

SFC CLERK RECORDED 07/09/2012

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

May 29, 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 10:23 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
- Frances Ong, Resident Member

Member(s) Excused:

- Virginia Vigil, Commissioner



Staff Present:

- Katherine Miller, County Manager
- Rachel Brown, Deputy County Attorney
- Victor Gonzales, Housing Staff
- Deanna Lopez, Department Administrator
- Rosemary Bailey, Affordable Housing
- Tracy Young, Senior Accountant
- Robert Griego, Planning Director
- Chris Barela, Constituent Liaison

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 9TH Day Of July, 2012 at 12:55:57 PM And Was Duly Recorded as Instrument # 1674587 Of The Records Of Santa Fe County

III. Introductions

Those present introduced themselves.

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

IV. Approval of Agenda

Commissioner Anaya moved to approve that agenda, Commissioner Mayfield seconded, and the agenda was unanimously [6-0] approved.

V. Approval of Minutes: April 24, 2012

Commissioner Mayfield moved to approve the minutes from the above-cited date as

presented. His motion was seconded by Commissioner Anaya and passed by unanimous voice vote [6-0].

VI. Introduction of Resolution No. 2012-10HB: A Resolution Establishing Rules of Order for Meetings of the Santa Fe County Board of Housing Commissioners

Commissioner Anaya asked if these were the same rules of order as those for the BCC. Deputy Attorney Rachel Brown stated there were slight differences due to the fact that this body was formed under the Municipal Housing Act. She added it was not on the agenda for action and any concerns should be forwarded to Ms. Salazar.

Manager Katherine Miller brought up including more specific provisions about election of chair and vice chair. Currently, the BCC chair automatically serves as chair. Commissioner Anaya agreed that should be made more specific.

VII. Housing Authority Updates

A. Site Improvement Plan Update

Victor Gonzales referred to the packet memo and stated all phases of the landscaping project at Camino de Jacobo have been completed and they are awaiting a change order to be able add more crusher fines.

Sol Systems has installed most of the windows at Valle Vista and Santa Cruz, except for those for the handicapped units.

Stucco repairs and sidewalk repairs have begun at all of the sites.

Scope of work is being processed on Valle Vista cabinet replacements.

A roof was replaced at 70 Camino de Jacobo.

Chair Stefanics asked if residents were allowed to do painting or repairs using County resources. Ms. Gonzales said the County will provide paint if requested and residents are aware of that they have that option.

B. Vacancy Update

Ms. Young indicated there are 191 units leased out of 199 available resulting in a four percent vacancy rate. It is anticipated this could go up next month since four tenants have given notice. Two units in Valle Vista are unavailable; one is being modernized and being made handicap-accessible and the other is for the law enforcement resident.

C. Director's Report

Ms. Young referred to the non-smoking resolution that will be brought forward next month. Ms. Salazar is soliciting feedback. Under this resolution the public housing units will be smoke free one year after passage of the resolution. New tenants will have to be non-smoking. Smoking areas have yet to be identified.

Commissioner Anaya voiced his opinion that prohibiting smoking within homes encroaches on personal liberty. He asked if other housing units had this policy. Chair Stefanics referred to the HUD policy in the packet.

Ms. Ong said she has spoken with long-term smokers who feel like their civil rights are

being infringed upon, whereas non-smokers complain about smoke coming into their units from smoking areas

Ms. Young said she would do research on other programs' experience.

Ms. Miller said she presumed the designated smoking areas would be located far from where the housing units were. She wondered how difficult it would be to enforce.

Deanna Lopez noted that the City's Civic Housing is completely smoke-free. She said the County did a survey and the results were positive for going smoke-free. Approximately 80 to 90 surveys were returned.

Ms. Young stated three awards have been received:

- A HUD award for the Section 8 program
- A NAHRO special achievement award for the Camino de Jacobo mural and landscaping project
- A NAHRO Member of the Year Award to Dodi Salazar

Ms. Young announced a third home has been purchased and two more are in process. She asked about the possibility of a rent-to-own option.

Ms. Miller noted that no County employees have qualified for purchasing the homes so lease-purchase might be a possibility.

Chair Stefanics said the idea was to sell the homes to get money to put back into the program. She wouldn't want the units to be rentals forever.

Commissioner Anaya advocated providing a buy-down type program for County employees, along the lines of affordable housing programs. This could be provided for FSS participants.

Ms. Young said one of the parties interested in a lease-purchase is an FSS participant and another is a County employee. Both have Section 8 vouchers.

Ms. Miller said another option would be to open the sales possibilities more widely, beyond County employees.

Commissioner Anaya suggested there could be other options for County employees who are on the margins, such as a third mortgage or deferrals.

Ms. Miller said some people just need time to clean up their credit, and a lease-purchase would help them. She said she would bring a variety of options back for the next meeting.

Rosemary Bailey suggested transferring second liens, which would make qualifying more easily.

Ms. Young said the 5-H amendment letter has been sent to HUD; the five-year plan is being updated to include the no-smoking policy. There will have to be resident input, public

review and a public hearing. The notice process will run for 45 days. The public housing and Section 8 FSS program grant applications have gone in.

VIII. Public Comments

None were provided.

IX. Matters from the Board

None were presented.

XIV. Executive Session

Commissioner Holian moved to go into executive session to discuss limited personnel issues. Commissioner Mayfield 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, and Stefanics, Member Ong, and Member T. Vigil all voting in the affirmative.

[The Authority met in closed session from 10:50 to 11:07.]

Commissioner Anaya moved to come out of executive session having only discussed limited personnel issues. Commissioner Holian seconded and the motion carried 6-0.

XV. Adjournment

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 11:07 a.m.



ATTEST TO:

Valerie Espinoza
VALERIE ESPINOZA
COUNTY CLERK

Respectfully submitted

Debbie Doyle
Debbie Doyle, Wordswork

Approved by:

Liz Stefanics
Liz Stefanics, Commission Chair
Housing Authority Board