

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

January 26, 2010

This special meeting of the Santa Fe County Housing Authority was called to order on the above-cited date in the Santa Fe County Legal Conference Room, at the County Courthouse at approximately 10:05 a.m. by County Commission Chairman Harry Montoya.

Roll call indicated the presence of a quorum with the following Board members present:

Members Present:

Harry Montoya, Commissioner
Mike Anaya, Commissioner
Michelle Hoffman, Resident Member
Kathy Holian, Commissioner
Liz Stefanics, Commissioner
Tim Vigil, Community Member
Virginia Vigil, Commissioner

Member(s) Excused:

None

Staff Present:

Dodi Salazar, Housing Director
Roman Abeyta, County Manager
Rachel Brown, Deputy County Attorney
Victor Gonzales, Capital Fund Coordinator
Joseph Gutierrez, Director Community Services
Darlene Vigil, Affordable Housing Administrator
Valerie Huerta Giron, Housing Authority Department

Others Present:

Cheryl Gooding, Homewise
Maggie Monroe-Cassell, Santa Fe Habitat
Kim Shanahan, Builder
Donna Reynolds, Santa Fe Association of Realtors

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III. Approval of Agenda

Commissioner Holian moved to approve the agenda as published. Her motion was seconded by Mr. Vigil and passed by unanimous voice vote.

IV. Approval of Minutes: Regular Meeting 9/29/09; Study Session, 10/27/09, and Special Meeting 11/10/09

There were no corrections mentioned and Commissioner Stefanics moved to approve the minutes from the above-cited dates as presented. Her motion was seconded by Commissioner Holian and passed by unanimous voice vote.

V. Approval of Resolution No. 2010-01 – An Amendment #1 to the Performance Agreement Between the Santa Fe County Housing Authority and the New Mexico Mortgage Finance Authority for the Linkages Permanent Supportive Housing Rental Assistance Program

Ms. Salazar said the Housing Authority approved a performance agreement between the Housing Authority and NM MFA for the Linkages Permanent Supportive Housing Rental Assistance Program. This is a state-funded pilot program that provides rental assistance for seriously mentally ill individuals with low income residing in Santa Fe County.

NM MFA has allocated additional funds, increasing the number of vouchers from 11 to 13, and this amendment incorporates the additional funding.

Commissioner Stefanics moved to approve Resolution No. 2010-01. Her motion was seconded by Commissioner Vigil and passed by unanimous [7-0] voice vote.

VI. Approval of Resolution No. 2010-02 – A Resolution Approving a Performance Agreement Between the Santa Fe County Housing Authority and the Life Link to Administer Portions of the Bridge Program, A Voucher-Based Rental Assistance Program

Ms. Salazar indicated that in February 2009, Life Link applied to Value Options for the Bridge Program, a rental assistance program for the mentally disabled, and requested that Santa Fe County Housing Authority administer the program. This resolution implements the program. She said the program was very similar to the Linkages program.

Commissioner Vigil moved to approve Resolution No. 2010-02. Her motion was seconded by Commissioner Stefanics and passed by unanimous [7-0] voice vote.

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VII. Approval of Resolution No. 2010-03 – A Resolution Requesting an Increase to the Linkages Program Fund (226) for Expenditure in Fiscal year 2010 (\$17,424)

Ms. Salazar said this resolution reflects the amendment (Resolution No 2010-01) to the Linkages Program.

Commissioner Holian moved to approve and Commissioner Stefanics seconded. The motion to approve Resolution No. 2010-04 passed by unanimous [7-0] voice vote.

VIII. Approval of Resolution No. 2010-04 – A Resolution Requesting an Increase to the Bridge Program Fund (226) for Expenditure in Fiscal Year 2010 (\$123,200)

Ms. Salazar noted that this resolution reflects the increase to the Bridge program and establishes the budget.

Commissioner Stefanics moved to approve and Commissioner Holian seconded. The motion to approve Resolution No. 2010-04 passed by unanimous [7-0] voice vote.

IX. Approval of Resolution No. 2010-05 – A Resolution Requesting a Decrease to the Capital Fund Program Fund (301) to Close Out 2007 Capital Fund Program (\$18,000)

Ms. Salazar said the projects were completed in 2009 and staff is requesting approval of the resolution to formally close out the fund.

Commissioner Holian moved to approve. Commissioner Stefanics seconded and the motion to approve Resolution No. 2010-05 passed by unanimous [7-0] voice vote.

X. Review, Discuss and Direct – 2010 Affordable Housing Initiative

Ms. Salazar directed the Board to a matrix depicting the initiatives before staff for 2010 and any funding tied to the task.

Darlene Vigil said there is funding available within the County's affordable housing program. Staff is moving forward with the approved affordable housing plan and the ordinance to administer plans for developer subsidies and down payment assistance. The regulations will be forwarded along with the budget to the BCC in February. The Housing Assistance Program is slated to begin a series of five orientation meetings this week to inform County employees of the down-payment assistance. She identified how County staff was advised of these sessions.

Ms. D. Vigil said the regulations for the Housing Assistance Program are being reviewed by the legal department and once approved will be forwarded to the BCC for action.

