COMMUNITY DEVELOPMENT COMMISSION
AUGUST 19, 2026, 3:00 PM
COUNCILORS' CONFERENCE ROOM, CITY HALL
SANTA FE, NEW MEXICO

1. CALL TO ORDER

A meeting of the Community Development Commission was called to order by Councilor Alma Castro, Chair, at 3:01 pm, on August 19, 2026, in the Councilors' Conference Room, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT
Councilor Alma Castro, Chair
Commissioner Rosario Torres
Commissioner Ken Hughes
Commissioner Anne Watkins
Commissioner Garron Yepa
Commissioner Alissa Keny-Guyer
Commissioner Russell Brott

OTHERS PRESENT
Heather Lamboy, Director, Land Use Department
Christina Browning, Deputy Director, Affordable Housing
Travis Dutton-Leyba, Chief Procurement Officer
JoAnn Lovato, Procurement Manager
Elizabeth Martin, Stenographer, virtually

3. APPROVAL OF AGENDA

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

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, abstained; Commissioner Brott, yes; Chair Castro, yes.

4. APPROVAL OF MINUTES

A. REQUEST FOR APPROVAL OF MAY 20, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES.

MOTION A motion was made by Commissioner Keny-Guyer, seconded by Commissioner Watkins, to approve the minutes as presented.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, yes; Chair Castro, yes.

B. REQUEST FOR APPROVAL OF MAY 26, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES

MOTION A motion was made by Commissioner Keny-Guyer, seconded by Commissioner Watkins, to approve the minutes as presented.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, yes; Chair Castro, yes.

5. PRESENTATIONS

A. AFFORDABLE HOUSING DASHBOARD UPDATE AND DISCUSSION, INCLUDING REVIEW OF THE CITY OF BOULDER AFFORDABLE HOUSING DASHBOARD

Ms. Lamboy shared her screen and gave an overview of website opportunities and what to include on the dashboard.

Ms. Lamboy asked the Commissioners to email her with suggestions, and ideas.

There was discussion including how many affordable targeted units there are in each category and what parts of town they are located in, adding a report of the housing dollars the City spends so that taxpayers understand where their tax dollars are going and how many units are in the pipeline and what the funding is for those units.

Ms. Lamboy said she is planning on having a training in the future on the Road to Housing program.

Commissioner Torres said it is important to look at all the other sources of housing that are happening such as the project the Public Schools are working on to house teachers.

Chair Castro said we are having a joint City/County Task Force meeting that will be working on housing as well.

Commissioner Watkins said since part of our charge is coming up with an economic development plan for the City it is important for us to hear about what they are working on.

Ms. Lamboy said Johanna Nelson is coming to a future meeting of the Commission.

Chair Castro suggested that the Landlord/Tenant information be included on the dashboard as well.

6. DISCUSSION AGENDA

A. EXECUTIVE SESSION

IN ACCORDANCE WITH THE OPEN MEETINGS ACT, NMSA 1978, SECTION 10-15-1, SUBPART (H)(6), INTRODUCTION, EVALUATION, AND SCORING REGARDING THE CONTENTS OF COMPETITIVE SEALED PROPOSALS FOR THE AFFORDABLE HOUSING TRUST FUND IN RESPONSE TO FY27-RFP-103.

MOTION A motion was made by Commissioner Watkins, seconded by Commissioner Torres, to enter into Executive Session pursuant to the Open Meetings Act, NMSA 1978, Section 10-15-1, Subpart (H)(6).

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, yes; Chair Castro, yes.

The Commission entered into Executive Session at 3:28 pm.

MOTION A motion was made by Commissioner Watkins, seconded by Commissioner Torres, to reconvene in open session and that no action was taken during Executive Session.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, yes; Chair Castro, yes.

The Commission reconvened in open session at 4:40 pm.

B. DEBRIEF AND DISCUSSION REGARDING CITY COUNCIL STUDY SESSION AND HOUSING SUMMIT IDEAS.

There was a brief discussion regarding the study session and summit.

7. ACTION ITEMS

A. REQUEST FOR APPROVAL OF FY26-RFP-096 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING RECOMMENDATIONS

Ms. Lamboy shared her screen and gave a presentation on the CDBG funding recommendations including funding sources and the amounts per category of $93,000 for public service projects, $606,000 for down payment assistance and $124,000 for project administration.

Ms. Lamboy said we can think about this and decide at our September meeting.

Commissioner Keny-Guyer said she thinks having the financial information about what is not spent is important for our September meeting.

Commissioner Yepa said he will not be at the next meeting in September. He would like to bring up streamlining this process. When he started on this Commission we did all of this in one day. It was productive and efficient.

Commissioner Brott recommended postponing the vote of the CDBG funding.

Commissioner Keny-Guyer said she hated to delay the funding availability.

MOTION A motion was made by Commissioner Keny-Guyer, seconded by Commissioner Watkins, to approve the CDBG funding as follows:

Adalante $40,000
Habitat $200,000
Homewise $225,000
Community Trust $225,000

and $50,000 back into the fund

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, abstained.

Chair Castro left the meeting. Commissioner Brott took over the responsibility of Chair.

8. MATTERS FROM STAFF

A. UPDATE REGARDING THE ADOPTION HEARING FOR THE FEE-IN-LIEU LEGISLATION

Ms. Lamboy reported that the adoption of the Legislation had been postponed. She will report on the Legislation at a later meeting.

B. UPDATE REGARDING CDBG AND AFFORDABLE HOUSING EXPENDITURES

Ms. Lamboy shared her screen and gave an overview report of expenditures.

Ms. Lamboy stated that she will have additional updates at a subsequent meeting.

9. MATTERS FROM THE COMMITTEE

None.

10. MATTERS FROM THE CHAIR

A. CHAIR UPDATE

B. DISCUSSION REGARDING COMMUNITY DEVELOPMENT COMMISSION MEMBER TERMS AND RECRUITMENT NEEDS

Ms. Lamboy stated that in the absence of Chair Castro, these items will be postponed.

11. NEXT MEETING: WEDNESDAY, SEPTEMBER 2, 2026

12. ADJOURN

There being no further business before the Commission, the meeting adjourned at 5:26 pm.

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Alma Castro, Chair

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Elizabeth Martin, Stenographer