

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

April 24, 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
Tim Vigil, Community Member
Virginia Vigil, Commissioner

Member(s) Excused:

Frances Ong, Resident Member

Staff Present:

Dodi Salazar, Housing Authority Director
Katherine Miller, County Manager
Rachel Brown, Deputy County Attorney
Joseph Gutierrez, Community Services Director
Victor Gonzales, Housing Staff
Deanna Lopez, Department Administrator
Rosemary Bailey, Affordable Housing
Tracy Young, Senior Accountant
Craig O'Hare, Public Works, Energy Program Specialist
Chris Barela, Constituent Liaison

Others Present:

Anthony Roybal, Executive Director, Los Amigos
Donald Garcia, Deputy Director, Los Amigos

Those present introduced themselves

III. Approval of Agenda

Staff had no changes. Commissioner Mayfield asked to include "public comments" and Chair Stefanics asked that that along with that, "introductions" be included on all future agenda.

SEC. CLERK RECORDED 08/01/2012

Commissioner Vigil moved to approve that agenda with the inclusion of “public comments.” Commissioner Mayfield seconded, and the agenda as amended was unanimously [6-0] approved.

IV. Public Comments: Non-action items

Anthony Roybal, Executive Director of Los Amigos, said their funding has been drastically cut. In the last three and a half years the program has expended \$18.9 million and worked on 4,000 homes. He said Los Amigos had at one time had 90 trained specialists and, in fact, were able to put five contractors back to work. However, they recently laid-off 40 staff members. The remaining staff have quite a bit of expertise. He spoke about the importance of remedying weather related problems in older homes. Detecting the heat loss is the first step. He mentioned that seniors and low-income people are experiencing carbon monoxide poisoning. With the loss of federal funding, Mr. Roybal said they are looking to work in the private sector.

Regarding the work he did for Santa Fe County, Mr. Roybal suggested getting the utility companies involved to provide a savings analysis. Mr. Roybal said it was important to train our local community in energy efficiency. He noted that Los Amigos is an educational resource that provides client education which is a very important component to the program. Los Amigos has a large commitment invested in its tools and equipment.

The cuts in the program have come from the federal and state government. Mr. Roybal said the entire state will be awarded \$2 million and Los Amigos spent \$7 million last year. Other smaller agencies will also be awarded funding.

Commissioner Mayfield said he talked with one of Los Amigos program participants recently and was advised that money that had been in Santa Fe was being moved to Bernalillo County. He said some of the program participants are unclear on how the program is administered.

Mr. Roybal said he was meeting with Senator Nancy Rodriguez and working to gain greater support for the northern New Mexico program. Recently \$700,000 was removed from the north’s budget and rebudgeted to Bernalillo. He pointed out that Los Amigos employs northern New Mexicans.

Commissioner Holian underscored the health issues as well as employing people. She suggested if possible that the County partner with Los Amigos.

Craig O’Hare, Public Works, said Mr. Roybal was referring to the federal funded Weatherization Assistance Program. The money comes to the state through the MFA and historically, before the federal stimulus dollars, statewide MFA was able to do between 1,200 to 1,800 homes a year. The state estimates that there are over 100,000 homes in the state that qualify for weatherization assistance. The American Recovery and Reinvestment Act (ARRA) funding has come to an end and the old funding is not nearly adequate. He noted in Santa Fe County there are a lot of needs for low-income families that are both on propane and in very

inefficient mobile homes. He said that Mr. Roybal's crew is well qualified and certified by the Building Performance Institute.

Mr. O'Hare mentioned that Homewise currently has a program where they offer 4 percent loans for improvements and a HUD lending product called 203K. He mentioned that on May 3rd at 6 p.m. the County's Office of Renewable Energy and Energy Efficiency is holding an outreach information session.

Commissioner Anaya cautioned that the resolution to come before the Authority to amend the Homeownership Plan and allow for energy efficiency loans does not guarantee funding to Los Amigos. Chair Stefanics said if the resolution passes it will amend the plan and an RFP can be issued for services regarding energy efficiency.

That concluded the public comments.

V. Approval of Minutes: March 27, 2012

Commissioner Anaya moved to approve the minutes from the above-cited date as presented. His motion was seconded by Commissioner Mayfield and passed by unanimous voice vote [6-0].

VI. Approval of Staff Recommendation: to Remove Resident Board Member from Board of Housing Commissioners

This item was moved to the end of the agenda.

VII. Approval of Resolution No. 2012-07HB: A Resolution Seeking Authorization from the Department of Housing and Urban Development to Amend the Homeownership Plan to allow use of Home Sales Proceeds for: low-income families to obtain energy improvements to their homes: to provide financing of low interest loans for developers building affordable housing; to develop a housing program for the homeless and special needs population; and to create a trust fund to provide future supplemental funding to all homeownership plan programs

Mentioning that this item has been discussed for months, Commissioner Anaya moved for approval. Commissioner Mayfield seconded and the motion passed by unanimous [6-0] voice vote.

