



Agenda

COMMUNITY DEVELOPMENT COMMISSION MEETING

**Wednesday, April 15, 2020
3:30 p.m. – 4:30 p.m.**

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Community Development Commission meeting on Wednesday, April 15, 2020 will be conducted virtually.

Click or copy this address into your browser to join: <https://zoom.us/j/514665060>*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: March 4, 2020
5. Consider Request for Alternate Compliance to HOP Agreement for Zocalo, Phase 5. Guest Presenter: Josh Rogers, Titan Development (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov)
6. Request Approval of Annual Action Plan describing how HUD resources will be used for the upcoming program year (*Note: this plan does not incorporate proposed uses for emergency funding from the CARES Act.) (Alexandra Ladd, Director, Office of Affordable Housing, agladd@santafenm.gov)
7. Items from the Commission
8. Items from the Staff
9. Items from the Floor
10. Adjournment

PERSONS WITH DISABILITIES IN NEED OF ACCOMMODATIONS, CONTACT THE CITY CLERK'S OFFICE AT 955-6520, FIVE (5) WORKING DAYS PRIOR TO MEETING DATE.

*For those wishing to use telephone to call in, please contact Alexandra Ladd, agladd@santafenm.gov; 505-303-9868, by noon on April 15 for call-in #.

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| RECEIVED AT THE CITY CLERK'S OFFICE | |
| DATE: | April 9, 2020 |
| TIME: | 10:46 AM |

**SUMMARY OF ACTION
COMMUNITY DEVELOPMENT COMMISSION
VIRTUAL MEETING - ALL ATTENDANCE IS VIRTUAL
WEDNESDAY, APRIL 15, 2020, 3:30 PM**

| <u>ITEM</u> | <u>ACTION</u> | <u>PAGE</u> |
|---|-------------------------------|--------------------|
| CALL TO ORDER | | 1 |
| ROLL CALL | QUORUM | 1 |
| APPROVAL OF AGENDA | APPROVED | 1 |
| APPROVAL OF MINUTES | APPROVED | 1-2 |
| CONSIDER REQUEST FOR ALTERNATE COMPLIANCE TO HOP AGREEMENT FOR ZOCALO, PHASE 5. | APPROVED | 2-4 |
| REQUEST FOR APPROVAL OF ANNUAL ACTION PLAN DESCRIBING HOW HUD RESOURCES WILL BE USED FOR THE UPCOMING PROGRAM YEAR | APPROVED | 4-5 |
| ITEMS FROM THE COMMISSION | NONE | 5 |
| ITEMS FROM STAFF | INFORMATION/DISCUSSION | 5-6 |
| ITEMS FROM THE FLOOR | NONE | 6 |
| ADJOURNMENT | ADJOURNED | 6 |

**COMMUNITY DEVELOPMENT COMMISSION
VIRTUAL MEETING - ALL ATTENDANCE IS VIRTUAL
WEDNESDAY, APRIL 15, 2020, 3:30 PM**

1. CALL TO ORDER

The meeting of the Community Development Commission was called to order by Councilor Renee Villarreal, Chair, at 3:39 pm, on Wednesday, April 15, 2020 as a virtual meeting.

2. ROLL CALL

MEMBERS PRESENT

Councilor Renee Villarreal, Chair
Rosario Torres
Paul Goblet, telephonically (unable to vote)
Ken Hughes
John Padilla
Carla Lopez

MEMBERS ABSENT

Willie Marquez, Excused

OTHERS PRESENT

Josh Rogers, Titan Development
Matt Lammers, Titan Development
Alexandra Ladd, Director, Office of Affordable Housing
Maria Candelaria, Office of Affordable Housing
Toni Martinez, Office of Affordable Housing

3. APPROVAL OF AGENDA

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Torres, to approve the agenda as presented.

VOTE The motion passed unanimously on a roll call vote as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Padilla, yes; Commissioner Lopez, yes; Chair Villarreal, yes.

4. APPROVAL OF MINUTES

MARCH 4, 2020

Commissioner Torres stated that Toni Martinez was left off the Others Present list in the minutes.

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Padilla, to approve the minutes as amended.

VOTE The motion passed unanimously on a roll call vote as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Padilla, yes; Commissioner Lopez, yes; Chair Villarreal, yes.

**5. CONSIDER REQUEST FOR ALTERNATE COMPLIANCE TO HOP AGREEMENT FOR ZOCALO, PHASE 5.
Josh Rogers, Titan Development**

Ms. Ladd said the preamble to this is that Zocalo has a HOP agreement and was very successful in the early years getting low income buyers. Josh's company bought the development and tried to jump start it again. There is a memo from Josh in your packet. There was an alternate compliance approved by the Commission after the recession hit. Ron Chavez's letter list the most compelling issues for this alternate compliance request.

Mr. Rogers reviewed his memo explaining the two options they were offering. Option A is the one they prefer.

Option A is their offer to pay \$120,000 times six units, which is double the fee in lieu of.

Option B is for them to convert three units somewhere else in Santa Fe to low income units and pay \$100,000 each for the other three units as a fee in lieu of.

Commissioner Torres asked if you do houses somewhere else in Santa Fe how would that help the current low income people in Zocalo.

Mr. Rogers said their would be no effect on them.

Commissioner Torres asked so they would continue to have the same issues of having to pay their mortgage and the HOA fees.

Mr. Rogers said yes they would.

Chair Villarreal asked if Mr. Rogers had looked for other sites to buy three low income units. There are not many out there. Santa Fe is in a housing shortage.

Mr. Rogers said yes, we have looked and it is a concern.

