

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**HOUSING AUTHORITY BOARD**

**February 28, 2012**

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 10:10 a.m. by County Commission Chair Liz Stefanics.

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

**Members Present:**

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

**Member(s) Excused:**

None

**Staff Present:**

Dodi Salazar, Housing Authority Director  
Katherine Miller, County Manager  
Penny Ellis-Green, Deputy County Manager  
Rachel Brown, Deputy County Attorney  
Victor Gonzales, Housing Staff  
Deanna Lopez, Housing Staff  
Darlene Vigil, Affordable Housing  
Rosemary Bailey, Affordable Housing  
Donna Dean, Housing Staff  
Tracy Young, Senior Accountant  
Robert Griego, Senior Planner  
Helen Perraglio, Finance Department

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

I Hereby Certify That This Instrument Was Filed for  
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Deputy Marcella [Signature] )  
Witness My Hand And Seal Of  
Valerie Espinoza  
County Clerk, Santa Fe

**III. Approval of Agenda**

There were no changes and the agenda was unanimously approved.

**IV. Approval of Minutes: January 31, 2011**

Commissioner Holian moved to approve the minutes from the above-cited date as presented. Her motion was seconded by Commissioner Mayfield and passed by unanimous voice vote [7-0].

**V. Discussion with Ed Romero, Executive Director of the Santa Fe Civic Housing Authority Concerning the Jurisdictional Agreement**

Ms. Salazar introduced Ed Romero, Executive Director Santa Fe Civic Housing Authority, who was invited to speak to the Board.

Commissioner Vigil said she wanted to understand what barriers existed in the jurisdictional agreement. Mr. Romero referred to his 1/20/12 letter [*Exhibit 1*] and stated he would probably not use the term “barriers” but instead there are two separate jurisdictional areas. He said there is a process in which port-ins and port-outs are allocated as residents move in and out of the jurisdiction. He indicated that the process has worked well in the past.

Dodi Salazar, Housing Authority Director, said there is a partial jurisdictional agreement that was drawn up in 1999 allowing for County vouchers to go into the City without exercising portability for up to 70 families. The topic on the table was developing an open-ended process whereby city and county residents could be within either jurisdiction without exercising portability.

Chair Stefanics said the County desires a way to move program recipients without losing budget.

Ms. Salazar said the County requested initiation of the open-ended process with no fee involved and the Civil Housing Authority did not agree to that request. Ms. Salazar said the Civic Housing Authority has always been generous with the County.

Mr. Romero said the County currently has 276 voucher allocations of which 70 are within the City and the City has always been reasonable in the process. He said he was unsure of the value of adding more vouchers into the City unless the City manages the vouchers. He discussed the growth of the Civic Authority’s jurisdictional area and said it is managed as a business and the vouchers that come into the City are supported and maintained.

Mr. Romero said there are 70 vouchers without the admin/port-in process being followed and the City is prepared to re-establish that agreement with potentially a reciprocal agreement that the County’s Housing Authority will permit 70 vouchers as well. When this was created it was to address specific apartment complexes and he said he would like to revisit that component. Mr. Romero said he is not in a position to give up revenue for Santa Fe Civic Housing.

Mr. Romero said he was unaware of any issues with vouchers in an annexed area.

Commissioner Anaya said what frustrates him and what he hears from his constituents is dislike for the jurisdictional issues that create problems. He said he views the Housing Authority’s role as providing a service rather than running a business. He noted that the City’s boundaries have expanded and he wanted to create a more cohesive regional entity providing services within the region.

Mr. Romero said by looking at it as a business, the Civic Housing Authority has enhanced the opportunities for low-income people. In fact, the City has doubled the number of people that they serve. Housing authorities cannot continue to be the welfare recipient of federal government – it is a business and the business is to deliver homes for poor people. He said the City has done

that and they have insured that they can survive federal cuts. Housing authorities need to look further than vouchers and public housing programs in order to sustain themselves long-term.

Mr. Romero clarified that stating the authority acts as a business is not the same as an intent to make money. He said it is a business to deliver services and “we have delivered services to twice as many people as we had five years ago.”

