



# Agenda

CITY CLERK'S OFFICE

DATE 12.6.16 TIME 9:47am

SERVED BY Jabian Trujillo

RECEIVED BY Carmelina Spears

## **CITY BUSINESS & QUALITY OF LIFE COMMITTEE**

**Market Station at the Railyard  
500 Market Station, Suite 200**

**Wednesday, December 14, 2016  
11:00 AM – 1:00 PM**

- I. PROCEDURES
  - A. Roll Call
  - B. Approval of Minutes – November 9, 2016
  - C. Approval of Agenda
  - D. Approval of Consent Agenda
- II. CONSENT AGENDA (None)
- III. ACTION ITEMS
  - A. Request for approval of a resolution contributing property and resources to Santa Fe Community Housing Trust for the development of the Soleras Station Low Income Housing Tax Credit project pursuant to the Affordable Housing Act. (Councilors Harris and Ives) (Alexandra Ladd)
- IV. INFORMATIONAL ITEMS (None)
- V. ITEMS FROM THE COMMITTEE
- VI. ITEMS FROM STAFF
- VII. ITEMS FROM THE CHAIR
- VIII. ITEMS FROM THE PUBLIC
- IX. NEXT MEETING DATE – **January 11, 2016**

Persons with disabilities in need of accommodation, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

**SUMMARY OF ACTION  
CITY BUSINESS AND QUALITY OF LIFE COMMITTEE  
500 MARKET STATION, SUITE 200  
WEDNESDAY, DECEMBER 14, 2016, 11:00 AM**

<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
CALL TO ORDER		1
ROLL CALL	QUORUM	1
APPROVAL OF MINUTES NOVEMBER 9, 2016	APPROVED	1
APPROVAL OF AGENDA	APPROVED	1-2
APPROVAL OF CONSENT AGENDA	NONE	2
CONSENT AGENDA	NONE	2
<b><u>ACTION ITEMS</u></b>		
REQUEST FOR APPROVAL OF A RESOLUTION CONTRIBUTING PROPERTY AND RESOURCES TO SANTA FE COMMUNITY HOUSING TRUST FOR THE DEVELOPMENT OF THE SOLERAS STATION LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT	APPROVED	2-4
INFORMATIONAL ITEMS	NONE	4
ITEMS FROM THE COMMITTEE	INFORMATION/DISCUSSION	4-8
ITEMS FROM STAFF	NONE	8

<b>ITEMS FROM THE CHAIR</b>	<b>INFORMATION/DISCUSSION</b>	<b>8</b>
<b>ITEMS FROM THE PUBLIC</b>	<b>NONE</b>	<b>8</b>
<b>NEXT MEETING DATE</b>	<b>JANUARY 11, 2016</b>	<b>9</b>
<b>ADJOURN</b>	<b>ADJOURN</b>	<b>9</b>

**CITY BUSINESS AND QUALITY OF LIFE COMMITTEE  
500 MARKET STATION, SUITE 200  
WEDNESDAY, DECEMBER 14, 2016, 11:00 AM**

**1. CALL TO ORDER**

The meeting of the City Business and Quality of Life Committee was called to order by Councilor Michael Harris, Vice Chair, at 11:00 am on Wednesday, December 14, 2016, at Market Station, 500 Market Station, Suite 200, Santa Fe, New Mexico.

**2. ROLL CALL**

**MEMBERS PRESENT**

Councilor Michael Harris, Vice Chair  
Miles Dylan Conway  
Kim Kelly  
Buddy Roybal  
Kate Kennedy  
Holly Bradshaw-Eakes  
Corvas Brinkerhoff

**MEMBERS ABSENT**

Councilor Signe Lindell, Chair  
Excused  
Diane Karp, Excused  
Chandler Moore, Excused  
Camilla Bustamante, Excused  
Dr. Almi Abeyta, Excused

**STAFF PRESENT**

Fabian Trujillo  
Alexandra Ladd  
Ross Chaney

**OTHERS PRESENT**

Zack Thomas, Land Use and Development Director, Santa Fe Housing Trust  
Elizabeth Martin for Charmaine Clair, Stenographer

**3. APPROVAL OF MINUTES  
NOVEMBER 9, 2016**

**MOTION** A motion was made by Ms. Bradshaw-Eakes, seconded by Ms. Kennedy, to approve the minutes as presented.

**VOTE** The motion passed unanimously by voice vote.

**4. APPROVAL OF AGENDA**

**MOTION** A motion was made by Mr. Roybal, seconded by Mr. Conway, to approve the agenda as presented.

**VOTE**           The motion was approved unanimously by voice vote.

**5.     CONSENT AGENDA**

None

**6.     ACTION ITEMS**

**A.     REQUEST FOR APPROVAL OF A RESOLUTION CONTRIBUTING  
PROPERTY AND RESOURCES TO SANTA FE COMMUNITY HOUSING  
TRUST FOR THE DEVELOPMENT OF THE SOLERAS STATION LOW  
INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE  
AFFORDABLE HOUSING ACT**

Chair Harris said this is a Resolution he was asked to sponsor. Councilor Ives joined him.

