

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

November 29, 2011

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

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

Members Present:

Virginia Vigil, Chair, Commissioner
Liz Stefanics, Vice Chair, Commissioner
Danny Mayfield, Commissioner
Kathy Holian, Commissioner
Robert Anaya, Commissioner
Tim Vigil, Community Member
Frances Ong, Resident Member

Member(s) Excused:

[None]



Staff Present:

Katherine Miller, County Manager
Penny Ellis-Green, Deputy County Manager
Rachel Brown, Deputy County Attorney
Deanna Lopez, Housing Staff
Larry Narvaiz, Housing Staff
Tracy Young, Housing Accountant
Chris Barela, Constituent Liaison

Others Present:

Roman Abeyta, Boys & Girls Club

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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I Hereby Certify That This Instrument Was Filed for
Record On The 2ND Day Of February, 2012 at 09:52:07 AM
And Was Duly Recorded as Instrument # 1659252
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

III. APPROVAL OF AGENDA

Upon motion by Commissioner Stefanics and second by Commissioner Mayfield the agenda was unanimously [5-0] approved. [Commissioners Holian and Anaya were not present for this action.]

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IV. APPROVAL OF MINUTES: October 25, 2011

Commissioner Stefanics moved to approve the minutes as published. Commissioner Mayfield seconded and the motion passed by unanimous [5-0] voice vote. [Commissioners Holian and Anaya were not present for this action, arriving shortly thereafter.]

V. Boys & Girls Club Presentation: Roman Abeyta

Roman Abeyta, former Santa Fe County Manager and currently executive director of the Boys & Girls Club thanked the County for their support over the years. He explained his first few months on the job were spent putting a budget together. The total budget is approximately \$1.6 million; there are six clubs throughout the county – Alto, Hopewell Street, a teen center off of Gallegos Lane, and the three clubs located in Santa Fe County Housing neighborhoods, Camino de Jacobo, Valle Vista and Santa Cruz. He distributed a report showing where the money was going. [Exhibit 1]

Providing details of the County sites, Camino de Jacobo has 49 members in the after-school program, Santa Cruz has 56 members and Valle Vista has 35 members. Names and addresses are provided in the report and most live within the County sites.

Services include pick-up from the public schools, recreation, homework help, snacks, and art classes. Internet access is available at all sites. They are working with the Boys & Girls Club of America to start a mentoring program, through which progress is tracked.

Turning to the cut in funding from Santa Fe County, Mr. Abeyta noticed that the usual \$115,000 was reduced to \$85,000. He said changes have been made to improve reporting and reimbursement requests. He hoped that the prior level would be resumed. Cost of operating the three sites is \$162,000. He requested a review at mid-year of County funding. Additionally, if the sites can get licensing CYFD funding can help make up the shortfall. Upgrades to ensure fire safety may be required.

Commissioner Stefanics stated it was her understanding that the County funding was reduced due to lack of accountability and transparency. She asked about the summer program. Mr. Abeyta said all sites are open from 7:30 am to 5:30 pm. Since Alto has the most complete facilities, including a swimming pool and a gymnasium, members from the outlying sites are often bused into town. Additionally, there are field trips. Kids are fed breakfast, lunch and an afternoon snack through a federally funded program.

Commissioner Stefanics asked if there were fewer kids in the summer and Mr. Abeyta said the numbers double in the summer, from 400 to 800.

Noting he was a member at Alto Street in his youth, Commissioner Mayfield, said it was a great opportunity for young people. He asked if the facilities were currently up to fire code. Mr. Abeyta said they are up to fire code but the licensing requirements for a childcare facility are more stringent. He speculated \$3,000 to \$4,000 in improvements would be required in each facility.

Commissioner Mayfield asked about the Pojoaque and Chimayo sites. Mr. Abeyta said those are not affiliated with the Boys & Girls Club of Santa Fe.

Commissioner Mayfield asked if a meg center was being planned. Mr. Abeyta stated they own nine acres of land off Ocate Road on the south side of town purchased through a federal

grant. However, due to the current economic climate an expenditure of \$12 to \$13 million seems untenable. However, an existing building on the south side might be purchased and upgraded.

Stating there was a huge need for these services on the south side of town, Commissioner Mayfield asked if there was any busing going on. Mr. Abeyta said there is, noting one third of the kids come from the central part of town, a third from the Rodeo Road/St. Francis Drive area, and one third from the south side, primarily Airport Road. A south side facility would serve Pinon, Chaparral and Kearny schools.

Commissioner Anaya indicated he has been intimately involved in all three sites and echoed Commissioner Stefanics' sentiments. He said many working families utilize the sites, but there has always been a struggle to engage the kids living onsite. They should be the priority. He suggested a monthly report might be appropriate. He recalled there was historically a good relationship between the City of Santa Fe Recreation, the Boys & Girls Club and the County regarding busing kids into town. He recommended trying to secure more funding and to dialogue with Torrance and Moriarty.

Mr. Abeyta stated they have recently invested in a \$20,000 software program called KidTracks that will monitor how many of the kids live on the sites and other factors. He pointed out that there tends to be a drop in participation after age 13. They are working to engage the 13+ kids with guitar lessons and other new programs.

Commissioner Anaya suggested that Housing staff acquaint families with opportunities for kids when they move in.

Ms. Miller clarified the funding issue had to do with \$15,000 taken out of two years. The contract has been modified. There is a lease and operating contract in place since the Boys & Girls Club is on County property. RFPs have gone out in the past.

