOSALS

a. Applicant Presentations: 9:30 a.m. to 2:30 p.m.

[Note: All items for the proposals/presentations are incorporated herewith by reference as Exhibit "C". The original packet is on file at the City Clerk's Office.]

HOUSING TRUST (Down Payment Assistance)

Nellie Martinez and Alex Kalangis presented the information regarding the request for funding, from the Application, which were distributed in the members' packets.

The Housing Trust is requesting \$20,000 in CDBG funding to provide down payment and closing cost assistance to low and moderate income level first-time home purchasers. Down payment assistance will be provided to qualified homebuyers who have completed required homebuyer training and counseling. The loans are zero-interest, due on sale, transfer or refinance.

Ms. Martinez introduced Alex Kalangis, the new Chief Operating Officer of the Santa Fe Community Housing Trust.

Mr. Kalangis distributed a handout entitled "*The Housing Trust FY2016-2017 Down Payment Assistance Program*".

Ms. Martinez noted that this is the 23rd year that they have requested CDBG funding and they are asking for funds to assist low-to-moderate income first-time homebuyers. She reviewed the eligibility requirements noting that they must be below 80% of HUD's median income guidelines and must not have owned a home within the past three years at application. They must purchase a home in the Santa Fe City limits and must be able to qualify for a first mortgage with a private lender.

Ms. Martinez reviewed the information from the handout. She noted that the people who contribute to the First-Time Homebuyer's Program include private real estate agents, financial institutions, homebuilders, former clients and employers. The typical sources of funds on a first-time homebuyer program are: 10% CDBG; 3% buyer; 4% MFA and 83% first mortgage.

Ms. Martinez said the Housing Trust has some complementing programs underway. The Housing Trust is building 23 new affordable homes (Arroyo Central) in Tierra Contenta; they have launched an amortizing \$1 million second mortgage program to eliminate PMI from monthly payments; operates a \$350,000 annual assistance program for special needs households; they offer training for renters. Financial Literacy and Homebuyer training offered onsite quarterly to tenants in four rental developments; and the Housing Trust has resales by recycling existing affordable homes to new qualified buyers in land trusts, inclusionary zoning units.

Ms. Martinez reported on the 2015 Counseling Stats for the Housing Trust as follows:

- 273 new applicant intakes
- 81 completed home buyer classes
- 257 active clients on going caseload
- 46 clients bought homes
- 98 obtained HECM loan

The 2014-2015 CDBG Borrower profile was as follows:

- Hispanic
- Earning from 57% to 74% AMI
- Average income \$34,933
- 75% single mothers
- 2.75 persons in households
- Borrower average age = 32

Ms. Martinez said they anticipate serving a minimum of 10 low and moderate income household members with the 2016-2017 CDBG award.

Vice Chair Tambascio asked if there were any questions.

Commissioner Hughes asked how many homes they have in the Land Trust.

Ms. Martinez said approximately 40 homes.

Ms. Ladd asked if they have done any Land Trust homes recently.

Ms. Martinez said no, many lenders do not want to finance these.

Ms. Ladd asked if this is an option for Arroyo Central.

Ms. Martinez said no, these are either affordable home or market rate homes, and they do market rate homes to finance the affordable homes.

Ms. Ambrosino said the Housing Trust did a great job in the second quarter and had several down payment assistance loans and the goal for this same program this year is to serve a minimum of seven households. She asked Ms. Martinez if the goal to serve a minimum of 10 households is realistic.

Ms. Martinez said yes.

Commissioner Goblet arrived.

NEW MEXICO LEGAL AID

Rebecca Munk and Janice Kauer presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

New Mexico Legal Aid is requesting \$15,000 to provide legal services at no cost to low-income Santa Fe residents in foreclosure on their home mortgages. The staff attorney will provide quality legal assistance to homeowners in the Santa Fe area who are actively in foreclosure. The attorney will seek to improve the homeowner's ability to avoid foreclosure and retain his or her home, or, if retention is possible, then help obtain a graceful exit that minimizes the harm to the homeowner. The attorney will assist homebuyers through both direct representation and brief services such as limited representation or advice to pro se litigants.

Ms. Munk said she is working on the Foreclosure Defense Project. NMLA's Foreclosure Defense Project is an established, staffed program operating through funding from the New Mexico Attorney General's Office that originated from a federal government settlement with Bank of America. The Bank of America funding is expected to terminate on June 30, 2016 and without new revenue sources, the program will have to terminate. The CDBG funding, if awarded, would allow the program to continue serving low-income

Santa Fe residents from July 1, 2016 through June 30, 2017.

Ms. Munk noted that this is a statewide program and she is based here out of Santa Fe. They have three attorneys working throughout the state in Albuquerque and Las Cruces.

Ms. Munk distributed a handout entitled "*Office of the New Mexico Attorney General Foreclosure Project New Mexico Legal Aid Cases Active 10/01/2015 to 12/31/15 Summary Analysis*". She said this gives the Commission information on the statistics of the population they are working with, the outcomes, the income groups, etc.

She said they provide services to low income New Mexicans and she is working on some cases in northern New Mexico covering Taos County, Colfax County, Tierra Amarilla and Santa Fe County. She said they would like to focus specifically on Santa Fe cases with the CDBG funding that they are requesting. The services would be for homeowners who are living in Santa Fe.

Ms. Munk read their Mission Statement noting that a copy was included in the Members packets. She said they are trying to increase the sustainability of neighborhoods and make housing more affordable for low income New Mexicans. She noted that they have been working with clients who are within 300% of the poverty level but moving forward, they will be focusing on the population with a little lower income.

Ms. Ladd said this group works more with Area Median Income. She asked Ms. Munk if they can covert the 300% poverty level to more of an area median income.

Ms. Munk said they track income levels so that is something that they would be able to do.

Ms. Munk talked on foreclosure defense and why it is important. She said homeownership is important in stabilizing communities. She said when a homeowner goes into foreclosure, it is usually a product of other things that are going on, such as a death in the family, a job loss or an illness. She mentioned that rent payments are usually higher than mortgage payments and this could be a hardship for someone who is living on a fixed income. Moving can also be a big burden on people, especially if it is unexpected. This is another source of stress for homeowners who lose their homes.

Ms. Munk said there are other options for homeowners who are undergoing foreclosure but a lot of people do not know this.

Vice Chair Tambascio asked if there were any questions.

Commissioner Lopez asked what kind of successes they have, in terms of numbers.

Ms. Munk said it varies from homeowner to homeowner. Usually the ones who

stay in the house do, approximately 70% are able to keep their homes.

Commissioner Hughes noted that the statement says that 25 families were able to avoid foreclosure.

Commissioner Goblet asked if foreclosures are still at a significantly high level, given the interest rate environment we are in now, or has the caseload come down over the last 3-4 years.

Ms. Munk said the number of foreclosures nationally have dropped but they have not dropped in New Mexico; however, the funding for foreclosure programs have dropped. The number of organizations who are serving homeowners in foreclosure have decreased significantly.

Commissioner Goblet asked how much legal time goes into this process.

Ms. Munk said it depends on the case but it could take up to 100 hours of work if it goes all the way to trial.

Vice Chair Tambascio asked if there were any more questions and there were none.

ST. ELIZABETH'S SHELTER – CASA FAMILIA REMODEL

Elizabeth Tang, Michael Bartlett, Kehala Two Bulls and Jim Podesta presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

St. Elizabeth's Shelter is requesting \$50,000 to expand and remodel the front office space of Casa Familia, the emergency shelter for homeless single women and families with children. This will create a new public-entry space, secure the residents' sleeping and living area, reconfigure existing staff offices for better workflow and efficiency, create a new secure outside play space for the children and increase program capacity. The goal is to create a more secure and resident-focused facility while maximizing staff efficiency and successful client outcomes.

Ms. Tang noted that St. Elizabeth's Shelter has five locations and seven programs around town and the newest and most successful program is Casa Familia.

Commissioner Goblet asked what the address was.

Mr. Podesta said 1604 Berry Avenue.

Ms. Tang introduced Kehala Two Bulls, the Program Manager for Casa Familia and asked her to talk about the renovations they are doing.

Ms. Two Bulls explained that the current building is a unique building that was

not designed as an emergency shelter for women and children. It has outside windows opening to the street and members of the public who come to make inquiries or drop off clothes and supplies enter directly into the private residential space. The play area for the children is limited and office space is restricted and not conducive to the daily personal interactions for assessment and case management.