Ms. Ladd introduced Zack Thomas, Land Use and Development Director for the Santa Fe Housing Trust.

Ms. Ladd said the Housing Trust is one of the City's long time partners in providing housing in the City. They offer an array of home buyer training and counseling services and other services. Our program requires developers to provide a percentage of low income housing and the Trust works with them to help them achieve that. Two years ago we started working on this. Zack was the Land Use Planner for the City then. Pulte homes had two market models they are now building in Los Soleras. One is a typical subdivision and the other is an age targeted subdivision. The Governing Body approved their alternate compliance plan. They proposed to buy a parcel of land in Las Soleras and pass it through the City to the Trust and then the Trust would apply for low income tax credits. Also we would give Pulte two years to support the Housing Trust and get the tax credits done. It has been two years. This Resolution is a requirement for the application and memorializes the City's commitment. It went to Public Works last week and was pulled off consent. There was concern about some flowery language on page 2, line 18. It was originally a boiler plate Resolution that MFA provided for other applicants and to us. Councilor Rivera questioned the commitment; however, the commitments were made and approved several years ago. We doing our best to get the project through assuming the subsidy goes through this year. Any quantifiable value has been described in the fiscal analysis. She is open to questions.

Mr. Roybal asked how much money is there. Is there a pot of money.

Ms. Ladd said the 10% is the value of the land, fee waivers and deductions. It is the value of the land the City has donated. The City has done this before. Donating land was not allowed until 2007 when an exemption was allowed to the anti donation

clause when in support of affordable housing. It is monitored by MFA. They also are the allocating entity for these subsidies. We are doing the same thing on Silar Road for the Arts and Creativity Center.

Mr. Roybal asked does this project work with Homewise.

Mr. Thomas said no, this is separate.

Ms. Kennedy asked are there any benefits to Pulte Homes in this.

Ms. Ladd said no except that they get out of providing the homes in the project. This puts them in compliance. They are donating six lots to Habitat for Humanity as well.

Chair Harris said Pulte is also making a significant contribution to a park adjacent to the subdivision. All this is west of the central part of Los Solaris. The alternative means of compliance does go to the Governing Body and was approved. Pulte is the biggest home developer in the country. They seem to be a pretty responsible group to work with. They are making further commitments to Los Solaris.

Mr. Thomas said this overall concept and compliance was approved by the Governing Board as was the Development Plan by the Planning Commission. The low income tax credit process is extensive. There have been significant resources put in by Pulte and the Housing Trust in terms of moving this forward. The project as designed is 87 units, 30% of AMI and are very beneficial in meeting the need for very low income rental housing. It also meets environmental standards. On an annual basis the MFA may or may not change their scoring criteria. There are no points anymore to help us score higher. We are competing statewide on, at times, an unlevel playing field for tax credits. It has been vetted through the Planning Commission.

Mr. Roybal asked what is the time frame on this. Do you have to be specific on each project coming along. No boiler plate.

Mr. Thomas said no, each one is specific. No boiler plates. The application is due February 15<sup>th</sup>. That is the deadline for applying. Early January will be the release of the application from MFA.

Ms. Ladd said the award notification will be in June. They will start construction as soon as possible.

Mr. Roybal asked are there any changes we need to make to line 18 to satisfy the Council.

Ms. Ladd said we were afraid to move much around since it is a boiler plate from MFA. Her recommendation is to leave it.

**MOTION** A motion was made by Mr. Roybal, seconded by Ms. Kennedy, to approve the Resolution.

**VOTE** The motion passed unanimously by voice vote.

Both Ms. Ladd and Mr. Thomas thanked the Committee.

