

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

November 30, 2010

This 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 Chair 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 [late arrival]

Member(s) Excused:

None

Staff Present:

Dodi Salazar, Housing Authority Director
Katherine Miller, County Manager
Steve Ross, County Attorney
Penny Ellis-Green, Deputy County Manager
Rachel Brown, Deputy County Attorney
Victor Gonzales, Housing Staff
Deana Gonzales, Housing Staff
Darlene Vigil, Affordable Housing
Rosemary Bailey, Affordable Housing
Dennis Manzanares, Assistant Attorney
Robert Griego, County Planner

III. Approval of Agenda

Ms. Salazar said County Manager Miller has asked that the executive session occurs earlier in the agenda.

Commissioner Holian moved to approve the agenda as modified and Commissioner Tim

Vigil seconded. The motion passed by unanimous voice vote. [Commissioners Stefanics, Vigil and Anaya were not present for this action.]

IV. Approval of Minutes: October 26, 2010

Commissioner Holian moved to approve the minutes from the above-cited date as presented. Her motion was seconded by Commissioner Tim Vigil and passed by unanimous voice vote [Commissioners Stefanics, Vigil and Anaya were not present for this action.]

V. Approval of Resolution 2010-13: Resolution requesting an increase to the Low Rent Public Housing Fund (517) for expenditure in Fiscal Year 2011 (\$50,000)

Ms. Salazar said this resolution will provide the authorization to budget an increase in the operating subsidy received from HUD.

Commissioner Holian moved to approve Resolution 2010-13. Her motion was seconded by Commissioner Tim Vigil and passed by unanimous [5-0] voice vote. [Commissioner Stefanics and Commissioner Vigil were not present for this action.]

VI. Approval of Resolution 2010-14: Resolution establishing a water utility allowance for the Jacob D. Martinez Housing Neighborhood residents

Ms. Salazar explained this resolution is to address the ARRA funding to install single water meter and the utility allowance will subsidize the resident's bill. The utility allowance matches the federal allowance.

Commissioner Holian asked how the allowance money was derived. Ms. Salazar said the tenant is charged 30 percent of their adjusted gross income for rent and the allowance is a reduction of that 30 percent. The resident pays the utility.

Commissioner Holian moved to approve and Commissioner Anaya seconded. The motion passed by unanimous [5-0] voice vote. [Commissioner Stefanics and Commissioner Vigil were not present for this action.]

VII. Approval of Resolution 2010-15: Resolution approving Amendment No. 4 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 Linkages Program was started as a state-funded pilot program that provides rental assistance for low-income individuals with mental illness. The resolution is a minor year-end adjustment in the amount of \$359.23.

Commissioner Anaya moved to approve. Commissioner Stefanics seconded and the motion passed by unanimous [6-0] voice vote. [Commissioner Vigil was not present for this action.]

VIII. Approval of Resolution No. 2010-16: Resolution approving Amendment No. 5 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 this amendment establishes the funding for next year through October 31, 2011 in the amount of \$103,457.39.

Commissioner Holian moved to approve. Commissioner Anaya seconded and the motion passed by unanimous [6-0] voice vote. [Commissioner Vigil was not present for this action.]

IX. Approval of Resolution No. 2010-17: Resolution approving the continual use of a public housing unit as a Community Center for Resident Services and a waiver of performance system

Ms. Salazar said that in August 2005, HUD approved the Housing Authority's request to remove a public housing unit and utilize it as a community center for resident uses. Annual passage of the resolution is required in order to receive HUD subsidy for the unit.

Ms. Salazar said the building is locked when it is not in use. She indicated that the Authority was consistent with the policy that the community center is not available for event rental.

Commissioner Holian moved to approve. Commissioner Stefanics seconded and the motion passed by unanimous [6-0] voice vote. [Commissioner Vigil was not present for this action.]

X. Approval of Resolution No. 2010-18: Resolution approving the continued occupancy of police officers for the Valle Vista, Jacob D. Martinez, and Santa Cruz Public Housing Neighborhoods providing security for public housing residents

Ms. Salazar said the Code of Federal Regulations allows the Housing Authority to provide units for police officers for the purpose of providing security, law enforcement personnel who would not otherwise be eligible to live in public housing. She said the resolution is required to continue to receive subsidy for the units. Presently there two City police and one County sheriff in the units. She indicated that staff made an effort to house sheriff officers first.

Commissioner Anaya moved to approve. Commissioner Stefanics seconded and the motion passed by unanimous [6-0] voice vote. [Commissioner Vigil was not present for this action and arrived directly thereafter.]

XI. Home Sales Proceeds Fund Update

Ms. Salazar said the account currently holds \$4,766,617. She provided a memo outlining the expenditures from this fund and the Code of Regulations. HUD has advised the County that the funds can be used for affordable housing in Santa Fe. This money is within its own fund.

With over \$4.5 million in the account, Commissioner Stefanics recommended that staff begin developing strategies.

Ms. Miller said one of the issues to discuss in executive session relates to the expenditure of this money for the acquisition of real property. Another issue is the general discussion regarding direction of these funds.

XII. Executive Session

Commissioner Anaya moved to go into executive session to discuss acquisition of real property. Commissioner Stefanics seconded. The motion passed by unanimous roll call vote as follows: Commissioners Anaya, Hoffman, Holian, Stefanics, V. Vigil, Montoya, and T. Vigil all voting in the affirmative.

[The Authority met in closed session from 10:25 to 10:50 a.m.]

Commissioner Holian moved to come out of executive session declaring the only matter discussed was the acquisition of real property. Commissioner Stefanics seconded and the motion passed by unanimous [7-0] voice vote.

XIII. Housing Authority Updates

a) Vacancy Update

Ms. Salazar said there were currently 11 vacancies and she anticipated renting two units within the next week.

b) Director's Report

Commissioner Vigil asked about the technical assistance that County staff has been providing to San Miguel staff. Ms. Salazar said the County is willing to share information but at this point, an MOU is not in the County's best interest.

Commissioner Vigil asked that any request made by San Miguel be reviewed by County Manager Miller.

Ms. Salazar noted that her report included information regarding other property proposals.

XIV. Matters from the Board

Commissioner Holian directed staff to develop policies on how the County can deal with potential foreclosures of County affordable homes and to include the Affordable Housing staff in the development of the policy.

Noting it was their last meeting, Commissioner Montoya and Commissioner Anaya thanked staff for their tremendous efforts.

Ms. Hoffman said she may be moving to another property within the Section 8 program