Vice Chair Tambascio asked if the contractors who submitted bids would be using Davis Bacon wage rates.

Mr. Podesta said yes.

Commissioner Lopez asked if their clientele overlap with the clients that go to Solace or Esperanza.

Ms. Two Bulls said yes, clients go to Solace for counseling but they do not have the housing programs that they have. She said if the clients are experiencing domestic violence and have eminent threat as they leave a domestic violence situation, Esperanza is a more secure and private place for them to go.

Commissioner Goblet said he looked at the three bids in the packet and it varied from \$79,000 to \$41,000. He questioned who they are going to select.

Mr. Bartlett said they have done prior CDBG projects with Southwest Plastering Company and they really liked working with them. They have never had any problems with them and they are very efficient, price-wise.

Vice Chair Tambascio asked them if they could still move forward if they are not funded 100%.

Ms. Two Bulls said that depends to what degree they are funded.

Mr. Bartlett said they are looking at leveraging funding through donors.

Vice Chair Tambascio asked if there were any other questions and there were none.

HABITAT FOR HUMANITY – HOME IMPROVEMENT

Eli Mandics and Marilyn Perryman presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Habitat for Humanity is requesting \$60,000 in CDBG funding to repair or rehabilitate homes for residents of the City of Santa Fe who are at or below 60% of the area median income with the primary focus on households below 50% AMI. Santa Fe Habitat for Humanity has launched a rehab/repair program to meet the need for this serve as a complement to its new construction program. In fiscal year 2014-2015, SFHFH completed 14 rehabs or repairs and in fiscal year 2015-2016, they are anticipating completing over 30

projects.

Mr. Mandics noted that the handout that was distributed (*SFHFH Home Repair Program Status as of February 2016*) includes a history of the repairs they have been doing and the applicants that are currently being served. Five projects were completed in 2013; 14 projects were completed in 2014 and 33 projects were completed in 2015. Two projects have been completed so far in 2016 with 50-60 projected for the year. 17 clients are currently in the application phase.

SFHFH would like to use CDBG funds to provide emergency and critical owner occupied repairs and rehab projects which costs no more than \$10,000. Examples of appropriate projects would be energy upgrades, such as efficient furnaces and hot water heaters - especially for households who have no heat or hot water, window replacement when windows are in extremely poor condition, weatherization/insulation, handicap accessible modifications and roof repair or re-roofing. Whenever possible, SFHFH will use volunteers to assist with the projects.

Mr. Mandics said they have received calls from homeowners whose roofs are leaking and they do not have the resources to repair or replace them.

Mr. Mandics noted that they have income requirements well as other requirements that have to be met before people can enter into their program.

Mr. Mandics provided an example of a client they assisted who had no heat in her house for eight years and no gas service because her gas heater on the floor was leaking and was taken out. He noted that they work with Central New Mexico Housing, which is an organization that has funding to provide weatherization and energy efficient upgrades for low income households. SFHFH refers clients to Central New Mexico Housing when appropriate. They installed a new heater for the lady who did not have heat in her home for eight years. She also has a new hot water heater and SFHFH is replacing her windows.

Ms. Perryman mentioned that Mr. Mandics is a volunteer and is very committed. They have one part-time staff person and they utilize volunteers from their construction site whenever possible.

She said SFHFH started getting these types of calls when Open Hands closed their doors. The SFHFH Board allocated \$15,000 out of their General Fund to help people. They have been able to do two \$5,000 grants with Home Depot, which is a veteran program. They have installed roofs for two veterans.

Ms. Perryman noted that CHRISTUS St. Vincent Hospital took away the loaning of wheelchairs, so they have taken over this very much needed service.

Vice Chair Tambascio asked if there were any questions.

Commissioner Goblet asked if there was a huge demand, above and beyond the

30.

Ms. Perryman said yes.

Mr. Mandics said the 30 people are one-third of the people who are qualified for assistance. He said they probably have triple that amount of people who call them for assistance but do not qualify for several reasons. Homeowner's insurance is required because of the fact that they use volunteers and this is the biggest obstacle in getting them to qualify. The second obstacle is income, which could put them over the threshold.

Commissioner Goblet asked if they have the capacity to do twice as many clients with the volunteers they have.

Mr. Mandics said yes. He noted that they have a couple of contractors who are asking for work.

Commissioner Hughes asked if they are able to piggy-back with the utilities (PNM and the Gas Company of NM) on what they offer for energy-related upgrades.

Mr. Mandics said yes, they have installed energy efficient toilets in some places and the customers have been able to take advantage of the rebates that they offer.

Commissioner Goblet asked if they used stuff from the Restore.

Mr. Mandics said yes, they do.

Ms. Ladd mentioned that the City provides fee waivers for construction permits.

KITCHEN ANGELS – MEAL DELIVERY

Tony McCarty presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Kitchen Angels is requesting \$40,000 in CDBG funds to help continue providing freshly prepared nutritious meal to low income homebound individuals living with chronic to life threatening illnesses. Kitchen Angels delivers meals five days a week with frozen meals provided on Fridays for clients' weekend needs. The meals are formulated to meet individual dietary needs. The clients' needs are assessed by a Certified Nutritionist/Registered Dietician.

Mr. McCarty said it is perfect for Kitchen Angels to follow Habitat for Humanity because the single most proven method for keeping people in the comfort and safety of their own homes is home-delivered meals.

Mr. McCarty shared a story about a client that was totally bedridden and Kitchen Angels started to deliver to him and within a month he was up and walking around. He was back to himself again.

Mr. McCarty said this illustrates the power of malnutrition to make someone disabled. He said research has proved that home-delivered meals is the single most effective method in keeping seniors out of nursing homes. He said a little more than 70 Kitchen Angel clients have indicated that they do not know if they would live if they could not stay in their own homes. This translates to \$44.00 to every \$1.00 that is invested in the Kitchen Angels program or home delivered meals and is saved from nursing home costs. It could cost up to \$75,000 a year to keep someone in assisted living.

Mr. McCarty said 30% of people who are in assisted living facilities is there only because they cannot provide meals for themselves. He said nationwide, by 2040, one-third of our population will be seniors and this will be higher in Santa Fe.

He said the clients have told them that they can better afford their medications and can visit their doctors more regularly because of the home-delivered meals. Even with the Affordable Care Act in place, a significant portion of the population continues to identify cost as a barrier to accessing needed healthcare.

Mr. McCarty said you can't have a discussion about Kitchen Angels without talking about the volunteers. He distributed a handout on the *Kitchen Angels 2015 Volunteers*. The volunteers contributed over 32,249 volunteer hours in 2015. There were 198 visiting volunteers and 360 active volunteers.

Commissioner Goblet asked if most of their money is federal funding.

Mr. McCarty said most of their money (52%) comes from individuals from the City of Santa Fe and a portion comes from private foundations. They also have two major fundraising events and hopefully they will receive CDBG funding.

Vice Chair Tambascio asked how many meals they provide a day.

Mr. McCarty said they provide a bag of food that is designed to be two meals.

Vice Chair Tambascio asked how many people the \$40,000 will help.

Commissioner Hughes said 26.

Mr. McCarty said it would fully fund 26 clients for a year.

Vice Chair Tambascio asked how many clients Kitchen Angels has.

Mr. McCarty said they had 429 clients last year, and 99% of their clients last year were below the federal poverty guidelines. City of Santa Fe residents made up to 75% of the client population in 2015.

Mr. McCarty shared some comments from the survey they did in January 2016

on all their clients. They do the survey to learn how the services have impacted their lives, to determine how well the services are meeting their needs and the adjustments that need to be made.

Mr. McCarty mentioned that a study was done by American Association for Retired People that said that loneliness is just as debilitating as Diabetes or heart disease.

Vice Chair Tambascio asked if there were any more questions.

Ms. Ladd asked how much time the volunteers spend when making a delivery.

Mr. McCarty said that depends on how many volunteers there are for that day.

Commissioner Hughes asked if the volunteers use their own vehicles.

Mr. McCarty said yes they do and they pay for their own gas.

Ms. Ambrosino mentioned that the current contract is on track to support the 26 new clients and with CDBG and public service you have to show an increase every year. She asked Mr. McCarty if he could serve more than 26 clients.

Mr. McCarty said yes, they have grown 18% since 2007 and they have not turned anyone down for services.