Commissioner Stefanics reiterated that there were concerns in the past regarding transparency and this fact should not be diminished.

Commissioner Anaya agreed there was controversy but the Boys & Girls Club provides a tremendous service as evidenced by the number of families dropping off their kids in the morning so they are at a safe place. He asked Mr. Abeyta to come back after a quarter and demonstrate progress, and perhaps bring in board members.

Summarizing, Commissioner Vigil noted the \$30,000 shortfall could be addressed midyear.

Commissioner Stefanics asked what the balance was on the Ocate property. Mr. Abeyta said there is no balance but a note for around \$150,000 was taken out a few years ago. Noting the Genoveva Chavez youth program ends at age 12, Commissioner Stefanics said after that the teens can get paid for mentoring. She added there has been discussion about establishing a community center on Highway 14 or at the Lamy Railway Station, and asked how much a youth program would cost, versus busing costs.

Commissioner Mayfield asked if they had ever sought involvement with the Teen Court

program. Mr. Abeyta said he has spoken with Ms. Sealey in the past and said it was a good suggestion.

Commissioner Mayfield asked if there was a possibility of getting the health van involved in some way and Mr. Abeyta said he would be open to that.

Ms. Ong noted there are vans that are involved in senior centers and wondered if those vans could also work with the kids. Commissioner Stefanics said that is technically allowed if the agencies agree. However, the few senior vans tend to be booked.

Ms. Ong pointed out that the kids are at loose ends after 6:00. She suggested Teen Court people could be enlisted to supervise.

Commissioner Anaya stated the resident councils could be engaged in figuring out how to keep the kids busy after the 5:30 closing time. Ms. Ong suggested the kids could be working on their homework and on the computers at that time.

Commissioner Holian asked if there were any activities for the kids in Glorieta and Mr. Abeyta said he was not aware of any but they can go into areas to recruit kids. If there is sufficient interest grants are available to help bus them into town.

VI. REAPPOINTMENT: Community Board Member Tim Vigil

Ms. Young indicated Mr. Vigil's term is due to expire in January 2012 and he has expressed a desire to continue on the board.

Commissioner Anaya moved to reappoint Mr. Vigil and Commissioner Stefanics seconded. The motion passed by unanimous [7-0] voice vote.

VII. HOUSING AUTHORITY UPDATES

a) Site Improvement Plan Update

Ms. Young indicated the following:

- Fencing and tree removal in Santa Cruz and Valle Vista by the end of November
- An IFB for window and screen replacement will go out this month; the project is expected to begin in February 2012
- Write-ups for sidewalks and stucco are complete and submitted to Purchasing. Following legal review, IFBs will go out in December
- Phases 2 and 3 of the landscaping project have begun and should be completed by April 2012
- Bathroom remodels were supposed to begin November 28, however, there was a temporary delay with permits
- Asbestos abatement needs to occur before bathroom renovations to Santa Cruz and Valle Vista. Thirteen units are to be abated

Referring to the work on sidewalks and stuccoing, Commissioner Anaya said he felt they were moving too slowly, particularly given this work has been done before. He asked that the

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process be expedited.

Ms. Ong asked if a disability ramp was planned for the new Camino de Jacobo unit. Ms. Young said she would ask Ms. Salazar when she returns and report back.

b.) Vacancy Update

Ms. Young said there was a four percent vacancy rate at the end of November. One additional unit will be occupied soon.

c) Director's Report

Ms. Young indicated the SEMAP (Section 8 Management Assessment Program) report was completed in August with a score of 97 percent, which rates the Housing Authority as a high performer.

Regarding the jurisdictional agreement, Ed Romero from the City is unwilling to enter into a full agreement.

Commissioner Anaya pointed out both the City and County Housing Authorities are trying to serve clients that are challenged and in need of housing. This does not demonstrate a willingness to collaborate. He asked that a letter be sent to the Director of the Civic Housing Board and to the City Council, signed by the chair expressing disappointment the agreement is not in place. Given the waiting lists, he said a greater effort should be made.

There was Authority consensus to send a letter signed by all seven members.

Ms. Young said that following meetings with the residents at Valle Vista and Camino de Jacobo, it was decided to amend the five-year plan to include a non-smoking policy.

Ms. Young stated the County has purchased a unit under the foreclosure prevention program and it will be marketed to public housing residents and Section 8 clients. Another unit is pending.

Ms. Lopez said she will email information on the sites' Christmas parties to the Commissioners.

VIII. MATTERS FROM THE BOARD

Commissioner Anaya indicated he spoke with Ms. Miller relative to the potential HUD funding draw-back. He said home sales proceeds were generated from a development grant that is separate from the Office of Public Housing. He gave some of the history of the housing program. He encouraged more dialogue with Mr. Duran from OPH and with HUD.

Commissioner Stefanics asked that there be another discussion in the coming year regarding a rental site. There are needs from seniors and those on the waiting list. Commissioner Anaya agreed that more focus was needed in this area and concrete recommendations should be formulated, possibly including rentals, energy efficiency and even a trust fund.

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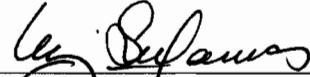
IX. EXECUTIVE SESSION

There were no issues requiring executive session.


X. ADJOURNMENT

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 11:10 a.m.

Approved by:



Virginia Vigil, Chair
Housing Authority Board



ATTEST TO
Valerie Espinoza
VALERIE ESPINOZA
COUNTY CLERK

Respectfully submitted,

Debbie Doyle, Wordswork

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