Other initiatives reviewed by Ms. D. Vigil included:

- Ongoing work to enhance the (2006-02) Affordable Housing Ordinance and Regulations to include mobile homes and rentals
- Working with the City to align the City and County affordable housing ordinances to strengthen the joint mission
- Soliciting information from eligible firms and individuals interested in selling affordable housing units to Santa Fe County

Commissioner Stefanics requested that manufactured homes be included in the ordinance.

Ms. D. Vigil discussed the ongoing work staff was doing regarding the 2206-02 Affordable Housing Ordinance and Regulations.

Noting the County has different considerations; Commissioner Stefanics said it will be important to discuss the pros and cons of any modifications that would be necessary to align the two ordinances.

Ms. Salazar said in January a RFI (request for information) was published in the local papers followed by an informational meeting with 25 individuals in attendance. She anticipated reporting back to the Authority on this issue in March.

Commissioner Montoya asked Ms. Salazar to report back to him regarding the availability of funds for the Santa Fe Recovery Center.

Ms. Salazar said the County had approximately \$4.8 million to develop affordable housing.

Commissioner Montoya asked staff to investigate how much interest is made off the corpus annually for the program. He advised against depleting the fund.

XII. Housing Authority Updates

A. Vacancy Update

Ms. Salazar reported 10 vacancies or a five percent vacancy rate.

B. Capital Fund Program Update

Mr. Gonzales reported that:

- The window and window screen replacements have been completed
- The water metering is moving forward
- Re-roofing quotes for Valle Vista Boys and Girls Club are coming in
- Restuccoing projects will not begin until after March when the weather improves
- Los Amigos weatherization is occurring and the checks include the furnace check, roof penetrative, installation of water heater blankets, low-flow shower heads and additional insulation and weather-stripping

- throughout the units. Also new appliances will be provided
- Camino de Jacobo block wall contract was awarded to Hyde Park Custom Builders for \$84,800. The project will be completed in phases.

Commissioner Holian asked whether there was a mechanism to measure the improvement in heating bills and/or other efficiency measures with the improvements Los Amigos is providing.

C. Affordable Housing Update

Ms. D. Vigil reported that the affordable housing database has been completed. She mentioned legislation that provided home values within an affordable housing program to be assessed at market price less any affordable housing subsidies. Staff developed a list of all those homebuyers in the County database and forwarded that information to the County Assessor.

D. Director's Report

Ms. Salazar reported on the following:

- That the City approved the annexation of Camino de Jacobo into the City
- The County recently identified a police officer to be housed at Valle Vista
- The Joshua Tree Project was very successful with over 275 gifts distributed to children, the elderly and disabled of the public housing neighborhoods
- Deadline for proposals for the landscaping project at Camino de Jacobo project is February 9th
- Security cameras were installed at Valle Vista
- The Section 8 waitlist was purged and now consists of 621 entries and the public housing waitlist has 644
- A HUD audit finding regarding security deposits has been corrected with the Finance Department
- The County is resolving the recent HUD review findings

Commissioner Stefanics said the waitlist further amplifies the need for rentals in the County.

XIII. Matters from the Board

Commissioner Stefanics said she attended a meeting held by the Interfaith Alliance for the Homeless with City representatives and state legislators in attendance. The Alliance is asking whether the City, County or State could open a homeless shelter and run it. The Alliance was advised that if they could create it government could work with them.

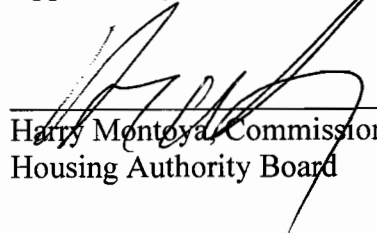
Chair Montoya thanked the public present for their interest in providing affordable housing to the residents of Santa Fe County.

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XIV. Adjournment

Having completed the agenda and with no further business to come before the Board, this meeting adjourned at approximately 11:00 a.m.

Approved by:



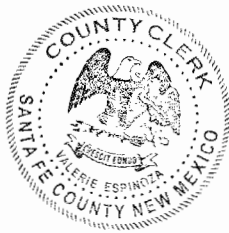
Harry Montoya, Commission Chair
Housing Authority Board

ATTEST TO:


VALERIE ESPINOZA
COUNTY CLERK

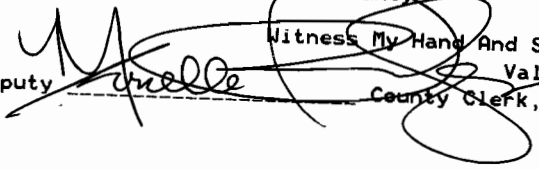
Respectfully submitted,

Karen Farrell, Wordswork



COUNTY OF SANTA FE) HOUSING MINUTES
STATE OF NEW MEXICO) ss PAGES: 6

I Hereby Certify That This Instrument Was Filed for
Record On The 22ND Day Of April, 2010 at 01:41:31 PM
And Was Duly Recorded as Instrument # 1596737
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Deputy _____ Valerie Espinoza
County Clerk, Santa Fe, NM

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