**Commissioner Tambascio recused herself from voting and discussion on Homewise's Applications for funding declaring a conflict of interest. Commissioner Lopez Co-Chaired this portion of the meeting.*

HOMEWISE – HOME IMPROVEMENT

Sarah Geisler and Mike Loftin presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Homewise is requesting \$100,000 in CDBG funds for the Homewise Home Improvement Loan Fund to provide home improvement loans for customers below 80% AMI. 2016 will mark 30 years that Homewise has been assisting homeowners in the City of Santa Fe to maintain their asset through home improvement services. These services include repairs needed for the health and safety of the homeowner, emergency repairs and handicap modifications and in recent years, a focus on energy and water saving improvements and repairs to address the rising cost of energy and the conservation of water in our community.

Ms. Geisler said Homewise has been doing home improvement since it was founded in 1986. She said part of what has been critical to Homewise in the community services that they offer is the Home Improvement program through CDBG.

She said in general the population that is being served are seniors and typically

single people who have incomes just around \$20,000 a year.

Ms. Geisler said beyond helping the homeowners, they are also helping the neighborhoods by stabilizing the homes.

Commissioner Lopez asked if there were any questions.

Commissioner Hughes asked if the funding requested is for 10 homes.

Ms. Geisler said yes.

Commissioner Hughes asked if they are working with the utilities to try and leverage their systems/rebates.

Mr. Loftin said yes.

Commissioner Goblet asked if these are loans.

Mr. Loftin said yes, they are zero percent deferred loans and they pay it back when they sell the house.

Commissioner Lopez asked them to talk about demand and how people hear about the program.

Ms. Geisler said they have been helping about six families a year but this year, in the first six months, they have already helped six people. She said most people hear about the home improvement program through word of mouth.

Commissioner Lopez asked if Homewise is seeing more customers come in for home improvement services.

Ms. Geisler said yes, they are seeing an average of 2-3 a month, which is an increase in just the last 12 months.

Commissioner Goblet noted that the documentation states that Homewise has a total budget of \$2 million just for the home improvement program. He asked if this is correct.

Ms. Geisler said yes.

Commissioner Lopez asked if there were any more questions and there were none.

HOMEWISE – DOWN PAYMENT ASSISTANCE

Sarah Geisler and Mike Loftin presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Homewise is requesting \$200,000 in CDBG funds to assist families and individuals whose income are under 80% AMI with down payment assistance for their home purchase. This effective tool helps potential homebuyers bridge the gap between their purchasing power and current home prices in Santa Fe. Dedicated down payment assistance helps make homeownership possible for low income Santa Feans.

Ms. Geisler spoke on the importance of home purchase down payment assistance program is so important. First, it fills the gap for a homeowner to buy a home. It is what makes a difference on buying a home or not. Some people who live in Santa Fe are paying rents and rents are rising. Rents can be higher than a monthly mortgage payment.

Ms. Geisler said a challenge for some homeowners is saving money for a down payment so the CDBG grant that is awarded to the homeowner enables them to make the transition from being a renting family to being a homeownership family.

She said another thing that is important is that for every \$1.00 invested in CDBG, Homewise is able to leverage this 14 to 1.

Ms. Geisler said in the last six years, they have done CDBG 94 down payment assistance loans; \$1.3 million has been lent out at an average loan size of \$14,000; the total leverage is \$19 million.

She said one of the things that is important about homeownership is that it is creating community in Santa Fe. She noted that the City's Consolidated Plan shows that 63% of the people who work in Santa Fe do not live in Santa Fe, and this is a missed opportunity, so Homewise wants to be able to capture as many as they can to become homeowners in Santa Fe. Homewise is looking to capturing some of the in-commuters who are spending dollars outside of Santa Fe. Based on the median income of \$53,000 in Santa Fe, that's about \$30,000 that is being spent outside of the City.

Ms. Geisler noted that one-third (9600) of the commuting workforce say they would move to Santa Fe if there was an affordable homeownership opportunity, according to the Consolidated Plan. She said this is an incredible opportunity for economic development.

Of the 94 homebuyers that Homewise has helped over the past six years, 50% fell into the millennial age range. Based on a study done in August of 2015 by Fannie Mae millennials want to buy homes and aspire to be homeowners.

Ms. Geisler reported that Homewise is helping about 200 families become homeowners in Santa Fe each year. She said one of the ways they reach out to the homebuyer is through their employer. Some employers allow Homewise to come in and talk to their employees about the possibility of becoming a homeowner in Santa Fe.

Commissioner Lopez asked if there were any questions.

Commissioner Goblet asked them which one of these grants was more important to them because of the finite amount of CDBG funding that is available.

Ms. Geisler said the homeownership down payment assistance program is more important because these are dollars that are spent locally.

Mr. Loftin said getting people to spend their money local is very important for economic development; however, both programs are both really important.

Commissioner Lopez asked if they had any numbers for the people who do not get their home improvements done and whether or not they move away from Santa Fe.

Ms. Geisler said they do not have numbers on that.

Commissioner Lopez asked if there were any more questions and there were none.

Vice Chair Tambascio returned to the meeting and chaired the meeting from here forward.

ADELANTE – ELEMENTARY SCHOOL LIAISON PROJECT

Gaile Herling presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Adelante is requesting \$20,188.00 in CDBG funds to provide two days for the elementary liaison to assess and coordinate services for elementary age children's families experiencing homelessness, including help with access to housing stability and supportive services. Santa Fe Public Schools Adelante's elementary age population increased from 45% last school year to 51% from August 2015-January 2016.

The SFPS Adelante Program's elementary liaison increases the opportunities for students in homeless situations to focus on school instead of survival. SFPS Adelante annually serves a minimum of 1,700 students and siblings experiencing homelessness, with children from age five to 12 the majority. In School Year 2014-2015, Adelante identified 770 children attending elementary school. From August 1, 2015 until January 25, 2016, there are 698 elementary age children of the 1,350 currently registered with Adelante, which is 51.2%.

Ms. Herling said they are a very significant community organization that works with all homeless providers and with organizations that work with children, youth or families. Even though they are a public school entity, they do not get funded by the public schools operational budget. They raise funds every year to support their programs.

Ms. Herling noted that the Elementary Liaison Project just started this last year. The liaison is the link between SFPS Adelante parents, their elementary age children, the Adelante Case Manager and school personnel in order to promote the children's success

through accessing stable housing and family well-being via more effective services, resources, referrals and linkages.

Ms. Herling said CDBG funds have assisted them in the past with supporting the students in middle and high schools but they discovered that without the elementary connection, they are losing a lot of kids by 5th grade. After a few years in the high schools, it became apparent that middle school students were informally “dropping out”, waiting until they could officially leave school, because they are not receiving the necessary support to help them make it into high school. Adelante is trying to get these kids, or their families, the services that they need. They recognized that there is a disconnect between the support given to secondary students and the great need among elementary students who were not being as closely targeted for services, yet comprise Adelante’s largest group of children experiencing homelessness (40%).

Adelante has initiated an elementary liaison to help support the housing and social service needs of children from age five to 12 and their families.

Ms. Herling said the CDBG funds will provide two days (16 hours) of the elementary liaison’s - 10 month salary plus 40% in benefits.

Vice Chair Tambascio asked if there were any questions.

Commissioner Lopez said she gets a sense that it is pretty grim for a lot of people out there. She asked Ms. Herling if she is overreacting.

Ms. Herling said no, not at all, things are still really bad in Santa Fe. She believes that Commissioner Lopez is right on target that it is pretty grim for many people out there. There are some people now who are losing their homes through foreclosures due to the loss of income.

Commissioner Lopez asked if the elementary liaison is already working full-time now.

Ms. Herling said yes, she is working full-time based on several different funds, but they will not have two of those funding sources next year.

Ms. Ladd asked if it is correct that 10% in the public schools are homeless.

Ms. Herling said yes.

Ms. Ambrosino said they are proposing to serve 400 elementary school children. She asked if these are new clients for this year, or are a portion of those from the ongoing project from last year.

Ms. Herling said no, they go out for new clients every year but sometimes they have the same children year to year because their families haven’t made it out of

homelessness.

Ms. Ambrosino asked if a lot of those children are siblings.

Ms. Herling said yes. She explained that they serve by family unless it is an accompanied youth but in the case of elementary it would not be.

Ms. Ambrosino asked how many families they would estimate they will serve.

Ms. Herling said they estimate that they will serve between 100-200 families.