## **7. INFORMATIONAL ITEMS**

None

## **8. ITEMS FROM THE COMMITTEE**

Ms. Kelly said she and Diane met with Shannon Murphy and other women from the AHA Festival. They are trying to organize other events. There were obstacles they came across at the Railyard and in getting permits from the City. They are trying to have events every month with alcohol and cheese tasting. They gave her a list of items to be addressed within the City. It seems to them when you go to have an event there is not a check list that the city gives you to help you ensure you get everything done. There is not a clear process. We are hoping to coordinate with people within the City to come up with solutions.

Chair Harris asked are all the issues within the Railyard.

Ms. Kelly said it started off like that but it almost seems like the Railyard Corporation has to interpret and deal with the City regarding alcohol and it becomes a big mess.

Chair Harris said the Railyard Corporation has specific staff for events. We thought that was worked out long go.

Ms. Kelly said there are several things that can be interpreted in different ways. There was no defined final list of items so you get surprises. There is confusion and it can cost money. We want to facilitate events that attract young people in the City.

Chair Harris asked the list of issues, is that going to be presented to the City or will it come back here on a more formal basis.

Ms. Kelly said we circulated the list among the Committee that she and Diane are co-chairing. It may be presented as a collective effort.

Chair Harris said he thinks that is appropriate. If it is an ill-defined process, confusing and costs people money we need to be aware of it and do something to clean

things up.

Ms. Kelly said Sharon could come do a presentation as well.

Chair Harris asked Mr. Trujillo, in a circumstance like this it is an economic activity, an event and a new thing, what would be your view of how to address this.

Mr. Trujillo said he has had a lot of experiences with the Railyard Corporation. That is a very difficult question. They may be trying to enforce some things strictly that may not be there. Things he has personally observed are miscommunication and difficulty with them. We usually go talk with them and talk to the Executive Director and try to get issues resolved before elevating things to the Department Director and the City Manager's office. They are a separate Corporation and there is only so much we can do unless we develop an Ordinance or policy approved by the Governing Body.

Chair Harris asked who do you take it to.

Mr. Trujillo said Richard Chaskey and if we can't come to an agreement then to the Department Director then the City Manager or the Mayor's office. Usually it gets resolved but if it doesn't we go higher up. For example we had the Bike and Brew Festival the first year there and they had some issues. Their solution was to move it to Ft. Marcy due to issues at the Railyard and they wanted a bigger venue. They had difficulty working with the Railyard Corporation themselves. He knows a business that moved out of the Railyard to another place in the City due to difficulties with the Railyard Corporation.

Ms. Ladd said the first step is a meeting with the Railyard Corporation and get the lay of the land more casually first.

Chair Harris said the businesses operating there is one issue. We are talking about events there. They have a full time staff person there to work with events. He would have thought this would have been sorted out.

Ms. Kelly said we have met with them and they say they are doing their best to navigate through the City. We get mixed messages.

Ms. Ladd said there are a lot of tangled regulations for the City and the Railyard has their own.

Ms. Kelly said then you throw alcohol in there it is a mess.

Chair Harris said alcohol changes things. Is it appropriate for Ms. Ladd and Mr. Trujillo to meet with the Railyard. He will attend.

Mr. Roybal said what is missing is a specific list. It is whoever you are meeting



with and what they require. The City needs proper procedures for events and what the City requirements are. Then the venue needs to provide a list of what is required by them.

Ms. Kennedy said we started a list at the Nighttime Task Force on this specific thing. It got bounced to another Committee and got lost. We found any large city space or public space has a different list of what is required. Everything is different every year.

Chair Harris said he will mention this briefly at the City Council meeting during matters from the Body. He will follow up and bring it up to the City Manager and the general group and see who is appropriate to work on this. Thank you for bringing this up Ms. Kelly.

Ms. Kelly said Shannon Murphy, who was on that Committee, has the list and she will get it and email it to the Chair.

Mr. Roybal said this is something we should be doing. Issues between business and the City. It should come through this Committee and we should form a task force to address it so it does not get lost in the shuffle.

Ms. Kennedy said we were missing the public safety aspect. There is no liaison between events and public safety.

Chair Harris said he will bring it up and see who is appropriate from the City to meet with.

Ms. Bradshaw-Eakes said there was a subcommittee set up to look at the Railyard and she would like to hear from Shannon. The issue has grown.

Chair Harris said if Shannon Murphy has a document to share put that on the agenda as an informational item for the next agenda and ask her to attend so we can have a discussion. He will be a bit more familiar with what needs to happen on the City side by then.

Ms. Kennedy said the proposed soda tax is an issue for those of us who serve soda in our business. It goes to Council in February. The soda people are doing a lot of ground work to inform all their customers on their perspective. It is creating a lot of conversation. The only information we have gotten is from distributors but none from the City.