Commissioner Anaya said the County has incorporated inclusionary zoning, affordable housing development, homeownership and other things to serve more people. He said he saw no problem in having 100 percent open-ended reciprocal agreement. The ultimate goal is to serve people.

A discussion regarding the cost of the vouchers ensued.

In the spirit of better regional service, Commissioner Anaya said he wanted to key in on what can be done to create a reciprocal agreement and work collectively. He said in his mind this is not a competition but rather how best to maximize the services for the residents.

Commissioner Anaya also stated that having two housing authorities in such close proximity doesn't do justice in terms of administrative fees and cost and perhaps merging would be a good idea.

Chair Stefanics asked whether the City had a responsibility regarding affordable housing in the newly annexed area. She said there are varieties of things that need to be discussed and the annexation issue is important to address.

Commissioner Anaya said he looked forward to discussing these issues with the Mayor and he asked about membership on the Civic Board. Mr. Romero identified the Board members and confirmed that the Mayor makes the appointments.

Commissioner Vigil said as a policy statement she would like the County's Housing Authority and the City's Civic Housing Authority to have the same mission in providing rental units and purchasable units to those that need housing. She said there are barriers in the communications between the agencies that need to be improved upon and made more fluid.

Commissioner Holian said she'd like to have continued discussions to work together more effectively and avoid duplicating efforts. How to initiate and accomplish the discussions is challenging.

Chair Stefanics directed staff to forward the minutes of this meeting to the City and that Ms. Miller discuss these items with the City Manager to determine if it should be an item for a meeting with the joint governing bodies or with the Civic Housing Board.

Commissioner Mayfield said he wanted to address the issues of all the residents within Santa Fe County and outlying area and it should not be adversarial nor a turf war. He identified it as a discussion regarding enhancing services to the people.

Ms. Miller asked whether the City has a waiting list for housing and Mr. Romero responded in the affirmative. He said they manage their list differently from that of the County.

He gestimated there was a need for an additional 1,000 units within the County/City jurisdiction.

Ms. Miller pointed out that the voucher/admin issue is bureaucratic.

Ms. Salazar said the Housing Authority receives administration fees for its vouchers as part of the HUD budget. When a voucher is ported out, the County pays \$61.21 a month to administer the voucher.

Commissioner Anaya said he wanted to work in a positive manner to determine how to build on the two entities' relationship.

In terms of reciprocation, Mr. Romero said he'd like the City to have 70 vouchers in the County. The agreement is currently structured to permit County voucher in the City, however, City vouchers cannot be used in the County. He said he is perplexed by the notion that there is an issue between the housing authorities: "When Dodi needs five vouchers absorbed, she calls me and we absorb those vouchers...when I need something I call her. We don't have a disagreement."

Mr. Romero said there is a housing shortage and putting everything on the table, he recommended the County create additional housing through creative means. He said he sees small housing authorities throughout the state putting themselves in jeopardy by not joining a bigger agency or creating different revenue sources.

Mr. Romero said he didn't see a change was necessary and he repeated that the Civic Authority is doing everything they can to increase the number of units within the City. He invited the County to help develop more units within the City.

Commissioner Anaya directed Ms. Miller and Ms. Salazar to provide follow-up on this topic and set benchmarks to best move forward.

Chair Stefanics thanked Mr. Romero for attending saying housing is very important to the County and the long waiting list has been an ongoing concern for the Commission. Commissioner Vigil agreed and said she looked forward to working on this issue through the Regional Planning Authority.

Ms. Salazar said she and Mr. Romero work very, very well together and currently there is only one apartment building in the County and the Civic Housing Authority has always been generous with the County's clients.

Chair Stefanics invited Mr. Romero to forward any ideas to Ms. Miller or Ms. Salazar. Mr. Romero said, "Let's build some units."

**VI Approval of Resolution 2012-03HB: Resolution requesting an increase to the Low Rent Public Housing Fund (517) for tenant utility reimbursement expenditure in Fiscal Year 2012 (\$10,000)**

Ms. Salazar said this resolution will provide the authorization to budget an increase in the operating subsidy received from HUD. She said renters who are on zero income are given a minimal rent of \$50 and a utility allowance. Typically the utility allowance exceeds the rent and

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the authority owes the renter money.

