

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

July 31, 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
Virginia Vigil, Commissioner
Tim Vigil, Community Member

Member(s) Excused:
Frances Ong, Resident Member

Staff Present:
Katherine Miller, County Manager
Rachel Brown, Deputy County Attorney
Ron Pacheco, Acting Housing
Victor Gonzales, Housing Staff
Deanna Lopez, Department Administrator
Tracey Young, Senior Accountant
Chris Barela, Constituent Liaison
Teresa Martinez, Finance Director
Molly Saiz, Finance Department
Steve Brugger, Affordable Housing Director

Others Present:
Sherry England

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Acting Director Ron Pacheco stated item VI. was approved at the last meeting and should be removed from the agenda.

Commissioner Holian moved to approve the agenda as amended, Commissioner T. Vigil seconded, and the agenda was unanimously [5-0] approved. [Commissioner Anaya was not present for this action.]

V. Approval of Minutes: June 26, 2012

Commissioner Holian moved to approve the minutes from the above-cited date as presented. Her motion was seconded by Chair Stefanics and passed by unanimous voice vote [5-0]. [Commissioner Anaya was not present for this action.]

VII. Approval of Resolution No. 2012-20HB - A Resolution Granting the Executive Director Signature Authority to Execute Amendment No. 9 to the Performance Agreement Between the Santa Fe County Housing Authority for the Linkages Permanent Supportive Housing Rental Assistance Program

Mr. Pacheco explained the Linkages Program helps clients of La Luz and Life Link use vouchers to find housing. The resolution will allow the program to continue.

Commissioner Mayfield moved to approve and Commissioner Holian seconded. The motion carried unanimously [5-0]. [Commissioner Anaya was not present for this action.]

VIII. Approval of Resolution No. 2012-22HB – A Resolution to Align the Home Proceeds Sales Budget with Funds Remaining at June 30, 2012

Mr. Pacheco stated this resolution aligns the actual funds in the budget with the funds remaining in the foreclosure prevention program. One million dollars was approved initially, of which \$575,484 was expended, leaving \$424,516. This budget request brings the amount available back up to \$1 million.

Commissioner Mayfield asked if rentals were involved and Mr. Pacheco said this is solely for the purchase of homes. Ms. Miller noted the Authority has discussed various methods to maximize funding. This pertains to houses with affordable housing liens that were being lost to foreclosure. The homes could be rented out on a short-term basis but ultimately they have to be sold and the proceeds returned to the fund.

Commissioner Vigil moved to approve. Commissioner Mayfield seconded and the motion passed by a 5-0 voice vote. [Commissioner Anaya was not present for this action.]

IX. Santa Fe County Resolution No. 2012-83 and Housing Authority Board Resolution No. 2012-21HB – a Joint Resolution of the Board of County Commissioners and the Housing Authority Board Rescinding Resolution No. 2010-241 and Housing Authority Resolution No. 2010-19 and Adopting a Foreclosure Prevention Program and Policy and Delegating Signature Authority for Transactions Valued at Two Hundred and Fifty Thousand Dollars (\$250,000) and Below to the County Manager for the Negotiation, Purchase and Sale of Homes Under the Program

Affordable Housing Director Steve Brugger indicated this was first approved by joint resolution of the Housing Board and BCC in December of 2010. This resolution proposes the following change: maximize use of funding by purchasing at the lesser of the appraised value and the sum of the first mortgage owed, plus fees and charges, plus superior liens with principal and interest, plus the principal balance of the County affordable lien.

Mr. Brugger said if this is approved the first closing will take place in the afternoon. In this case the appraised value is \$193,000 and the amount per the formula is \$179,100. Additionally, rather than paying off the existing note and mortgage in cash, they will be assumed by the Housing Authority until the house is sold to a qualified buyer at which point they will be assumed by that buyer. He said sometimes the lien must be reduced due to the owner being underwater, and there is a formula for that contingency.

A further change is suggested, to wit: Modify Section 2E of Exhibit A, lines 6-10, to allow for a \$1,000 contingency to be added to the formula for determining the maximum purchase price for a Housing Authority home purchase in the event that the unit is not purchased at appraisal. The new language would read: For a Housing Authority purchase, the maximum purchase price shall be the lesser of the appraised value of the property, or the sum of the owner's first mortgage principal balance including any related unpaid fees or charges, the amount due on other superior liens, the principal balance of the County Affordability Mortgage or Lien, plus a \$1,000 contingency.

Commissioner Anaya moved to approve the amendment and Commissioner Vigil seconded. The amendment was unanimously [6-0] approved.

Commissioner Anaya moved to approve Resolution No. 2012-21HB. Commissioner Mayfield seconded and the resolution was unanimously [6-0] approved.

X. Approval of the Note and Mortgage Loan Assumption Agreement, which is Exhibit A to the Agreement for Purchase and Sale and Escrow Instructions between Sherry W. England and the Santa Fe County Housing Authority

Commissioner Anaya moved to approve, Commissioner Vigil seconded, and the motion carried unanimously 6-0.

XI. Depository Agreement per HUD Requirements (Discussion)

Mr. Pacheco stated the Housing Department is not in agreement with HUD provisions which require a separate interest-bearing, collateralized account. In meetings with the Finance Director and County Treasurer it was decided to have a separate account at the County's fund

bank that will comply with these terms. He said he will come back with an action item at the next meeting.

