

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

March 27, 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 10:00 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 [late arrival]
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
Joseph Gutierrez, Community Services Director
Rachel O'Connor, HHS Director
Victor Gonzales, Housing Staff
Deanna Lopez, Housing Staff
Rosemary Bailey, Affordable Housing
Donna Dean, Housing Staff
Tracy Young, Senior Accountant
Robert Griego, Senior Planner
Bernadette Salazar, HR Director
Albert Lucero, AFSCME
Leroy Holmes, AFSCME

Those present introduced themselves

SFC CLERK RECORDED 04/25/2012

III. Approval of Agenda

There were no changes. Commissioner Holian moved to approve, Commissioner Mayfield seconded, and the agenda was unanimously [6-0] approved. [Member T. Vigil was not present for this action.]

IV. Approval of Minutes: February 28, 2012

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 [6-0]. [Member T. Vigil was not present for this action.]

V. Approval of Resolution 2012-05HB: A Resolution Authorizing Disposal of Public Property (Old Windows)

Ms. Salazar stated they had been working with Los Amigos who replaced windows in Santa Cruz. Additionally, an ARRA grant facilitated replacing the windows at Camino de Jacobo. The removed windows are old and unusable.

Commissioner Anaya moved approval and Commissioner Holian seconded.

Commissioner Holian asked if the old windows could be sold or recycled. Ms. Salazar described them as “trashed” and regulations require certain procedures.

Chair Stefanics asked if the ReStore would be able to resell them. Ms. Salazar reiterated they were not usable. Ms. Miller explained that state statute requires a competitive process, first through the state, then other governmental agencies and then an auction. After that there is a bidding process. Even if they are determined to have no value they cannot be donated.

[Member Tim Vigil joined the meeting.]

Commissioner Mayfield asked if there was no other way to use them and Commissioner Anaya noted that it would cost more money to try to salvage them after they’ve been taken out of the units. Commissioner Anaya asked if there was some way the contractor could be made responsible for disposal. Ms. Miller said that might be possible. She said she would look at state statute to see if “recycling” was now a possibility.

Victor Gonzales stated the frames are completely destroyed; only the aluminum sashes remain, and they have some recyclable value as aluminum. Commissioner Holian pointed out they could be used for garden cold frames.

The motion passed by unanimous [7-0] voice vote.

VI Approval of Resolution 2012-06HB: A Resolution Approving the Santa Fe County Housing Authority’s Payment Standards

Ms. Salazar said this is an annual process. HUD requires payment be set at 90 to 110 percent of fair market rents.

Commissioner Anaya moved approval and Commissioner Holian seconded. The motion carried by [7-0] unanimous vote.

Commissioner Mayfield noted that he had cleared his voting about Section 8 issues with County Attorney Ross, but wanted to declare it to the Authority. There was consensus to accept his vote.

VII. Housing Authority Updates

A. Site Improvement Plan Update

Mr. Gonzales referred to the packet memo and stood for questions.

Chair Stefanics said she appreciated the thorough report.

B. Vacancy Update

Ms. Salazar indicated there are 193 units leased out of 199 available resulting in a three percent vacancy rate. Commissioner Holian congratulated her on achieving that number.

C. Director's Report

Ms. Salazar announced she would retire effective June 30th after 25 ½ years at the Housing Authority. She said she would be happy to work through the transition.

The home at 83 Sunset Canyon Lane was just closed and they will be preparing that unit for marketing.

A Rancho Viejo unit, 8 Nacimiento Peak, is in the purchase order process as part of the foreclosure prevention program.

The New Mexico NAHRO Annual Conference is scheduled for May 8th - 11th in Albuquerque. She encouraged anyone interested to contact her.

Chair Stefanics thanked Ms. Salazar for her leadership. She asked if any properties ever came up that were suitable for single people. Ms. Salazar responded the homes coming up in the foreclosure prevention program they purchase have been through the affordable housing program and are generally three- and four-bedroom units. Rosemary Bailey from the Affordable Housing program said a two-bedroom might be coming up soon.

Commissioner Holian congratulated Ms. Salazar, stating she has enjoyed working with her. She asked if it would be possible to refit homes in foreclosure prevention with energy efficiency measures before turning it around. Ms. Miller said the next item up for discussion includes possibilities for using home sales proceeds in order to solidify the options.

Referring to Ms. Salazar's upcoming retirement, Commissioner Vigil said such a reservoir of institutional knowledge will be hard to replace. Commissioner Mayfield echoed those sentiments, saying she would be missed.

Ms. Miller introduced two County employees who have availed themselves of the affordable housing program.

Albert Lucero stated he worked with the County and Homewise to buy a home in 2002. He said without the program he would not have been able to afford his house. He urged the County to maintain the program. Ms. Salazar indicated Mr. Lucero purchased one of the first County-built homes in Vista Verde ten years ago.

Leroy Holmes expressed his gratitude to the County for allowing him to have a home for his two daughters.

Ms. Miller spoke of developing a lease-purchase program to allow participants time to clean up their credit and secure financing.

