

IV. Approval of Agenda

Mr. Loewy moved to approve the agenda. Commissioner Chavez seconded and the motion passed by unanimous [4-0] voice vote. [Commissioner Stefanics was not present for this action.]

V. Approval of Minutes: July 29, 2014

Mr. Loewy moved approval of the minutes as submitted and Ms. Ong seconded. The motion carried unanimously 4-0. [Commissioner Stefanics was not present for this action.]

VI. Approval of Corrective Action Letter to HUD Regarding SEMAP Confirmatory Review

Mr. Pacheco reminded the Board that at its July meeting staff presented a draft letter outlining the steps underway to address the seven items identified during the SEMAP [Section Eight Management Assessment Program) verification. The letter was forwarded to HUD for their review and Flora Chavez, HUD, wrote back that, it appeared to be acceptable format for a corrective action letter and once the Board approves the letter, she will review and respond. No official response can be obtained until the letter has an official Board signature. Mr. Pacheco said the draft letter was received within the HUD-designated 45-day timeline.

Mr. Loewy moved to approve the letter for the Chair's signature and that they maintain the original date on the header of the letter with Chair's signature accurately dated. Commissioner Chavez seconded and the motion passed by unanimous [4-0] voice vote. [Commissioner Stefanics was not present for this action and arrived shortly thereafter.]

VII. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales reported on the extension of the main sewer line at the Jacob D. Martinez site, bathroom remodels at the Santa Cruz site and home sale of a unit at Valle Vista site.

Mr. Loewy congratulated Mr. Gonzales on the cabinetry remodels in Valle Vista and said he understands from the residents council that they are very pleased with the improvements.

B. Vacancy Update

Noting that the summer is more difficult for keeping the units occupied, Mr. Pacheco stated they are at about 95 percent occupancy. He noted the additional column with a year-to-date average occupancy

Mr. Loewy appreciated the difficulties in enforcing community service and thanked

C. Director's Report

An issue regarding trash removal at a property adjacent to the Valle Vista Housing site was brought to the Board's attention at a previous meeting. Mr. Pacheco said the property owner has hired a planner to assist in organizing maintenance and the site has been posted with signs to discourage illegal dumping in English and Spanish. NM ED is involved in scheduling the required cleanup of the site. The fence line shared with Valle Vista is at a very steep angle and it will be difficult to remove the overgrowth. Mr. Pacheco said he hoped that issue will be resolved soon.

Chair Mayfield requested that staff develop a letter to the property owner advising of the County's desire for the weeds to be removed.

Mr. Pacheco said this Board has directed staff to move forward with a plan to develop housing at the County-owned Galisteo site. Staff has met with the Santa Fe Community Housing Trust to discuss options as well as attending the annual MFA conference last week. At that conference he participated in the training on the process of obtaining tax credits. A project catering to low-income seniors and units for individuals challenged with homelessness. There are two possible tax credits: 9 percent or 4 percent. The County could sell the tax credits to financiers of the project. Obtaining tax credits is a very competitive process and it could take up to two years to receive approval on a project. A team would present the development package to MFA in January.

Mr. Pacheco said he had confidence that Santa Fe's project was very strong with the County owning the property, having cash and a focus on addressing low-income senior housing. The County would need to hire a consultant to structure the package for presentation to MFA. He estimated that would cost \$50,000 to \$70,000.

MFA also has a non-competitive 4 percent tax credit. Mr. Pacheco said MFA is required to funnel the funds to jurisdictions where there is the greatest need.

Commissioner Stefanics asked whether multi-generational housing was considered within the project. Mr. Pacheco said it was not. He added that he reviewed the Authority's minutes from 2009/2010 and the focus at that time was low-income homeownership. The project could include multi-generational; however, the idea is to service the lowest-income groups. Senior-friendly design includes what is called "universal" design that accommodates seniors and disabled. Universal design, also called barrier-free design, focuses on making the house safe and accessible for everyone, regardless of age, physical ability, or stature.

