COMMUNITY DEVELOPMENT COMMISSION
OCTOBER 21, 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 21, 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 Russell Brott
(One vacancy)

MEMBERS ABSENT
Commissioner Garron Yepa, excused

OTHERS PRESENT
Heather Lamboy, Director, Land Use Department
Christina Browning, Projects Manager, Affordable Housing
Matthew Bonifer, Accounting Officer, Finance
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Hughes, 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, Commissioner Brott, yes.

4. APPROVAL OF MINUTES

A. REQUEST FOR APPROVAL OF AUGUST 6, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES.

MOTION A motion was made by Commissioner Brott, seconded by Commissioner Torres, to approve the minutes of August 6, 1016 as presented.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, Commissioner Brott, yes.

B. REQUEST FOR APPROVAL OF SEPTEMBER 16, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES.

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Brott, to approve the minutes of September 16, 2026 as presented.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, Commissioner Brott, yes.

C. REQUEST FOR APPROVAL OF OCTOBER 7, 2026, COMMUNITY DEVELOPMENT COMMISSION MEETING MINUTES.

Ms. Martin explained the amendments to the October 7, 2026 minutes that were necessary including a vote change from yes to pass on the first motion made under item 7, which did not effect the outcome, and a change from pass to failed on the second motion made under item 7 due to the approval requirement that the yes votes be a majority of those present.

MOTION A motion was made by Commissioner Torres, seconded by Commissioner Brott, to approve the minutes of October 7, 2026 as amended.

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

Commissioner Torres, yes; Commissioner Hughes, yes; Commissioner Watkins, Commissioner Brott, yes.

5. PRESENTATIONS

A. COMMUNITY DEVELOPMENT BLOCK GRANT AND AFFORDABLE HOUSING TRUST FUND FINANCIAL OVERVIEW

Mr. Bonifer gave a PowerPoint presentation including an evaluation of activity in the Community Development Block Grants and the Affordable Housing Trust Fund. The presentation included the beginning balances, revenues, expenses, transfers from the general fund and the balance as of June, 2026. He also reviewed the contract awards for fiscal year 26.

Commissioner Hughes said it is our responsibility, at the Commission, to recommend to the Governing Body what to spend. He is hearing you say that there is $5.5 million on hand.

Mr. Bonifer said yes, as of this new year. There is still $3 million to be transferred this fiscal year.

Ms. Lamboy said the Lamplighter and the Tierra Contenta project are both being considered.

Commissioner Torres said she heard that the Lamplighter is still missiog some money because some of the funds were clawed back. Are we going to need to look at funding with additional money.

Ms. Lamboy said no. The County, contributed more as well as some nonprofits, so we are good to go.

Chair Castro said she would like to see an update on the Lamplighter project on the agenda for the next meeting.

Commissioner Watkins said this presentation was great, but there is one more thing we keep hoping we get. That is regular updates on previous grant awards, how quickly they are being spent down and if there are issues with getting them spent. This is a great step in the right direction.

Commissioner Brott said it might be an interesting idea to have a brainstorming session with procurement and the Councilors regarding how to best leverage the funds.

Chair Castro said we have been having discussions around the housing summitt. It would be a great conversation to have with this group for the housing summitt.

6. DISCUSSION AGENDA

A. DISCUSSION OF COMMUNITY DEVELOPMENT COMMISSION (CDC) MEMBER TERMS AND NEW APPOINTMENTS.

Chair Castro said we have a vacancy with the resignation of Ms. Keny-Guyer. Commissioners Yepa and Brott have terms that are up at this time. Please be thinking

of folks who may be interested in serving.

Commissioner Brott said he sent in his resume and request to be re-appointed. He will resend it to Ms. Lamboy and Ms. Cardenas.

Chair Castro reviewed the terms of the members of the Commission.

7. MATTERS FROM STAFF

Ms. Lamboy said she will add an update on the Lamplighter project and the Santa Fe Forward Plan to the next agenda.

Commissioner Brott asked about the time line or schedule for making changes to Chapter 14 as a whole.

Ms. Lamboy said we are working on doing administrative processes and definitions. Our inter-department working group is working on that report, which should be coming out soon. Priorities are as defined by the sponsors of the bill.

8. MATTERS FROM THE COMMITTEE

Ms. Lamboy said we have promoted Christina to Project Manager and are advertising for the Director position and Christina's previous position. It closes on October 30th. We hope to interview in November. We are working on the CAPER and award letters.

Commissioner Torres said we need to address this money somehow. We need to add an action item to the next agenda.

9. MATTERS FROM THE CHAIR

Chair Castro said we are moving forward on our Policy Subcommittee. She has invited Lisa Martinez and Daniel Werwath to join us. If you have others who you feel would be helpful let her know. We are looking at establishing legislation and defining the role of the Commission. The Chair, and Commissioners Torres and Watkins are members of the subcommittee.

10. NEXT MEETING: NOVEMBER 4, 2026

11. ADJOURN

There being no further business before the Commission, the meeting adjourned at 4:06 pm.

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Councilor Alma Castro, Chair

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Elizabeth Martin, Stenographer