COMMUNITY DEVELOPMENT COMMISSION
OCTOBER 7, 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 October 7, 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, virtually
Commissioner Alissa Keny-Guyer, virtually
Commissioner Russell Brott, virtually

OTHERS PRESENT
Heather Lamboy, Director, Land Use Department
Johanna Nelson, Director, Economic Development and Creative Industries Department
Christina Browning, Deputy Director, Affordable Housing
Travis Dutton-Leyba, Chief Procurement Officer
JoAnn Lovato, Procurement Manager
Elizabeth Martin, Stenographer

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 of 1 abstention, 2 no and 3 yes, as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, no; Commissioner Keny-Guyer, abstained; Commissioner Brott, no.

4. APPROVAL OF MINUTES

None.

5. PRESENTATIONS

A. ECONOMIC DEVELOPMENT STRATEGY UPDATE

Ms. Nelson gave an overview of the Department's work with Leland Consulting on the Strategic Plan including the intersections with the Santa Fe Forward Plan. Ted Kamp from Leland Consulting participated in the meeting virtually.

There was discussion around the need for a demographic analysis of the folks they are engaged with, more clarity on how the economic development areas were defined and what created them, space tech as a focus for growth, the trend toward growing creative industries as a focus in the strategic plan as well, how housing is seen as part of the economic development analysis, mixed income housing needs, reducing barriers and creating incentives to work better between housing and economic development, light industry to sustain affordable housing - train people to provide that service locally and Habitat for Humanity projects.

B. COMMUNITY DEVELOPMENT BLOCK GRANT AND AFFORDABLE HOUSING TRUST FUND FINANCIAL REVIEW

This item was postponed to the next meeting

6. EXECUTIVE SESSION

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

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Keny-Guyer, to enter into Executive Session in accordance with 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.

The Commission entered into Executive Session at 3:45 pm.

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

The Commission reconvened in open session at 4:41 pm.

7. ACTION ITEMS

A. REQUEST FOR APPROVAL OF AFFORDABLE HOUSING TRUST FUND (AHTF) FY27-RFP-103 FUNDING RECOMMENDATIONS

MOTION A motion was made by Commissioner Watkins, seconded by Commissioner Brott, to make no recommendation for funding to the City Council at this time. The following statement was read and will be attached to these minutes as Exhibit “1".

“Due to unresolved issues surrounding the proposal process and the requirements for applicants for the Affordable Housing Trust Fund, we are unable to make a recommendation for funding at this time. This is due primarily to the language of the original proposal being revised without input from the CDC to exclude applicants who had not expended previous grants prior to the application date, a requirement without basis that excluded one previous applicant. We therefore recommend that:

-the current RFP be cancelled immediately;
-that a new RFP be issued immediately using the language from the original RFP (i.e. that DOES NOT include the limitation on previous grant funds being expended and DOES include the affordability requirement in the first RFP)
-that all applicants for either this or the previous RFP be automatically considered to have met the application deadline without having to submit a new proposal unless they choose to do so:
-that the new RFP have the shortest turn-around time legally possible; and
-that notice and agenda immediately be posted stating that, at the regular CDC meeting on October 21, following Executive Session deliberations on the proposals, we will finalize a recommendation to Council.”

VOTE The motion passed on a roll call vote of 1 no, and 5 yes, as follows:

Commissioner Torres, no; Commissioner Hughes, yes; Commissioner Watkins, yes; Commissioner Yepa, yes; Commissioner Keny-Guyer, yes; Commissioner Brott, yes.

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Hughes, to present to the City Council the recommendations of possible funding in the amounts discussed as follows:

Habitat For Humanity - $1 million
Lincoln Proposal - $1 million
Ulysses - $500,000

VOTE The motion passed on a roll call vote of 2 no, 2 abstentions, and 3 yes, with the Chair voting to break a tie as follows:

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, no; Commissioner Yepa, abstain; Commissioner Keny-Guyer, abstain; Commissioner Brott, no; Chair Castro, yes.

Commissioner Keny-Guyer said the three applicants noted in the motion have excellent proposals, but she does nto feel she can make a recommendation with certain amounts without redoing the RFP.

8. DISCUSSION AGENDA

None.

9. MATTERS FROM STAFF

None.

10. MATTERS FROM THE COMMITTEE

Commissioner Keny-Guyer asked what the process was now that the Commission passed both motions.

Chair Castro said both motions will go to the Governing Body for consideration.

Commissioner Keny-Guyer said she will be resigning from the Commission tomorrow. She thanks City staff for all their work. She is resigning from the CDC because this whole year has been frustrating with the constant change of meeting dates, minutes not given to the Commission on time and requests for items on the agenda not honored. The Department is understaffed and under prioritized. The result is we are not effective. In December we got the financial report of the Affordable

Housing Trust Fund. We asked every month since January for a current financial report and did not receive it to date. The process was profoundly unfair. There was a tremendous amount of political influence. She feels she has been a real thorn in the process. Nothing she has done has changed the course. She does not want to be a reason for the Mayor to shut down the Commission. She trusts that the Commission will continue to ask hard questions.

Chair Castro left the meeting temporarily

Commissioner Torres took over as Chair.

Commissioner Watkins asked about the meeting dates.

Ms. Lamboy said we meet on the first and third Wednesday of the month. We will be deciding meeting dates for the next fiscal year at the next meeting.

Commissioner Yepa thanked Commissioner Keny-Guyer for her service, tenacity and breath of knowledge. He wished her luck in her future endeavors.

Chair Castro returned to the meeting.

11. MATTERS FROM THE CHAIR

Chair Castro thanked Commissioner Keny-Guyer for her service and said she had not been a thorn to her. Push back is a good thing for any group. She admires her courage.

12. NEXT MEETING: WEDNESDAY, OCTOBER 21, 2026

13. ADJOURN

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

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Councilor Alma Castro, Chair

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Elizabeth Martin, Stenographer