Commissioner Vigil moved to approve Resolution 2013-03HB. Her motion was seconded by Commissioner Holian and passed by unanimous [7-0] voice vote.

**VII. Approval of Resolution 2012-04HB: Resolution to use the cash reserve in Section 8 Fund (227) for Housing Assistance payments expenditures in Fiscal Year 2012 (\$120,384)**

Ms. Salazar explained this resolution is to align the Section 8 program.

Commissioner Holian moved to approve and Commissioner Vigil seconded. The motion passed by unanimous [7-0] voice vote.

Asserting the Chair's prerogative the agenda was modified to address item IX next.

**IX. Discussion on correspondence to HUD regarding potential uses of home sales proceeds**

Ms. Miller said this item rolls into the County's affordable housing initiatives. The issue is how to use the 5(h) home sales program and how that can be coordinated with the County's affordable housing initiatives and policies. She said the revenue is from the sales of the homes that were previously built under the 1990 plan. Staff reviewed all of the agreements and programs and determined the five eligible uses for home sales proceeds [*Exhibit 2*]. If the County is able to revise the plan, there are additional uses of the funds that can be very effective to meet the County's goals. She said through the forfeiture purchase program, the County may be able to rent or lease the home.

Commissioner Anaya thanked Ms. Miller for providing the information.

Ms. Miller said staff investigated what was required to change the 5(h) plan to accomplish additional uses for the home sales proceeds [*Exhibit 3*]. She said there are some risks involved in the modification because it is not what the original fund was intended for. It is possible HUD will ask for the funding back or the process will be too time-consuming to accomplish.

Tracy Young, senior accountant, said whenever an agency asks HUD to do something that is not within the plan, the agency runs the risk of losing the funding. She pointed out that for the first time HUD has reduced Santa Fe County's subsidy forcing the Authority to use its cash reserve to fund its program. She said in the short term, the funds can be used for something while the County works to modify the homeownership plan to include the additional item which is then submitted to HUD. If HUD rejects it, the County will request citations supporting their denial and if they can't cite the regulation the County can then negotiate with HUD. If the County is unable to resolve the issue at a local level with HUD then the County can move to the national level.

Commissioner Anaya recommended talking to the congressional delegation on this topic,

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as well as colleagues from around the state and HUD personnel. The eight items [Exhibit 3] are within the purview of home sales proceeds and he was confident that would get support from Secretary Shaun Donovan.

Ms. Miller said items 4, 5, 6, and 7 could be implemented now. Purchasing land to build on is a possibility as well. At this time it is cheaper to buy an existing home than construct a new one. She said it makes sense to leverage the County's money by actively seeking relatively new homes that are priced well below what it would cost to build them. Those homes could be placed in a lease or sale program thus keeping the money revolving. She emphasized that this project could be implemented very quickly.

Commissioner Vigil introduced a motion that the County move forward and amend the County's plan to incorporate these alternatives for HUD approval. Commissioner Holian seconded.

Commissioner Anaya said that Chris Barela brought to his attention that the Section 32 Plan is broader in scope than the 5(h) Plan. He asked to amend the motion to state modification to the plan including but not limited to Section 32. Commissioner Vigil accepted as did the second.

The amended motion that the County amends its plan to incorporate the eight alternatives as presented by staff and to include Section 32 Plan for HUD approval passed by unanimous [7-0] voice vote.

Chair Stefanics asked the Commissioners to review the other items within Ms. Salazar's report and if there are any questions they can be addressed next month.

#### **XV. Adjournment**

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



ATTEST TO:

*Valerie Espinoza*  
VALERIE ESPINOZA  
COUNTY CLERK

Approved by:

*Liz Stefanics*  
Liz Stefanics, Commission Chair  
Housing Authority Board

Respectfully submitted – Karen Farrell, Wordswork

REC'D CLERK RECORDED 03/28/2012