Commissioner Stefanics suggested an analysis of the agency's waiting list would be appropriate to determine the percentage of the very low-income, seniors, etc. Ms. Lopez said the public housing wait list is the lengthiest with many elderly and disabled individuals and guesstimated those groups make up 75 percent. She offered to provide that information.

Commissioner Stefanics asked staff to research best practices in terms of safety regarding intergenerational living, disabled, elderly housing arrangement. Mr. Pacheco said as a general rule senior housing, because of design parameters, is separate from intergenerational. However,

the universal design can accommodate everyone.

Mr. Loewy said he managed a 70-unit elderly and disabled project which had 70 percent to 80 percent elderly. There were generational problems with the young disabled and the elderly.

Mr. Pacheco said the design of the units needs to be completed at the front end when the project is pitched to MFA. Ms. Ong said the building has to be built to accommodate for special needs from the get-go.

Commissioner Chavez supported universal design and the different populations proposed by staff.

Mr. Pacheco said staff is proposing a focus on homeless veterans and the VASH program. He said including the homeless sector opens up a series of components in a team-type approach. Commissioner Chavez said that needs to be highlighted within the application.

Commissioner Stefanics requested the inclusion of an action item on the September agenda to provide formal direction on the Galisteo site.

Ms. Miller advised the Board that the 4 percent tax credits are allocated by the State Board of Finance. The 9 percent tax credit is awarded via a competitive process. She suggested if the County failed to win the MFA 9 percent tax credit the application could be adjusted and presented to the Board of Finance for the 4 percent program. She recommended going for the 9 percent first.

Mr. Pacheco explained that the County would not own the project. The third-party who funds the project will have ownership and that arrangement requires professional facility management of the completed project.

Mr. Pacheco said he would bring back to the Board a description of the waiting list and points to facilitate a conversation on consultants. He and Mr. Brugger will meet again with DFA to understand other available products.

Commissioner Stefanics asked staff to investigate the Program for All-inclusive Care for the Elderly (PACE) model to ascertain whether there is another funding stream that can be tapped.

Responding to Commissioner Chavez' comments Mr. Pacheco said he did envision that senior meals would be served at the project and expanding into transportation, etc. He said the cost of green building is going down and the savings to residents in green buildings are tremendous.

Chair Mayfield asked that the project comply with the County's building code and requested an update on the site remediation at the next meeting.

VIII. Public Comment

None were offered.

XI. Matters from the Board

None were offered.

XII. Executive Session

Ms. Miller reminded the Board that the Mr. Pacheco's performance evaluation has not been finalized. She requested the Board consider meeting in executive session to complete that.

Commissioner Chavez moved to go into executive session pursuant to NMSA Section 10-15-1-H. 2. Mr. Loewy seconded the motion which passed upon unanimous roll call vote:

Chairman Mayfield	Yes
Commissioner Stefanics	Yes
Commissioner Chavez	Yes
Ms. Ong	Yes
Mr. Loewy	Yes

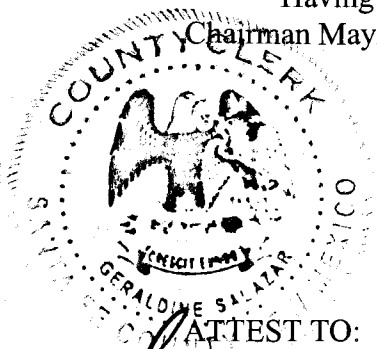
[The Board met in executive session from 11 to 11:13]

Announcing the only item discussed was that of limited personnel, Commissioner Stefanics moved to return to open session. Commissioner Chavez seconded and the motion passed by unanimous [5-0] voice vote.

Commissioner Stefanics said the Board discussed the final performance evaluation and goals and are directing the County Manager to review those goals with Mr. Pacheco. She mentioned the word "card" was removed from the evaluation.

XI. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chairman Mayfield adjourned the meeting at approximately 11:15 a.m.



ATTEST TO:

Geraldine Salazar
 GERALDINE SALAZAR
 COUNTY CLERK

10-1-2014

Approved by:

Daniel W. Mayfield
 Daniel W. Mayfield, Chair
 Housing Authority Board

Respectfully submitted by:

Karen Farrell, Wordswork

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