



## **Agenda**

**Regular Meeting of the  
Governing Body  
July 1, 2026 at 4:00 PM  
City Council Chambers, City  
Hall  
200 Lincoln Avenue**

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### **Procedures for Governing Body Meeting**

1. Call to Order
2. Discussion Items
  - a. Workforce and Affordable Housing
3. Discussion Action Item
  - a. Waiver of Governing Body Procedural Rule V(B)(4)(b).
  - b. Next Governing Body Study Session Date and Topic
4. Adjourn

Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

**SUMMARY OF ACTION  
STUDY SESSION OF THE GOVERNING BODY  
WEDNESDAY, JULY 1, 2026, 4:00 PM  
CITY COUNCIL CHAMBERS, CITY HALL  
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

- |           |                                                               |                             |            |
|-----------|---------------------------------------------------------------|-----------------------------|------------|
| <b>1.</b> | <b>Call To Order</b>                                          | <b>Convened at 4:07 pm</b>  | <b>2</b>   |
| <b>2.</b> | <b>Presentations and Discussion</b>                           |                             |            |
|           | <b>a. Workforce and Affordable Housing</b>                    |                             |            |
|           |                                                               | <b>Presented</b>            | <b>2-4</b> |
| <b>4.</b> | <b>Discussion Action Item</b>                                 |                             |            |
|           | <b>a. Waiver of Governing Body Procedural Rule V(B)(4)(b)</b> |                             |            |
|           |                                                               | <b>Not Discussed</b>        |            |
|           | <b>b. Next Governing Body Study Session Date and Topic</b>    |                             |            |
|           |                                                               | <b>Discussed</b>            | <b>4</b>   |
| <b>3.</b> | <b>Adjourn</b>                                                | <b>Adjourned at 6:51 pm</b> | <b>4</b>   |

**STUDY SESSION OF THE GOVERNING BODY  
WEDNESDAY, JULY 1, 2026, 4:00 PM  
CITY COUNCIL CHAMBERS, CITY HALL  
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

**1. CALL TO ORDER**

The Study Session of the Governing Body was called to order by Mayor Garcia at 4:07 pm, on Wednesday, July 1, 2026, in the City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

**MEMBERS PRESENT**

Mayor Michael Garcia  
Councilor Elizabeth Barrett  
Councilor Paul Bustamante  
Councilor Alma Castro  
Councilor Amanda Chavez  
Councilor Jamie Cassutt  
Councilor Pilar Faulkner  
Councilor Pat Feghali  
Councilor Lee Garcia

**MEMBERS EXCUSED**

**OTHERS PRESENT**

Marcos Martinez, City Attorney  
Geraldyn Cardenas, City Clerk  
Andrea Phillips, Deputy City Manager  
Marci Eannarino, Legislation Policy and Innovation Manager  
Christine Spiers, Legislation Coordinator  
Palmer Anderson, Policy Analyst  
Indira Nadasen-Gladstone, Legislative Administrator  
Faviola Chavez, Affordable Housing Director  
Christina Browning, Project Administrator

**2. PRESENTATION**

**A. WORKFORCE AND AFFORDABLE HOUSING**

Staff presented information per the agenda attached on the status of projects in the pipeline and our community's housing needs, along with policy models.

Discussion primarily centered on: understanding and defining goals/needs, policy, land use/development review process in general, funding and partnerships.

### **Data analysis, reporting and defining goals**

- How do we achieve the goal of 110 additional units per year/on average? Is this the real need?
- Should the city create goals for each part of the housing affordability spectrum?
- Do we have all the tools we need to make decisions?
- Solicit developer input in defining the goal and solutions
- Learn from and evaluate our historical data in Santa Fe Homes Program and use it to make plans for the future
- Set defined goals! Are we looking to create more units or bring in more funds for housing?
- Add missing middle income to data set
- Need good data to understand history, what's working and projections of need
- Use data to set goals for a ten-year horizon
- Set goals and share them at the Housing Summit-ask our community for "partnered solutions"
- Do we need a housing economist to study market and policy impacts of various levers?
- Root Policy assessment-update with new information

### **Housing Policy**

- Can we turn vacant units into affordable housing? Vacant housing tax? Funds for rehab and return to use?
- Per City Attorney, city must consult with NM Finance Authority on any changes we plan to make to the Affordable Housing Trust Fund ordinance.
- Review income qualifications and enforcement in Santa Fe Homes Program
- Re-sale criteria need to be revisited
- Policy development within housing-align with legislative requests
- Plan for housing needs from a regional and holistic approach-consider impacts of where jobs are planned, workforce commuting, traffic impacts, water and environmental concerns.

### **Development Approval Process:**

- More funding/resources for Planning and Land Use Department to process reviews more quickly
- More clarity around developer requirements
- E-review (software in process to cut time)
- Consider allowing pre-approved plan sets
- Solar permitting (review to fast track?)
- Develop list and attend to top ten "most mentioned" bottlenecks Funding for Housing
- Analysis of planning and land use fees (fee study nearing completion)-possible

- increase to come forward for recommendations
- Explore revolving loan fund
- Need to provide more direction to Community Development Commission on the Governing Body's housing goals to frame their work and the disbursement of AHTF funds
- Set/update criteria for AHTF and make sure processes and criteria match our goals

**Other:**

- Develop program to incentivize housing for city employees
- Consider a SWOT analysis (strengths, weakness and opportunities and threats for housing)

**Next steps:**

- August 3 (Monday): Next GB Study Session: also on housing
- GB Housing Summit-discussed holding a summit at the Convention Center with breakout sessions, involve our development partners and housing agencies, service providers, state and county, etc. Councilor volunteers for planning: Bustamante, Cassutt, Castro, Faulkner

**3. ADJOURN**

There being no further discussion before the Governing Body, the Study Session adjourned at 6:51 pm.

Approved By:

\_\_\_\_\_  
Mayor Michael Garcia

Attested To By:

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Geraldyn F. Cardenas, City Clerk

Respectfully Submitted By:

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Andrea Phillips, Deputy City Manager