Ms. Ambrosino said if they fund the project, they will expect to see some kind of documentation that supports the numbers of the deliverables. She said they are looking at this for every applicant who receives CDBG funding.

ADELANTE – EARLY CHILDHOOD DEVELOPMENT LIAISON

Gaile Herling presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Adelante is requesting \$21,252 in CDBG funds to double the early childhood specialist's position from one day to two days per week, so that she can assess needs and provide coordinated services, including access to housing stability and supportive services for families experiencing homelessness with at least one child from birth to age four. This will afford the early childhood specialist to assist families for up to 200 babies and young children who also have siblings in Santa Fe Public Schools.

The SFPS Adelante Program's early childhood population has grown by 6% during the last two years to almost 30%, and their families have increased stressors in addition to the lack of stable housing. They serve families connected with the public schools that qualify as homeless under the federal McKinney-Vento act. Adelante hopes to continue to reach more families with younger siblings of their students, building on this year's success in finding access to stable housing and essential, supportive services.

Ms. Herling said Adelante's number one priority is assisting parents with finding safe, affordable, stable housing and empowering them to maintain the housing, which involves supportive housing services. She noted that 20% of Adelante's children live with grandparents or other family members or friends, since their parents are incarcerated, deported, too ill, have died, or have abandoned them.

Ms. Herling mentioned that Adelante also provide new car seats because CHRISTUS St. Vincent Hospital no longer gives out free car seats.

Commissioner Lopez asked if people could donate car seats.

Ms. Herling said no, due to liability reasons.

Ms. Ambrosino noted that supplies do not qualify as a qualified expense under CDBG.

Commissioner Goblet asked if there was grant money out there that Adelante could use CDBG funds as a catalyst.

Ms. Herling said no, the school district has some restrictions that they have to follow.

Commissioner Lopez asked if Adelante started off as a free-standing non-profit organization.

Ms. Herling said no.

Commissioner Lopez said she is thinking about the grandparents who are raising grandchildren. She asked if they have specific services for these grandparents.

Ms. Herling said a lot of the services for grandparents raising grandchildren have gone away but they call them to see if they are getting public services/benefits such as SNAP.

Vice Chair Tambascio asked Ms. Herling if they have ever applied with the City Children and Youth Commission for funding.

Ms. Herling said yes, they apply every year and thankfully they have been able to get some funding from them.

Vice Chair Tambascio asked if there were any other questions and there were none.

Lunch break-reconvened at 1:10 p.m.

SOLACE VILLAGE – SEDEKA CENTER

Teresa Becker presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Solace Village is requesting \$48,000 in CDBG funds to pay for 12-lease payments (\$4000 per month) on a facility suitable for day center operations. Solace Village is a non-profit 501 (c) 3 organization that is registered in the State of New Mexico. Their initiate for 2016 is to open a day center for the homeless population in Santa Fe, New Mexico. The "Sedeka Center" will offer a daytime alternative from being on the streets where persons of extreme poverty and homelessness can seek help and refuge. This innovative center will provide a safe, clean, interactive environment that keeps them out of the weather, unless the weather is bitter cold. They will offer opportunities for advancement to self-sufficiency that include easier access to housing, local services, educational classes, vocational training, support groups, and job connections.

Ms. Becker said she is the CEO and President of Solace Village. She said the CDBG focus this year is housing and a day center in Santa Fe relates to housing. Solace Village wants to create an innovative day center that will assist those caught in extreme poverty and/or homelessness to develop a stable foundation from which to better their lives.

Ms. Becker said what she is presenting today is a bold vision to get people into a new type of housing. She said she believes in the housing first initiative because she thinks this gives people stability and then they can go from there.

She explained that the homelessness community is struggling out there. Santa Fe does not have a day center for the homeless. People who sleep in the shelters must leave the building early in the morning. They pour out into the city streets in search of somewhere safe to spend the day. Some go to the library, ride the bus for hours, and hang out behind businesses, while others panhandle on corners for cash. She said this is trouble and is not right.

Ms. Becker said these people need support and they are already communicating and collaborating with other cities who have day centers and will collaborate with local shelter to promote their activities and services.

She said she hopes the Commission found in their application that they want to do something different. They want to invest peer-to-peer through service projects. Solace Village wants to call the center "Sedeka Center". Sedeka is an ancient word that means to provide for the poor in ways that encourage self-sufficiency.

Vice Chair Tambascio asked if there were any questions.

Commissioner Hughes asked what other funding sources they are looking at.

Ms. Becker said they are doing grant applications, they are talking to the VA to get people into housing and they will be doing "crowd funding", which is really like a grass roots movement. They are also going to talk to the City to see if there is some city funding available and to see if they can help them find a viable facility.

She said CDBG funds is really key for them to get a facility because without that they do not have a center.

Commissioner Peterson asked Ms. Becker if they have talked to the other shelters about the idea of the day center, and if so, what was their response.

Ms. Becker said yes, when she first talked to Joe at the Inter-Faith Shelter, he was really excited and he was very supportive of the concept. They also talked to Kehala Two Bulls at Casa Familia and she is also very supportive of Solace Village as the concept for long-term housing for the people they serve.

Commissioner Peterson asked why haven't these other shelters partnered with them because there seems to be a lot of cost savings to be had by partnering with Solace Village. He said these shelters have the space that is not being used during the daytime, and is there a need to have another shelter.

Ms. Becker said absolutely, but it is hard for her to answer why they haven't done that. She said in other parts of the country, there are day centers that were part of night shelters.

Commissioner Goblet said one of the challenges, it seems to him in Santa Fe, is that there are more than 400 non-profit organizations and there is such redundancy; and these organizations are all going after this ever-shrinking pull of money that comes from foundations like McCune and the Community Foundation. He asked if they have gone to McCune and the Community Foundation.

Ms. Becker said yes, she has applied to them to talk to them but it has been hard to get a response back from them. She said one of the things with it being a day center, is that they can bring what other resources do to the center. She said it is hard for the homeless because they have to go all over the City to get services. They hope that this center will become a central hub for the homeless community to connect to resources. They plan to start working on the center in July and open the center in October. One of the challenges is finding a location where people would allow the homeless people to thrive; and they are hoping the City will be able to give them assistance with actually identifying a location.

Commissioner Lopez said it's a great idea but it's uphill because of the number of the non-profits going out after the same dollars. She said for years, they have tried to get all these organizations to collaborate.

Ms. Becker said every non-profit fulfills the niche or the gap in meeting the needs of these people and this is what she is after. She does not want to replace what somebody else is doing.

Ms. Ambrosino asked if any of the \$260,000 in grant funding committed or is still pending.

Ms. Becker said most of it is pending but she's been getting a lot of good response coming back.

Ms. Ambrosino noted that there is a list of several sites in the application but she did not know if these were possible sites for the day facility, or if those were market comparables for the kind of rent that Ms. Becker was demonstrating to justify the costs.

Ms. Becker said it was both, to give them some kind of idea of the kinds or varieties of places that are out there of places that they could potentially make work.

Ms. Ambrosino asked if they have had an opportunity to talk to Land Use or someone at the City about other potential sites.

Ms. Becker said no, not yet.

Vice Chair Tambascio asked if there were any more questions and there were none.

YOUTHWORKS! –FACILITY IMPROVEMENT

Michael Santillanes, Courtney Moore, Amanda Clark, Allegra Love and Melynn Schuyler presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Youthworks! is requesting \$26,000 in CDBG funds to partially fund the energy efficiency retrofit/roof replacement project of a highly used nonprofit public facility, as identified by an independent DOE-certified energy audit in 2014 as a necessary phase of YouthWorks! five year energy efficiency upgrade plan. They are requesting funding to partially fund the installation of attic insulation, complete a full 4500 square foot roof tear-off and replacement and provide for the installation of six solar tubes to improve facility light quality. Copies of the bids from several roofing contractors were included in the Members' packets.

Youthworks! has had numerous leakage issues and has paid approximately \$7,500 in repairs to the roof and a full tear-off and replacement is a critical priority now as the age of the roof is showing. This work will save the organization further roof repair costs and additional damage, and will provide a safe, healthy environment in which to serve the thousands of youth and young adults who seek their services.

Mr. Santillanes introduced himself noting that they also brought a couple of youth with them. The youth introduced themselves and gave a brief history of their backgrounds.

