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**AGENDA**  
**Fifth Avenue Pleasant Street Redevelopment Advisory Board**  
**Tuesday, June 24, 2008**  
**6:15 pm**  
**Santa Fe Community College, Board Room**  
**Northwest 6<sup>th</sup> Street**

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**A. ROLL CALL**

**B. ADOPTION OF THE AGENDA**

**C. APPROVAL OF THE MINUTES** – Minutes from the April 22, 2008.

**D. REQUEST TO ADDRESS THE BOARD**

**E. COMMUNICATIONS**

**1. Chair's Report**

**2. Staff Report –  
CRA and Project Update**

NW 5<sup>th</sup> Avenue Streetscape - The streetscape project is completed. The final inspection of the project by Public works, the CRA, and Anglin Construction was completed on April 25, 2008. Anglin Construction has installed new sidewalks, brick pavers, street and pedestrian lights. CRA staff has requested that Public Works perform some cosmetic repairs on the curb faces, which has been completed. A ribbon cutting ceremony is anticipated for July 24, 2008 at 414 NW 5<sup>th</sup> Avenue.

A. Quinn Jones House - This house is located at 1013 NW 7<sup>th</sup> Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The text for the State marker has been written and will be submitted.

FAPS Redevelopment Plan – The revised Plan has been approved by the FAPS advisory board and the CRA. Staff also presented the Plan to stakeholders at the FAPS Crime Watch on both May 13<sup>th</sup> and June 10<sup>th</sup>. Based on stakeholder input, Staff has removed the phrase “Designation of the 5<sup>th</sup> Avenue/Seminary Lane neighborhood as historic” from the Opportunities/Issues matrix. This language will be replaced with the following phrase, “There is a large inventory of historic and culturally significant buildings in the 5<sup>th</sup> Avenue/Seminary Lane neighborhood.” The revised Plan is scheduled for final approval by the City Commission in July.

Streetscape Standards - Bellomo-Herbert has finalized the revisions to the standards. CRA staff is working with City departments to ensure that the standards are compatible with City activities before requesting that they be incorporated into the Land Development Code. Specifically, items such as tree grate detail and tree species recommendations require revisions per the City's Arborist. Also to be included are references to utility set back requirements, providing alternative materials for crosswalk construction, and typical cross-sections for sidewalk construction. Furthermore, sections for Rail Trail corridors, historical neighborhood requirements, and balcony standards may be included. The CRA engineer is evaluating construction costs associated with the mixed-use sidewalk design in relation to the aesthetic gain. Other details such as document format and layout, redevelopment district maps, and designation of street corridors require revisions.

**F. OLD BUSINESS**

**1. Revisions to the Model Block Policies (B)**

..Explanation

The Model Block Program has been addressing the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. The 1997 Fifth Avenue Redevelopment Plan established several objectives. Some of those objectives included increasing home ownership, increasing affordable housing stock, and increasing infill on vacant lots. The creation of the Model Block program was one of the initiatives to help achieve these objectives.

Since 1997, the CRA has purchased five vacant and historic homes for rehabilitation and five vacant lots for new infill construction, successfully rehabilitated and sold two of the houses (408 NW 4<sup>th</sup> Avenue and 408 NW 4<sup>th</sup> Street), and collaborated with the National Trust for Historic Preservation Inner City Venture Fund to provide a revolving Line of Credit that provided the funding to complete the projects. A third rehabilitation project (418 NW 4<sup>th</sup> Avenue) is currently for sale.

Overview of Current Process and Policies

The following provides a general overview of the major phases involved in Model Block construction: A) Building, and B) Selling.

**A) Build**

The Model Block houses are treated as individual projects and construction is bid out to contractors to construct a single house. A house is built and sold before the construction bidding process begins for the next home. The approach is to build and sell a single home and use the proceeds from the sell to build the next house.

The financing for the houses comes from a \$300,000 Line of Credit from the National Trust for Historic Preservation Inner City Venture Fund. Draws are taken during the construction period and paid from the proceeds of the sale. No Model Block houses have been constructed outside of the Historic District and this line of credit will not be available to homes outside of the Historic District.

**B) Sell (Disposition)**

The current disposal plan calls for each property to be sold via a bidding process, with the minimum bid amount equal to actual construction costs plus the value of the land. All marketing and promotional activities are performed in-house, with no involvement from real estate agents.

Once bids are received, they are evaluated on selection criteria designed to help achieve the Model Block program objectives and CRA goals. Bidders receive points for a multiple criteria, and not exclusively on price. The current selection criteria were as follows:

- Amount offered for the property: 0 to 30 points
- Current resident of FAPS neighborhood for 3 or more years: 0 to 25 points
- Low-to-moderate income homebuyer: 0 to 20 points
- Former resident of FAPS within the past 5 years: 0 to 15 points
- First-time homebuyer: 0 to 10 points
- Total available points 100 Points. Each offer is evaluated on its own merit.

At the May 16, 2008 CRA meeting, the CRA Board approved a reduction in the minimum bid price to assist in selling the current Model Block home. At this time, staff was asked to work with the FAPS Advisory Board to revise and improve the Model Block the program as a whole come back to the CRA with the recommendations.

..Fiscal Note  
No fiscal note at this time

..Recommendation  
CRA Staff to the Fifth Avenue Pleasant Street Advisory Board: 1) Hear Presentation by Staff

**G. NEW BUSINESS**

**H. REPORT OF OFFICERS AND COMMITTEES**

**I. BOARD MEMBER COMMENT**

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**