Chair Harris said it is a moving target. There is no department assigned to it.

Mr. Roybal said it is the Mayor's initiative.

Chair Harris said he attended a meeting last night with three early childhood education groups who were there for conversation. The Mayor was there. In his opinion there a lot of questions and there is a lot of work to be done. He has been contacted, and most Councilors have as well, from Coke and other distributors. One of the things we will be dealing with tonight is finalizing a statement of legislative priorities. He realized we have a section where we want our lobbyist to monitor certain things. Egoff and Wirth are interested in moving forward a more concrete discussion about early childhood. He drafted some legislation and asked Mr. Guillen, our Legislative Liaison, to present it tonight. He does not think it is appropriate to have special election. It was less than a year ago that we were looking at headlines of a \$15 million deficit. We worked through that with a balanced budget and no tax increases. We had headlines on the Parks Bond that things were not handled like they should have been. We stopped monies being used from the Water Fund for the Operating Fund. Some concrete steps are being taken to get our fiscal house in order. His view is we have a lot of work to do to get our financial house in order and to convince our constituents that we know what we are doing. It will be around for awhile.

Ms. Kennedy asked is there a conversation between small business and the City about the impacts of the soda tax and how the money will be used. We have had nothing from the City. The conversation is one sided. If we knew someone to talk to it would help.

Chair Harris said you have to go to the Mayor's office to tell you the truth.

Mr. Trujillo said his wife told him regarding the need for the funds for early childhood education, the State covers early childhood from pre K up. This funding would be used for 0 up for early childhood education. His wife is a huge leader in this area and is on the school board. She explained how it would work to him so that it will work with what the school district does here in Santa Fe.

Chair Harris asked why isn't the Santa Fe Public Schools taking the lead on this. So much work has to be done at the State, local school board and City level. There are so many issues to be addressed.

Ms. Kelly asked is it possible to put what is happening and common questions and answers into an informational sheet and send it out to restaurants and venders who serve these things. Maybe have a public meeting. Any communication is better than no communication.

Chair Harris said no departmental is actively working on this. It is an aspirational goal.

Ms. Kennedy said she is concerned that by the time communication does come from the City they will be so against the soda tax that it will be hard to communicate with them. It is discouraging and frustrating.

Chair Harris said it is the Mayor's responsibility. It is his initiative. There was a presentation at the Finance Committee from advocates. He had no prior knowledge of this. It is the Mayor's initiative. It will have to come from the Mayor's office.

Mr. Conway said the initiative is interesting but anything that the City is looking at planning right now you have to put through the lens of we may be about to lose Federal funding for a sanctuary city and other funding. Tools may have to be used for core programs.

Chair Harris said that is right. There is also the hold harmless issue. There is a lot of uncertainty. Internally he feels strongly that on the Finance Committee we are getting our house in order. The Police organization is coming forward to have a conversation on pay structure. There are a lot of things. He understands from the Mayor that we need a separate source of funding and not take away from the core funds.

Mr. Trujillo said he wants to let the Committee know what is going on with early childhood programs in Santa Fe. A group got together led by the school district. His wife is one of the leaders. Right now there are over 600 seats available for early childhood programs. There has been lots of progress. One of the biggest issues in increasing the seats is money from the State. The State Education Department provides half day education. Families are predominately looking for a full day. Those seats are filled. Dr. Abeyta could give you more details.

Chair Harris said as a business person he can monitor it but he can't imagine anything will happen until after the legislature. He had an update about seats last night. He feels that the responsibility is for the State and school district to take lead. The City can supplement.

## **9. ITEMS FROM STAFF**

None.

## **10. ITEMS FROM THE CHAIR**

Chair Harris said due to the amount of the work load on Mr. Guillen he pulled back from working on a Resolution specific to this body. He will have something on the agenda for the next session. We focused on powers and duties and that seemed appropriate. He feels and, Councilor Lindell as well, that it has to do with structure.

## **11. ITEMS FROM THE PUBLIC**

None.

**12. NEXT MEETING DATE**  
**JANUARY 11, 2016**

**13. ADJOURN**

**MOTION** A motion was made by Mr. Roybal, seconded by Ms. Kelly, to adjourn the meeting.

**VOTE** The motion passed unanimously by voice vote.

The meeting adjourned at 12 noon.



Councilor Michael Harris, Chair



Elizabeth Martin, Stenographer