Mr. Santillanes said the building is over 50-60 years old and the energy improvements that they have done over the last few years has raised the quality of the environment. He said with the help of CDBG funds, YouthWorks! has now completed all the stages of the five year energy efficiency upgrade plan, with the exception of the roof. He noted that YouthWorks! raised additional funds last year to finish the heating and cooling improvements to the facility, which was an enormous improvement.

Mr. Santillanes said they have worked with Jose Ortiz Construction in the past and they are very experienced. Jose Ortiz Construction came in at the lowest bid and YouthWorks! would like to work with them again.

Ms. Schuyler said Jose Ortiz is also great with the youth.

Vice Chair Tambascio asked if there were any questions.

Commissioner Hughes asked if these are Davis Bacon wages.

Mr. Santillanes said yes, they have worked with this in the past so they are familiar with that.

Commissioner Hughes asked where the rest of the funding will come from.

Mr. Santillanes said they are piecing it together and they are still deciding where the entirety of these funds will come from. He noted that they just hosted the Mayor's Ball this last weekend and they are hoping to get some money from that.

Vice Chair Tambascio asked if there were any other questions and if the youth wanted to say something say.

Courtney Moore said she is with Santa Fe YouthBuild and they have worked with Santa Fe Habitat for Humanity to build 15 homes for low-income families in the last four years. She said they teach them construction trades, which she personally likes to do and hopefully will learn a trade that she can go into. She said it is not just construction, they teach measurements and this is helpful to her because she is dyslexic and has some learning disabilities and going to regular school did not work for her. She said getting a new roof to keep YouthWorks! would really help.

Amanda Clark said YouthWorks! helps teens and is always there when you need them. She said without YouthWorks! and the encouragement they give the teens on succeeding with their goals, there is no way to succeed without that extra help they give to the teens.

Vice Chair Tambascio asked if there were any other comments and there were none.

YOUTHWORKS! – DREAMERS PROJECT OFFICE SPACE

Michael Santillanes, Courtney Moore, Amanda Clark, Allegra Love and Melynn Schuyler presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

YouthWorks! is requesting \$12,000 to assist with operational costs of office space in Census Tract 10.02 as part of the Hopewell Dreamer Outreach Project. This project will connect Santa Fe Dreamers Projects' proven set of outreach to the high need population, age 15-35, found in Census Tract 10.02. Through regular targeted outreach activities, YouthWorks! aims to increase participation in the Deferred Action program which provides legal work authorization and access to a social security number to immigrants ages 15-35. Santa Fe Dreamers Project staff will conduct quarterly outreach projects targeting residents census tract 10.02 including educational forums and legal clinics at Santa Fe YouthWorks!, Hopewell Community Center, St. Bede's Church, Salazar

Elementary School, DeVargas Middle School and Santa Fe High School. These are designed to inform residents about Deferred Action, screen for eligibility, and refer for services.

Allegra Love said she is the Director of the Dreamers' Project. She noted that YouthWorks! is the fiscal sponsor of the Dreamers Project. She said this is the first time for her to come before this Committee but this Committee supported her work through the Adelante program but she has since left the Adelante program.

She gave a brief overview of the Deferred Action Program as noted above. She said they have helped about 300 people in the region last year with these services and the demand for these services is expanding. She said access to these services and benefits causes huge transformations in the clients' lives, both economically and educationally.

Ms. Love said they are seeing huge life-changing benefits for those who have access to this program. Data on the national level shows that individuals with access to Deferred Action programs experience on average a 45% wage increase after they receive work authorization and that 90% of students engage in educational opportunities previously unavailable.

Ms. Love noted that she did a survey last summer at Capital High School and Santa Fe High on the students who were able to get deferred action and 96% of them were either still in school or have reached high school graduation. This is a huge achievement in graduation rates in Santa Fe.

Ms. Love said her idea with this grant proposal is to do intense outreach in the Hopewell Area and she knows anecdotally from the clients she sees that a lot of immigrant families live in this census tract.

Vice Chair Tambascio asked if there were any questions.

Commissioner Lopez asked if this would be a better fit with Somos Un Pueblo Unido than with YouthWorks! in terms of accessing the community.

Ms. Love said she collaborates with Somos Un Pueblo Unido and worked on developing a plan with them on getting many people legal services. She noted that President Obama has announced an expansion of this program to cover 5 million people in the United States because it's been so successful with this small group of students. However, this is tied up with the Supreme Court. She said this is actually a good fit with YouthWorks! for her because she focuses on youth and students, instead of policy and workforce issues. This actually aligns better with what she is trying to achieve with the students.

Ms. Schuyler said they share a very similar population and YouthWorks! is now tracking about 1200 families coming to them every year looking for resources, often with their families in tow. When appropriate, they send people to Somos Un Pueblo Unido for

services.

Commissioner Lopez asked what percentage of those are immigrant families but are not undocumented.

Ms. Schuyler said they are looking at about 30%.

Ms. Love said that is what they estimate in schools too, but it is really hard to gather those numbers. She said if they are focusing on a certain census track, they can gather this data for this particular census track.

Vice Chair Tambascio asked if there were any more questions and there were none.

YOUTH SHELTERS – STREET OUTREACH

Dan Bailey and David Block presented the information regarding the request for funding from the Application, which was distributed in the members' packets.

Youth Shelters is requesting \$20,551 in CDBG funds so they can hire an additional Street Outreach Worker to serve more homeless youth in the community. They currently have one Street Outreach Worker who works 25 hours a week. Unfortunately, there are an increasing number of homeless youth in Santa Fe, as well as nationally. Hiring an additional Street Outreach Worker would enable them to reach more youth and address a growing demand for these services.

Mr. Block thanked the Commission for the support they got last year, and said it was amazing how much services they were able to provide with the CDBG funding they received last year. By adding a 25-hour week Street Outreach person, they were able to touch so many more lives, mainly homeless youth who are looking for basic survival services.

He said as a result of the success they had last year, they are coming back today to ask for funding for another 25-hours a week Outreach Street Worker which will enable to touch about 100 more kids next year. He thinks this is a tremendous value in terms of what they will be able to accomplish out on the streets for these youth. He mentioned that this is the only program who provides street outreach and is truly life-saving in scope.

Vice Chair Tambascio asked if there were any questions.

Commissioner Goblet asked if these kids are from Santa Fe.

Mr. Bailey said 75-80% of the kids are native Santa Feans.

Commissioner Peterson asked if they will be keeping the Street Outreach Worker that they were able to hire last year.

Mr. Block said yes.

Commissioner Peterson asked where the funds came from to keep that position.

Mr. Block said they were able to leverage the CDBG funds they received last year in finding a private donor who provided them a significant donation. This same donor has indicated that he will make at least a similar donation, if not more, next year.

Mr. Block explained that they are very active in raising funds for what they do.

Commissioner Goblet asked if they have gone to the Community Foundation.

Mr. Block said yes.

Commissioner Hughes asked him to describe what an Outreach Street Worker does once he or she identifies a homeless youth.

Mr. Block said they make contact, initiate a relationship - anything from handing out a bottle of water to snacks, to handing out health information to letting them know about the Drop-In Center, which is a critical piece. The Drop-In Center is located at 402 St. Francis Drive.

Mr. Block noted that they served over 700 kids last year. He mentioned that they have a partnership with Southwest Care Center and they work closely with the Interfaith Shelter.

Commissioner Goblet asked what the percentage of them are sick.

Mr. Block said this is confidential information and usually is not shared.

Vice Chair Tambascio asked if there were any more questions.

Commissioner Hughes asked what they want to do with the expansion of the Drop-In Center and the CDBG funding.

Mr. Bailey said they would like to double the number of service hours they can provide on a weekly basis from 25 hours to 50 hours weekly. This would allow them to reach an estimated 100-150 more youth on the streets over the course of the year from 423 youth to 550-600 youth. It would also enable them to expand the Drop-In Center hours and provide more intensive case management services. This is especially important on Sundays, when most other service providers in town are not open, and the youth they serve have nowhere to go to get warm, receive support, or find a sense of community as they struggle to survive.

CDBG funding will enable them to provide a greater number of homeless youth with access to basic necessities needed to survive, including food, bottled water, warm

clothing, and blankets. Street Outreach is often a gateway to other services in their comprehensive continuum of support, such as transitional living apartments. Youth will also be able to receive referrals for permanent housing, healthcare, mental health services and substance abuse treatment as needed. These resources would not otherwise be available to them.

Commissioner Goblet asked if they track what happens to the youth after they lose contact with them, and how do they measure success.