Chair Stefanics asked if the Los Alamos National Bank was a part of the federal home loan bank group. Mr. Pacheco said he would look into that question.

XII. Housing Authority Updates (Discussion)

(a) Site Improvement Plan/CFP Update

Victor Gonzales stated the landscaping project at Camino de Jacobo is in the final stages, as are the window and screen replacement projects and stucco repair. Sidewalk replacement will be completed by late August. The cabinet replacement contract is under legal review.

Commissioner Anaya requested a summary sheet breakdown of CFP and home sales monies, with which projects have been completed and which are pending.

XII. (b) Vacancy Update

Mr. Pacheco said occupancy is at 95 percent with all offline units being worked on.

Commissioner Mayfield asked about units becoming vacant. Mr. Pacheco said tenants sometimes leave owing money. In some cases they are evicted. If they want to come back they are either put on the bottom of the list or are ineligible to reapply.

XII. (c) Director's Report

Mr. Pacheco stated he met with Floyd Duran from HUD. The model for housing authorities across the country is changing from vouchers and oversight to building projects, thereby generating income and providing housing. Currently the money in the funds is being whittled away. He has spoken with Mr. Brugger about acquiring land and leveraging financing. His fear is that the County is losing housing for the neediest in the community. He believes mixed housing can work.

Commissioner Holian asked if he was envisioning a project with detached houses or apartments. Mr. Pacheco said at this point mixed-income townhouses is an option, possibly in Rancho Viejo or Agua Fria Village, on County property. Once the project is completed vouchers can be used.

Commissioner Vigil broached the subject of the Galisteo project and Mr. Pacheco said that is still a possibility. He proposed coming before the Authority with three or four potential sites. The Suby Bowden study listed hundreds of potential sites.

Commissioner Anaya suggested forming a committee of Commissioners and staff to review the possibilities.

Commissioner Mayfield asked if environmental remediation was needed at the Galisteo

site. Chair Stefanics said whether that site was built on or sold the County was responsible. Ms. Miller said they have been approached by potential buyers willing to do the remediation themselves. A trade is also possible. There is some neighborhood opposition. She noted preliminary remediation has been accomplished with removal of the tanks.

Commissioner Anaya pointed out if that is a viable site EPA brownfields funding could be available.

Chair Stefanics commented that six to eight months were spent in discussion, RFPs, RFIs, etc. and there was no result. She stressed that all of the Commissioners' goals need to be established before proceeding. She asked that Suby Bowden's assessment be distributed to the Commissioners.

Commissioner Anaya reiterated his recommendation for a subcommittee and expressed his desire to be involved. Mr. Pacheco said staff is committed to working with the Board. He added everything should be on the table. Those on the lowest rung are running out of options.

Chair Stefanics noted there is a desire for senior housing in the 285 Corridor due to the changing demographics. Mr. Gonzales stated that is touched upon in the Suby Bowden study.

Mr. Pacheco stated he met with Ed Romero at Civic Housing about the issue of vouchers. There is a goal of having a one-for-one exchange of vouchers. Mr. Romero is reluctant to allow more County vouchers in his territory.

Commissioner Vigil stated an agreement is also necessary with Rio Arriba County. Mr. Pacheco said all of that needs to be worked out in a non-adversarial way. The VASH vouchers will be left out of the mix since veterans need to be in the city. He said there is constructive dialogue going on.

Mr. Pacheco said prairie dogs are moving back in and will be handled in-house.

The Authority will be working with SMOKE Santa Fe for the residents that want to quite smoking.

Commissioner Holian asked about the prairie dogs in Camino de Jacobo. Mr. Pacheco said they plan on using Scott Rivers as their removal expert. Commissioner Holian asked how the previously relocated rodents were doing and Mr. Pacheco said they were removed humanely, but some were still in hibernation when the bulk were removed. He said he would look into how they are doing in their new location.

XIII. Public Comments

None were offered.

XIV. Matters from the Board (Discussion)

Commissioner Anaya said he is tired of the territorial disputes over vouchers and he will bring forward a resolution calling for parity. He suggested the discussion could take place along

with the annexation issues.

XV. Executive Session (if necessary) (Discussion)

An executive session was not deemed necessary.

XVI. Adjournment

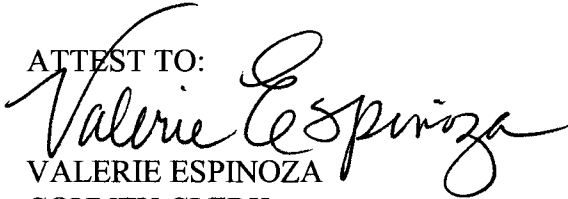
Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 10:50 a.m.

Approved by:



Liz Stefaniec, Commission Chair
Housing Authority Board

ATTEST TO:



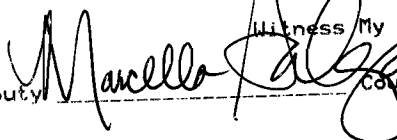
VALERIE ESPINOZA
COUNTY CLERK

Debbie Doyle, Wordswork



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

I Hereby Certify That This Instrument Was Filed for
Record On The 30TH Day Of August, 2012 at 08:31:55 AM
And Was Duly Recorded as Instrument # 1679856
Of The Records Of Santa Fe County

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