VIII. Approval of the Memorandum of Understanding between the Santa Fe County Housing Authority and the Turquoise Trail Resident Council, Jacob D. Martinez Resident Council and Valle de Esperanza Resident Council

Ms. Salazar said this MOU is brought forward annually for approval. She said the Housing Authority receives resident participation funding annually as an add-on to the operating subsidy received by HUD. The purpose of the funding is to recognize the importance of resident involvement in creating a positive living environment and in actively participating in the overall mission of public housing. She said the Authority receives \$25 per occupied unit: \$15 of that goes to the resident and \$10 stays with the Authority. The MOU stipulates the responsibilities of

the Housing Authority and the resident councils..

Commissioner Vigil moved to approve and Commissioner Anaya seconded. The motion passed by unanimous [6-0] voice vote.

IX. Approval of Resolution No. 2012-08HB: Approving form HUD-50077-CR, Civil Rights Certification

Ms. Salazar said the Housing Authority is designated as a qualified PHA, 550 units or less, and is not required to submit an annual plan. However, HUD requires the Authority to submit a Civil Rights Certification annually.

Commissioner Anaya moved to approve and Commissioner Vigil seconded. The motion passed by unanimous [6-0] voice vote.

X. Approval of Resolution No. 2012-09HB: A resolution establishing rules of order for meetings of the Santa Fe County Board of Housing Commissioners

Ms. Miller asked that the Commissioners review the document and hold off action until the next meeting.

Commissioner Mayfield asked about participating by telephone and Ms. Brown said she would include it in the draft.

Commissioner Vigil moved to table. Chair Stefanics seconded and this item was tabled by unanimous [6-0] voice vote.

XI. Discussion and Direction: Regarding Renovation of Public Housing Units for Sale

Commissioner Anaya said this item has been discussed at the past few meetings and he moved for approval. Commissioner Vigil seconded.

Commissioner Holian said for a fairly low cost the homes could and should be assessed for energy efficiency and air quality. Cost effective energy improvement should be recognized in the plan.

Commissioner Anaya accepted the two amendments, as did the seconder.

Ms. Salazar remarked that this item was discussed by a previous Board who at that time recognized the shortage in rental properties, the Board decided not to renovate and sell additional housing units. Under the foreclosure prevention program the County is purchasing units and currently there are three properties for sale.

Commissioner Anaya commented that the resources expended to keep up the authority's units is "astronomical" and making them energy efficient and selling a few is a good thing. If HUD approves the changes to the County's program, new multi-family, energy efficient, low-maintenance units can be built.

Chair Stefanics recommended limiting the number of units prepared for sale. A determination of cost effectiveness should be made based on the cost of the renovation and sale price. She expressed concern that the County had over 1,000 applicants on the Section 8 waiting list.

Commissioner Anaya accepted the Chair's recommendation to limit the renovation and sale to two units. Commissioner Vigil concurred.

The motion to approve the renovation and sale of Public Housing Units as presented with three amendments:

- Assess homes for energy efficient and air quality
- Cost effective energy improvement
- Limit the renovation and sale to two units

The motion passed by unanimous [6-0] voice vote.

XII. Housing Authority Updates

A. Site Improvement Plan Update

Mr. Gonzales referred to the packet memo and reviewed that 22 bathrooms have been remodeled, landscaping at Jacobo is near completion, window and screen replacements is underway, the stucco repair contract has been signed and the sidewalk repair contract has been awarded. A scope of work is underway for cabinet replacement at Valle Vista.

B. Vacancy Update

Ms. Salazar indicated there are 192 units leased out of 199 available resulting in a three percent vacancy rate.

C. Director's Report

Ms. Salazar announced that HUD notified the agency that they will receive \$231,687 under the 2012 CFP allocation. Staff will present a BAR to budget those funds. The meeting with Joseph Montoya is scheduled for May 11th at 9 a.m.

Chair Stefanics asked whether there was any progress on the non-smoking policy and added that this initiative was HUD promoted. Ms. Salazar said she obtained a policy that she feels will work well for the public housing program. She said a draft policy will be presented at the next meeting.

XIII. Matters from the Board

None were presented.

XIV. Executive Session

Commissioner Holian moved to go into executive session to discuss limited personnel and pending or threatened litigation. Commissioner Vigil seconded.

The motion to go into executive session pursuant to NMSA Section 10-15-1-H (2)(7) passed upon unanimous roll call vote with Commissioners Anaya, Holian, Mayfield, Vigil, and Stefanics, and Member T. Vigil all voting in the affirmative.

[The Authority met in closed session from 10:40 to 11:00.]

Commissioner Anaya moved to come out of executive session. Commissioner Holian seconded and the motion carried 6-0.

VI. Approval of Staff Recommendation: to Remove Resident Board Member from Board of Housing Commissioners

Commissioner Vigil moved to table. Commissioner Anaya seconded and the motion passed by unanimous [6-0] voice vote.

XV. Adjournment

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



VALERIE ESPINOZA
COUNTY CLERK

Respectfully submitted

Karen Farrell, Wordwork

Approved by:

Liz Stefanics
Liz Stefanics, Commission Chair
Housing Authority Board



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss HOUSING MINUTES
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I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of June, 2012 at 01:08:16 PM And Was Duly Recorded as Instrument # 1671072 Of The Records Of Santa Fe County

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

SFC CLERK RECORDED