Mr. Block said the way they measure success is being able to provide the essentials so that they stay alive and they track basic needs of survival and get them to the next step to maybe get them out of the street.

Mr. Bailey said it could be as simple as they came back and that they come back a little more trusting, enough to come back to the Drop-In Center.

Commissioner Lopez asked if they can stay there and be out of the weather elements on cold days.

Mr. Block said yes.

Ms. Ambrosino said out of the 700 kids that are served in a year, how many of them get into transitional housing, and how do you track that.

Mr. Block said they do everything they can to track this and the youth are contacted 30-60-90 days out to see how they are doing. He said they can come back and provide an update, if necessary.

Vice Chair Tambascio asked if there were any more questions and there were none.

PRESENTATIONS CLOSED – CDC DISCUSSION AND PROJECT SELECTION

COMMISSION DISCUSSION WITH STAFF ANALYSIS FOR 2016-2017 CDBG PROGRAM YEAR AND COMMISSION'S FUNDING ALLOCATION RECOMMENDATIONS (Margaret Ambrosino)

The discussion and deliberations of the 2015-2016 CDBG Program Year and funding allocations began at 2:15 p.m.

[Commissioner Tambascio recused herself from voting and discussion on Homewise's application for funding declaring a conflict of interest.]

Expected Total 2016-2017 Funding	\$500,000
Administration	\$100,000
Total project funding	\$400,000

Public Service Limit not to exceed 15%	\$ 75,000
Remainder to fund for housing, public facilities	\$325,000

After discussion and deliberations, the following motion was made:

Commissioner Peterson moved to fund the CDBG funding requests as follows:

Housing

Housing Trust Down Payment Assistance	\$ 120,000.00
Habitat Home Improvement	\$ 60,000.00
Homewise Home Improvement	\$ 15,000.00
Homewise Down Payment Assistance	\$ <u>80,000.00</u>
SUBTOTAL HOUSING	\$ 275,000.00

Public Service (15% cap)

New Mexico Legal Aid	\$ 10,000.00
Kitchen Angels	\$ 12,261.00
SFPS Adelante Elementary	
School Liaison	\$ 20,188.00
Youthworks! Dreamers Project	\$ 12,000.00
Youth Shelters	\$ <u>20,551.00</u>
SUBTOTAL PUBLIC SERVICE	\$ 75,000.00

Public Facilities

St. Elizabeth's Casa Familia	\$ 40,000.00
Youthworks!	\$ <u>10,000.00</u>
SUBTOTAL PUBLIC FACILITIES	\$ 50,000.00

Administration **\$ 100,000.00**

Total **\$ 500,000.00**

Commissioner Lyons seconded the motion. The motion passed unanimously by voice vote.

The allocation amounts for CDBG funds are dependent upon availability. If the City receives additional CDBG funding, the Commission will meet again for distribution.

ITEMS FROM THE COMMISSION

There were no items from the Commission.

ITEMS FROM THE FLOOR

There were no items from the floor.

ADJOURNMENT

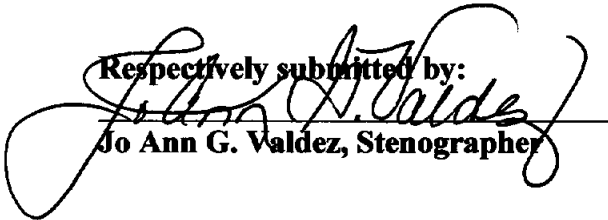
Its business being completed, Commissioner Peterson moved to adjourn the meeting, second by Commissioner Goblet, the meeting adjourned at 3:30 p.m.

Approved by:



Rusty Tambascio, Vice Chair

Respectively submitted by:

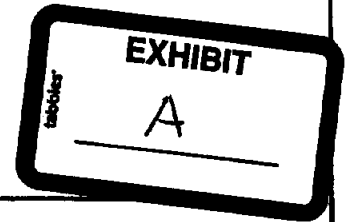


Jo Ann G. Valdez, Stenographer

City of Santa Fe, New Mexico

LEGISLATIVE SUMMARY

Resolution No. 2016-____
Arts + Creativity Center



SPONSOR(S): Councilors Rivera and Trujillo, Mayor Gonzales and Councilor Ives

SUMMARY: The proposed resolution contributes property and resources to New Mexico Inter-Faith Housing Community Development Corporation for development of the Santa Fe Arts+Creativity Center low income housing tax credit project pursuant to the Affordable Housing Act.

PREPARED BY: Rebecca Seligman, Legislative Liaison Assistant

FISCAL IMPACT: Yes

DATE: February 12, 2016

ATTACHMENTS: Resolution
Exhibit A
FIR

CITY OF SANTA FE, NEW MEXICO

RESOLUTION 2016-__

INTRODUCED BY:

Councilor Christopher M. Rivera

Councilor Ronald S. Trujillo

Mayor Javier M. Gonzales

Councilor Peter N. Ives

A RESOLUTION

**CONTRIBUTING PROPERTY AND RESOURCES TO NEW MEXICO INTER-FAITH
HOUSING COMMUNITY DEVELOPMENT CORPORATION FOR DEVELOPMENT OF
THE SANTA FE ARTS+CREATIVITY CENTER LOW INCOME HOUSING TAX CREDIT
PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT.**

WHEREAS, it is the policy of the City of Santa Fe to provide incentives and encourage proposals that support the production, acquisition and redevelopment of rental housing in mixed income developments; and

WHEREAS, the City's Housing Needs Assessment (2013) identified an urgent need for rental housing serving households below fifty percent of area median income; and

WHEREAS, the planning and predevelopment of the Santa Fe Arts + Creativity Center Low Income Housing Tax Credit Project (the "Project") has been supported by City Council Resolutions 2014-13 and 2015-24; and

WHEREAS, the city intends to donate a parcel of land as shown in the attached Exhibit A of a size that is sufficient for the Project which will serve households earning from thirty to sixty percent

1 of median income, with at least fifty affordable live/work rental units, and a portion of market rate
2 live/work rental units not to exceed fifteen percent of the total project, dedicated outdoor amenities,
3 green space, and shared facilities for residents; and

4 **WHEREAS**, the land that the City intends to donate for the Project is located in both a
5 majority Low- and Moderate-Income Census Tract and a Qualified Census Tract as designated by the
6 U.S. Department of Housing and Urban Development; and

7 **WHEREAS**, the proposed land donation and the Project conform to the City of Santa Fe
8 Five-Year Strategic Housing Plan "Affordable Housing Element" adopted in conformance to the
9 Affordable Housing Act by Ordinance No. 2007-23 pursuant to the express statutory authority
10 conferred upon municipalities to enact a housing code pursuant to Section 3-1 7-6A(8) NMSA 1978;
11 to enact ordinances pursuant to its police power, Section 3-17-1 B NMSA 1978; to provide for
12 affordable housing pursuant to subsections E and F of Art. 9, §14, of the New Mexico Constitution
13 and the Affordable Housing Act(§§ 10 6-27-1 through 6-27-8 NMSA 1978) and in particular to
14 provide a portion of the cost of financing and/or authorizing housing assistance grants for the purpose
15 of affordable housing pursuant to Section 6-27-5 NMSA 1978 (2007), and pursuant to any and all
16 such other authority as may be applicable including but not limited to the city's recognized authority
17 to protect the general welfare of its citizens; and

18 **WHEREAS**, the City also intends to provide additional donations related to City
19 development water budget fees, impact fees, construction permit and plan review fees, water and
20 wastewater utility expansion charges and other valuable incentives to the Project; and

21 **WHEREAS**, the above referenced donations will be contributed to the Project without debt
22 or interest pursuant to the terms of a land use regulatory agreement.

23 **NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE**
24 **CITY OF SANTA FE** that the City will provide to the Project the donations as described above in an
25 amount equal to at least ten percent (10%) of the Project's development costs as a direct grant to the

1 Project in furtherance of a competitive LIHTC application. The City's donations shall be made in the
2 form of a grant subject to the terms of a land use regulatory agreement requiring an affordability
3 period of forty-five (45) years running concurrently with requirements imposed by the New Mexico
4 Mortgage Finance Authority and specifying the requirement for consistency with the Low Income
5 Housing Tax Credit program requirements serving targeted low income clientele.