VIII. Discussion and Direction on Potential Uses of Home Sales Proceeds

Ms. Salazar stated they were given direction at the last meeting to develop potential uses for home sales proceeds. The options they are putting forward are: energy efficiency improvements, gap financing, and supplemental funding to the previous two programs. They also discussed purchasing units for rental purposes. After the initial input of \$1 million and subsequent purchases \$427,000 remains in the foreclosure prevention fund. However, additional funds could be added that would allow for the purchase of 17 more units for resale or rental.

Chair Stefanics asked that homelessness be taken into account and asked how many people are currently on the waiting list for housing. Deanna Lopez said subsequent to purging the list there are now 528 people waiting for Section 8 housing.

Commissioner Vigil noted that the third option seems to be a catch-all that could include many things including rentals and consideration of the homeless. A joint venture with the City might be called for. A trust fund could do it all. Ms. Salazar anticipated approving all the options.

Commissioner Anaya advocated having the plan as broad as possible. He suggested a fourth bullet referring to homelessness and special needs housing. He would also remove the word "gap" from the second bullet. He stated there was no need to allocate specific dollar amounts today.

Commissioner Anaya moved approval of the four bullets, with "gap" removed from the second. Chair Stefanics seconded for discussion. Commissioner Anaya noted a study session might be necessary.

In response to a question from Commissioner Mayfield, Ms. Salazar said there is \$3.1 million remaining in the home sales proceeds fund. Ms. Miller said this is the same fund that was considered for a building project on Galisteo Street, as well as other programs. Ms. Bailey clarified that of the three approved programs \$500,000 remains in developer subsidies, bids are coming in for the \$250,000 allocated for Happy Roofs, and \$380,00 remains for down payment assistance.

Ms. Miller said a building project is already specifically allowed; the options under considerations would be amendments.

Chair Stefanics mentioned there is a perception that the County has not been sufficiently pro-active. She said a public meeting could show community interest.

Commissioner Anaya said the County's record has been better than that of most other entities. He urged that any task force be kept small and manageable. He spoke of the internal expertise in the County, rural development, and the banking and non-profit sectors and potential participants in a work group.

Commissioner Vigil spoke against delaying disbursement of the funds in the name of garnering more advice. She recommended immediate allocation for refurbishment, etc. Commissioner Anaya indicated he was in favor of maximizing leverage of the dollars by bringing those with more funds to the table.

Ms. Miller suggested helping developers with rental properties. She recommended there be specific initiatives to avoid "chopping up" the resources.

Commissioner Vigil said she was not in favor of bypassing MFA since that already exists as a collaboration but would not recommend a separate advisory board.

Ms. Ong mentioned those with medical needs require housing with special accommodations. Commissioner Anaya said that is encapsulated in the amendments.

Chair Stefanics said NMCAP used to provide funding, and Ms. Salazar noted five percent of their units are ADA accessible. If special needs buyers come forward the unit could then use resources to make adjustments.

Commissioner Holian asked if those accommodations could be made under the current foreclosure prevention program and Ms. Salazar said they could through the 5-H program.

Returning to the motion, Ms. Miller suggested adding "or to make improvements to the purchased homes" to the first option.

Commissioner Anaya commented there are grants available for specific groups that they could avail themselves of to offset in-house funds.

The motion passed by unanimous [7-0] voice vote.

IX. Matters from the Board

Commissioner Vigil asked staff to bring in refurbishment costs to the next meeting, with an emphasis on the "low-hanging fruit." Commissioner Anaya noted the County is able to sell Valle Vista units and perhaps a duplex could be modified for ADA as a pilot project.

Ms. Salazar stated she would bring the amendments in resolution forward to the next

BCC meeting. Chair Stefanics said a possible work group could be discussed at the next Housing Authority meeting. Commissioner Anaya suggested staff and Commissioners meet with MFA. Commissioner Anaya, Member T. Vigil and Chair Stefanics volunteered to participate.

XI. Executive Session

Commissioner Vigil moved to go into executive session to discuss limited personnel matters. Commissioner Holian seconded.

The motion to go into executive session pursuant to NMSA Section 10-15-1-H (2) passed upon unanimous roll call vote with Commissioners Anaya, Holian, Mayfield, Vigil, and Stefanics, and Members Ong and T. Vigil all voting in the affirmative.

[The Authority met in closed session from 11:00 to 11:20.]

Commissioner Vigil moved to come out of executive session where in addition to the seven members of the Authority, Ms. Brown, Ms. Miller, and Bernadette Salazar were present. Commissioner Holian seconded and the motion carried 7-0.

XI. Adjournment

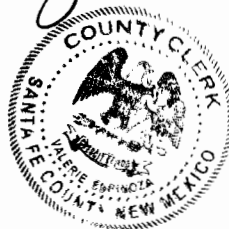
Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 11:20 a.m.

Approved by:

Liz Stefanics, Commission Chair
Housing Authority Board



ATTEST TO:
MEXICO
Valerie Espinoza
VALERIE ESPINOZA
COUNTY CLERK



Respectfully submitted

Debbie Doyle, Wordswork

HOUSING MINUTES
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COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for Record On The 25TH Day Of April, 2012 at 01:36:05 PM And Was Duly Recorded as Instrument # 1667347 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Marella Salazar
Deputy County Clerk, Santa Fe, NM

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