Mr. Rogers said currently we have 22 low income units at Zocalo. We would not want to add another burden for the HOA.

Ms. Ladd said the sale price is adjusted so that the HOA fee plus the mortgage payment remains at 35% of the buyers income.

Chair Villarreal said she thought that in the past we were able to adjust the HOA fees.

Ms. Ladd said we have where the HOA agreed to that, but it is not in our rules and regulations.

Chair Villarreal said Commissioner Goblet just emailed her that he thinks it was Aldea that lowered the HOA fees for low income buyers.

Commissioner Hughes asked what the HOA fees were for Zocalo.

Mr. Rogers said \$305 a month per unit.

Commissioner Hughes said he was astounded by the accounts receivable at Zocalo and the amount of HOA fees that have been unpaid.

Chair Villarreal said she felt like there has to be other options to get people into units there. That is six units we won't have in our affordable housing stock. With less stock people will be waiting even longer to get a unit.

Chair Villarreal asked Ms. Ladd where this item goes after consideration by the CDC.

Ms. Ladd said the CDC makes the final decision because it is a HOP agreement.

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Padilla, to approve option A.

VOTE The motion passed unanimously on a roll call vote as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Padilla, yes; Commissioner Lopez, yes; Chair Villarreal, yes.

Commissioner Torres asked how long will it take for Titan to pay the amount agreed to.

Mr. Rogers said we are hoping it will be paid within the next three years.

6. REQUEST FOR APPROVAL OF ANNUAL ACTION PLAN DESCRIBING HOW HUD RESOURCES WILL BE USED FOR THE UPCOMING PROGRAM YEAR

Ms. Ladd said you are all familiar with this action plan. We need approval to submit it to HUD.

Commissioner Torres asked is it possible to amend the plan where there are abbreviations that are not identified.

Commissioner Hughes agreed with Commissioner Torres that identifications of acronyms needed to be added.

Ms. Ladd said thank you for noticing those. We will do that.

Commissioner Torres said on page 13 we need to elaborate on the citywide process for Midtown.

Ms. Ladd said we are not quite there yet. Things are on hold at this time until we get past this crisis.

Chair Villarreal said she had the same questions as Commissioner Torres. She wonders if Economic Development will every help us around opportunity zones. She is hopeful that there will be some clarity sometime soon.

Commissioner Hughes said on page 7, the first line, it is repeated in paragraph 3. On page 31 Goal 7 and 8 need to be spelled out. On page 54 he wonders if this needs to be updated as to the progress of the apartment projects.

Ms. Ladd said this is one of the sections that needs updating. The early deadline for the submission to HUD is May 15th. We will have details added in by then.

Commissioner Hughes said on page 55 he does not think the phrase used there about Santa Fe being a tourist destination is strong enough. On page 58 the language needs to be updated.

Commissioner Torres said at the last meeting we discussed a situation that caused HUD to deny a request from us. It was regarding the regulation that Boards have to be reflective of the community they are serving. Should that be in the action plan for the ones who are applying for and getting funds.

Ms. Ladd said a better place for it would be in the policy rules and regulations. That is where we told HUD we would include it.

Ms. Ladd informed the Commission that there is also a survey through Survey Monkey that is available for the public to make us aware of needs and to give us feedback on the plan. The link is on our website next to the plan.

Chair Villarreal said she worries about how many people will participate or can participate when they don't have computers or smart phones.

Ms. Ladd said we have our phone numbers publicized as well so that people can call and speak to a live person. We will also send the survey to all our nonprofits and ask them to push it out.

Chair Villarreal said the Connect Program to reach out to the community to gather needs is up and running, but you need a computer or a smart phone to connect. We are not reaching the people who are the most in need. We need to find other ways to get information out to people who need support. Albuquerque has a 311 number that people can call. She worries about not reaching people in need.

Commissioner Padilla said this says you are having a public hearing in May on the plan. What do you think about that Madam Chair.

Chair Villarreal said it is not ideal. It will be virtual and people will need to email in questions or comments. We can't open Zoom up for everyone to call in due to security issues.

MOTION A motion was made by Commissioner Hughes, seconded by Commissioner Torres, to approve the plan as amended.

VOTE The motion passed unanimously on a roll call vote as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Padilla, yes; Commissioner Lopez, yes; Chair Villarreal, yes.

7. ITEMS FROM THE COMMISSION

None.

8. ITEMS FROM STAFF

Ms. Ladd said the City is responsible for collecting a fee in lieu of where agreed to. We did receive a check for one of the transactions and it was put into the Affordable Housing Trust Fund. She was able to put a chunk of those funds into Lifelink, the

Housing Trust and Homewise to help people with rent and mortgage payments.

Chair Villarreal said thank you. How much was given to each entity.

Ms. Ladd said \$40,000 to Homewise, \$20,000 to the Housing Trust and \$50,000 to Lifelink.

Chair Villarreal said for Homewise most of the housing they have is where they are the lender. Are they able to recoup their payments when people get behind with these funds.

Ms. Ladd said this is not a forgiveness of a payment. They give the buyers a three month extension on making their payments and they add those three payments to the end of the mortgage. It helps to create a bit of stability.

Commissioner Torres asked if the money was in addition to the \$300,000 in CARE funds.

Ms. Ladd said yes. There is \$360,000 coming from the CARES Act.


9. ITEMS FROM THE FLOOR

None.

10. ADJOURNMENT

There being no further business before the Commission the meeting adjourned at 5:00 pm.

Councilor Renee Villarreal, Chair



Elizabeth Martin, Stenographer