6 **BE IT FURTHER RESOLVED** that City staff is directed to work with the Project
7 developer to bring forward to the governing body an application to rezone the donated parcel to an
8 appropriate commercial zoning category to accommodate the proposed uses for the site, including
9 multi-family residential and shared community spaces.

10 **AND, BE IT FURTHER RESOLVED** that the City Council of the City of Santa Fe hereby
11 directs city staff to provide an executed copy of this resolution to Santa Fe County.

12
13 PASSED, APPROVED and ADOPTED, this _____ day of _____, 2016.

14
15 _____
16 JAVIER M. GONZALES, MAYOR

17 ATTEST:

18 _____
19 YOLANDA Y. VIGIL, CITY CLERK

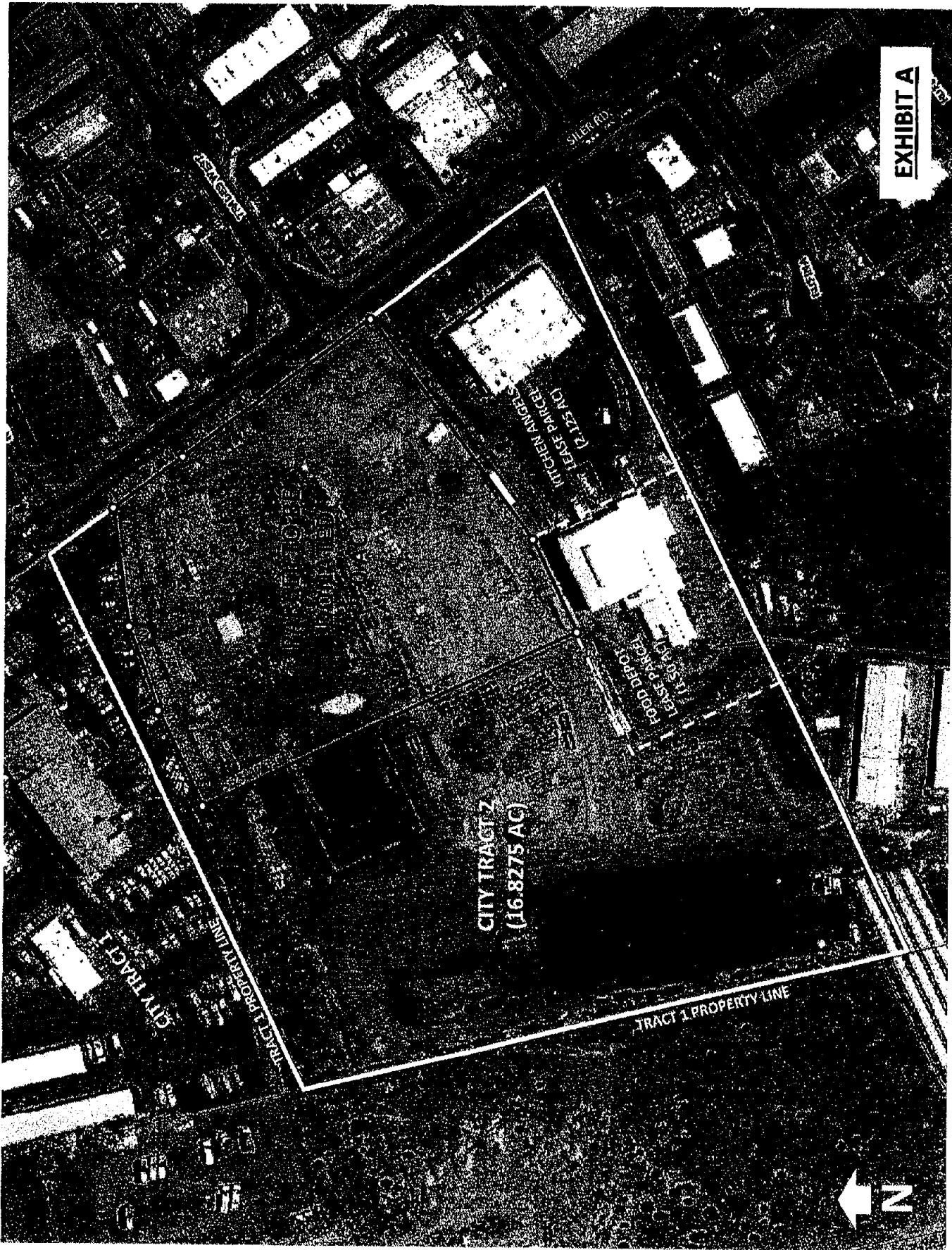
20
21 APPROVED AS TO FORM:

22 

23 KELLEY A. BRENNAN, CITY ATTORNEY

24
25 *M/Legislation/Resolutions 2016/Arts+Creativity Center*

EXHIBIT A



FIR No. _____

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: _____ Resolution: X (A single FIR may be used for related bills and/or resolutions)

Short Title(s): A Resolution Contributing Property and Resources to New Mexico Inter-Faith Housing Community Development Corporation for Development of the Santa Fe Arts+Creativity Center Low Income Housing Tax Credit Project Pursuant to the Affordable Housing Act.

Sponsor(s): Councilor Rivera, Mayor Gonzales, Councilor Trujillo

Reviewing Department(s): Housing and Community Development; Asset Development Office

Persons Completing FIR: Alexandra Ladd; Matthew O'Reilly *MSO* Date: 2/12/16 Phone: x 6346; x 6213

Reviewed by City Attorney: *[Signature]* Date: 2-12-16
(Signature)

Reviewed by Finance Director: *[Signature]* Date: 2-12-2016
(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

The Resolution expresses the support of the City Council for donating a 5-acre parcel of land located on Siler Road for the purposes of constructing a Low Income Housing Tax Credit (LIHTC) apartment project. The 5-acre parcel is currently part of the City-owned complex and per the Resolution would support a minimum of 50 affordable units and a number of market rate units, designed as live/work spaces for entrepreneurs and other creative professionals. Specifically, the Resolution also directs staff to work with the project developer to bring forward a rezoning application for the donated parcel.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
 - b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
 - c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*
1. Projected Expenditures:
- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
 - b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
 - c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
 - d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns

_____ CHECK HERE IF NO FISCAL IMPACT

1	2	3	4	5	6	7	8
Expenditure Classification	FY <u>2015/16</u>	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY <u>2016/17</u>	"A" Costs Absorbed or "N" New Budget Required	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected

Personnel*	\$ _____	_____	_____	\$ _____	_____	_____	_____
Fringe**	\$ _____	_____	_____	\$ _____	_____	_____	_____
Capital Outlay	\$ _____	_____	_____	\$ _____	_____	_____	_____
Land/ Building	\$ _____	_____	_____	\$ <u>1,524,600</u> (Land Value)	_____	<u>NR</u>	<u>Econ. Dev.</u>
Professional Services	\$ _____	_____	_____	\$ _____	_____	_____	_____
All Other Operating Costs	\$ _____	_____	_____	\$ _____	_____	_____	_____
Total:	\$ _____			\$ _____			

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

- a. To indicate new revenues and/or
- b. Required for costs for which new expenditure budget is proposed above in item 1.

1	2	3	4	5	6
Type of Revenue	FY _____	"R" Costs Recurring or "NR" Non-recurring	FY _____	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected

_____	\$ _____	_____	\$ _____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____
Total:	\$ _____		\$ _____		

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

The project contemplated by the Resolution is proposed to be constructed on five (5) acres of city-owned property and to consist of a minimum of fifty (50) rental units that will comply with the affordability requirements of the Low Income Housing Tax Credit program and a number of market rate rental units along with outdoor amenities and shared facilities for residents and possibly the wider community. The total construction cost of the project has been estimated at \$13 to \$15 million. Based on the above the total contribution of the city is calculated below:

Land Donation (A)

The land donated by the city has an estimated fair market value of \$6.00 to \$8.00 per square-foot. Assuming a middle value of \$7.00 per square-foot the total value of the land donation would be:

\$1,524,600

Affordable Housing Fee Waivers (B)

City code currently provides for a number of fee waivers for affordable housing construction projects. Assuming that sixty (60) affordable housing units will be constructed, the total fee waivers are detailed below:

<u>Impact Fee Waivers (60 units X \$2,457):</u>	<u>\$ 147,420</u>
<u>Building Permit Fees waived (Assuming \$10 million attributable to affordable units):</u>	<u>\$ 45,493</u>
<u>Building Plan Review Fees waived (50% of Permit Fees):</u>	<u>\$ 22,747</u>
<u>Secondary Permit Fees waived (estimated electrical, mechanical, plumbing, etc.):</u>	<u>\$ 5,000</u>
<u>Wastewater UEC waived (60 units X \$561):</u>	<u>\$ 33,660</u>
<u>Water UEC waived (60 units X (\$2,103 - \$800)):</u>	<u>\$ 78,180</u>
<u>Development Review Fees waived (Assuming \$10 million attributable to affordable units):</u>	<u>\$ 18,000</u>
<u>HOMES Program requirements/Fees waived (Estimated):</u>	<u>\$ 50,000</u>
<u>TOTAL Waived Fees/Charges:</u>	<u>\$ 400,500</u>

TOTAL CITY CONTRIBUTION (A + B):

\$1,925,100

The Resolution does not propose to change existing code provisions related to affordable housing. Therefore in terms of changes in projected revenue or expenditures the Affordable Housing Fee waivers, while beneficial by reducing development costs, can be considered revenue/expenditure neutral to the city as they represent the city's current expectations related to affordable housing construction. As such these waiver amounts are not included in Section C of this report.

Further, although beyond the scope of this FIR, the construction of the proposed project would certainly have wider fiscal benefits to the city through increased construction revenue associated with the market rate segment of the project and other secondary economic effects of the project's development.

Section D. General Narrative

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

None identified.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

The donation of the parcel is integral to putting together a successful application for LIHTC funding. The donation provides the opportunity to win application points for a "municipal contribution" and without it, the application is not likely to outscore other competitive projects. If LIHTC funding is not awarded, the Arts+Creativity Center as currently contemplated will not be constructed.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None identified. The Governing Body previously authorized a property donation up to five (5) acres for this project.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

Current demographic statistics and rental market data reveal that there is potential shortage of over 2,000 rental units in Santa Fe. This number is arrived at by comparing the number of renters by income category to the number of units rented at levels that are affordable to those same income categories. A project such as the A+CC serves to meet this inventory gap for affordable rental units as well as providing space that is especially designed to support home-occupation based business, and supplemental spaces for potentially for light manufacturing activities, performance-based art, visual displays and related retail. The wider benefit of this project is to be a catalyst for redevelopment in the area where in addition to historically industrial are appearing a variety of creative uses. The project's central location and proximity to transit, trail systems and nearby amenities place it in an area suitable for redevelopment.

SANTA FE ARTS + CREATIVITY CENTER FACT SHEET

Since its inception, the Santa Fe Arts + Creativity Center (A+CC) has been envisioned as a novel approach to addressing the ever-present need for affordable rental housing while also positively impacting economic development in the creative economy sector. The Arts + Creativity Center will be a major resource, reducing significant obstacles of rent for live/work space and affordable shared work and commercial space. It is our goal that the Santa Fe Arts + Creativity Center be so unique and well executed that it garners national, and even global attention, for the community's long-term investment in affordable space, economic development and the future creative economy.

PROJECT PARTNERS

Creative Santa Fe and New Mexico Inter-Faith Housing

TARGET BENEFICIARIES

The A+CC project will serve "creatives"— meaning people who materially participate in or support the creative economy. These are creative individuals working in the visual arts, music, theater, dance, media arts and other media, designers, entrepreneurs, writers, craftsmen, builders, makers, or people in related industries that support those professions.

PROJECT COMPOSITION:

The following building program represents the culmination of three years of planning and outreach work and is the general program that we are using for planning purposes.

60 Units on 5 acres: At least 51 Units of Very Affordable and up to 9 units of Market Rate Live/Work Rental

- ranging from 1-3 bedroom
- estimated sizes of 700-1100 square feet; larger than typical because of need for workspace
- 2-story height (3 stories triggers elevators which pushes the project over cost thresholds)

Residential Shared Amenities Building: 2500 square feet

- exclusively for use of residents and their guests
- laundry facility, meeting space, computer lab, etc.
- office for resident services coordinator and provision of resident-specific services

Dedicated Open Space: .5-1.5 Acres

- .5 is minimum required under green building guidelines
- 1.5 acres of open space is the most desirable amount and earns the largest number of points under the green building criteria
- more is preferred given the lack of public outdoor space in the Siler area

- would be an asset to nearby city employees and entire neighborhood as well

Shared Resources: Up to 6000 square feet

- shared workshops for types of work that is too messy/loud/dirty to include in residential, other non-profit/community organizations and retail/micro retail spaces
- open to public as neighborhood and community asset
- other assets as determined by the NEA Our Town grant project outreach process

PROJECT COST

Total project cost for the residential component of the project will be between \$13 and \$14 million, with an additional \$1-2m for the shared resource spaces depending on the scale. Total predevelopment costs necessary for a Low Income Housing Tax Credit (LIHTC) application will be approximately \$400,000, which will be provided by Creative Santa Fe and New Mexico Inter-Faith Housing from organizational funds and grants.

The city's commitment of land and possible fee waivers equal to at least 10% of the total project cost make a LIHTC award possible. Construction funding will be sought from LIHTC, HUD affordable housing subsidy sources, Community Development Block Grant Funds (CDBG), the City Affordable Housing Trust Fund and private financing.

PROJECT LEVERAGE

This project offers extremely high leverage for the city of Santa Fe's investment: \$8-10 million in outside subsidy and an additional \$3-4 million in private capital for the residential component of the project.

Project Phase	Total Cost	City Investment	Leverage
Market Study	\$40,000	\$5,000	8:1
Predevelopment/Planning	\$400,000	\$40,000	10:1
Total Residential Project	\$14,000,000	\$1,400,000*	10:1

*any combination of land, fee waiver, CDBG and AHTF, or general funds

PROJECT TIMELINE 2016-2017:

NEA Grant Community Outreach, Planning and Design Process	Dec 2015- Sept 2017
Rezoning	Summer 2016
Project Architect Selection	April 2016
Conceptual Design- required for LIHTC	Oct 2016-Dec 2016
Submit LIHTC Application	Jan/Feb - 2017
Notice of Award	May 2017

Syndication of Tax Credits, Secure Private Financing	Apr 2017- Apr 2018
Fundraising for Shared Resource Space	2016 - 2017
Construction on Live/Work	Aug 2017
Live/Work Completion/Lease-up	Fall 2018

WHY SILER RD?

The Siler Rd area was the **highest scoring** of all sites analyzed (see scoring matrix from site selection report below).

It is also a **natural fit** for compatibility of existing uses in the area, which include artists and craftsmen studios, tradespeople, and a high number of non-conforming live/work units.

Figure 8. Site Attribute Scoring

	Site Control Feasibility	Compatibility of Use	Mixed Use Area	Street Frontage	Affordable Housing	Trails	Public Transportation	Size	Zoning	TOTAL
Siler	3	3	3	2	3	2	1	5	2	27
Agua Fria	1	3	3	3	3	3	1	4	2	26
Guadalupe Railyard	2	3	3	3	1	3	4	1	3	26
Baca Railyard	2	3	3	1	2	3	1	2	3	23
Alto Street Art Barn	1	3	3	1	2	3	1	3	2	22
Harrison Rd	2	2	3	1	3	3	1	2	2	22
Clark Rd	2	2	3	1	3	1	1	2	2	20
SFUAD	2	3	3	2	1	1	1	4	1	18
Tino Griego	2	2	0	2	0	3	1	3	1	14
Siringo Road	3	1	0	2	0	2	1	2	1	12

Source: Santa Fe Arts + Creativity Center Sites Analysis and Feasibility Report, page 12.

- ✓ The Siler site has the **highest likelihood** of being awarded low-income housing tax credits based on the Mortgage Finance Authority scoring model.
- ✓ It is located in a majority low- and moderate-income census tract, which makes it eligible for **30% more development subsidy** than other areas studied. The census tract does not currently contain any formal affordable housing, although there is a concentration of “naturally affordable” rentals off Rufina.
- ✓ Its location in the **center of the city** makes access to community-shared resources easier for all residents of the city.
- ✓ The site has **access** to two major bus lines, the Acequia Trail and the future extension of the River Trail.
- ✓ With rising rents and building prices in the area, long-term affordable live/work space is direly needed to **stem gentrification**.



Community Development Commission Meeting

February 17, 2016

9:00am – 4:00pm

Market Street, Suite 200

Roundhouse Room

Rusty Tambascio – Vice-Chair

* EXHIBIT "C" is available upon request to the City Clerk's Office *