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Valerie Espinoza

Deputy L. Malley County Clerk, Santa Fe, N.M.



MINUTES OF THE
SANTA FE COUNTY

HOUSING AUTHORITY BOARD

April 28, 2009

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 8:04 a.m. by County Commission Chair Mike Anaya.

Roll call indicated the presence of a quorum with the following Board members present:

Members Present:

Mike Anaya, Commissioner
Virginia Vigil, Commissioner
Tim Vigil, Community Member
Michelle Hoffman, Resident Member
Liz Stefanics, Commissioner [8:07 arrival]
Harry Montoya, Commissioner [8:10 arrival]

Member(s) Excused:

Kathy Holian, Commissioner

Staff Present:

Roman Abeyta, County Manager
Dodi Salazar, Housing Division Director
Steve Ross, County Attorney
Victor Gonzales, Capital Fund Coordinator
Paul Olafson, Community Services
Darlene Vigil, Affordable Housing Administrator

III. Approval of Agenda

Upon motion by Commissioner Vigil and second by Board member Vigil, the agenda was unanimously [4-0] approved. [Commissioners Stefanics and Montoya were not present for this action.]

SFC CLERK RECORDED 06/02/2009

IV. Approval of Minutes: March 31, 2009

Commissioner Vigil moved to approve. Her motion was seconded by Chairman Anaya and the motion carried unanimously. [Commissioners Montoya and Stefanics were not present for this action and arrived shortly thereafter.]

V. Housing Authority Updates

A. Vacancy Update

Ms. Salazar said there are 11 units vacant, three of which will be ready for occupancy soon, creating a six percent vacancy rate.

B. Capital Fund Program Update

Mr. Gonzales reported progress is being made on the Abedon Lopez Senior Center parking lot. A purchase order is pending for the surrounding retaining wall. The Valle Vista paving project is awaiting a funds transfer. Ms. Salazar noted they have already started prep work. Commissioner Vigil asked where the funding for that came from and was informed it was from legislative capital outlay dating back to 2005 to 2008. It was initially earmarked for the senior centers and later changed to any necessary upgrades. Ms. Salazar said she would do research on whether there was a separate fund.

Mr. Gonzales said the window replacement project is with Procurement and bids will be requested. They will also be seeking three quotes on individual water meters. He will submit a revised budget based on approved stimulus funding for re-stuccoing and re-roofing.

\$15,000 has been committed for a mural at Camino de Jacobo which will be coordinated with Teen Court, the Boys & Girls Clubs and Fine Arts for Children and Teens. Commissioner Vigil stressed it was important to get as many kids involved as possible. Ms. Salazar said they have already had meetings with some of the groups. She added they will have a kick-off barbecue and will advise the Board as to time and place.

C. Affordable Housing Program Update

Darlene Vigil, Affordable Housing Administrator, said amendments to the Affordable Housing Ordinance are in Legal and should come up for discussion at the BCC soon. The affordable housing plan was completed and submitted to the New Mexico Mortgage Finance Authority, who has multiple suggestions for changes, including emphasis on weatherization and rehabilitation. They are requesting more detail on issues such as foreclosure. She noted that Ike Pino of Rancho Viejo is upset and plans to speak at the BCC meeting about the implementation delays.

Commissioner Stefanics said others were complaining as well. She asked about the timeline. Ms. Salazar said they have to sit down with MFA who are requiring a great deal more

work to the Plan. She said she would keep the Board informed by email.

Commissioner Vigil noted the City's affordable project, the Northwest Quadrant, has been underway for five or six years. She added it was necessary to be realistic due to the current economic climate.

Ms. Vigil said Kathy McCormick from the City gave a presentation and another four or five years may be required to hash out the traffic issues.

Commissioner Montoya asked what specifically MFA was recommending and Ms. Vigil mentioned the emphasis on rehabilitation rather than new construction, weatherization, collaborations with USDA, rural financing down payment assistance, in short help for the residents rather than developer subsidies.

Ms. Vigil said the needs assessment demonstrated flexibility was the key. She added MFA wanted to know how the growth management plan was going to fit in with affordable housing. She met with Growth Management Consultant Bruce Peshoff who was very complimentary of the affordable housing plan.

D. Public Housing Report

Ms. Salazar referred to the report in the packet which provided details on the NAHRO conference. She recognized the honoring of Commissioner Vigil as receiving the Commissioner of the Year Award. She also congratulated Michelle Hoffman who received a \$1000 scholarship.

A meeting is planned with the Candlelight Homeowners Association to discuss the Galisteo mixed-use project. Since there will be a delay in completing that project they have contacted the three other candidate properties. Tim Vigil will be attending meetings to review who is infrastructure-ready. Additionally, Jonah Stanford will be submitting a proposal to evaluate which lots are ready for construction. The unit that burned down in Valle Vista is being rebuilt and will go onto the rental rolls rather than being put up for sale. A recycling bin has been purchased for Camino Jacobo and if this works out the other areas will be given recycling bins as well.

Ms. Salazar stated she attended a meeting of the Coalition to End Homelessness with an eye toward collaborating on funding opportunities. A new shelter is needed. Commissioner Montoya asked who was being served, and Ms. Salazar said it is a diverse population.

Commissioner Stefanics asked if Ms. Salazar had been in contact with Hank Hughes and she said she had. She asked if the shelter had closed due to the improving weather and Ms. Salazar said it was her understanding that it was due to lack of funding.

Commissioner Montoya asked about the San Cristobal exchange and Ms. Salazar said she contacted Pat Lyons, the State Land Commissioner about this. John McCarthy is no longer involved. It may be possible to acquire some parcels.

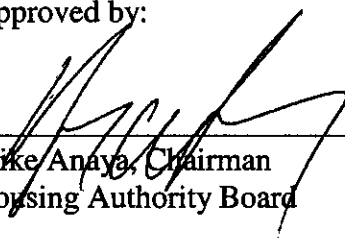
VI. Matters from the Board

None were offered.

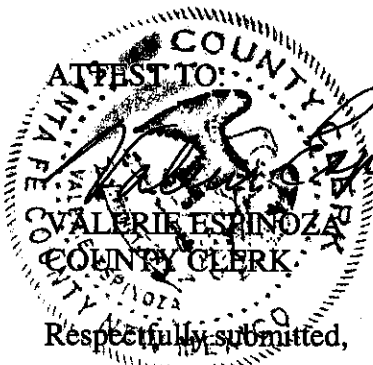
VII. Adjournment

Having completed the agenda and with no further business to come before the Board, this meeting adjourned at approximately 8:30 a.m.

Approved by:



Mike Anaya, Chairman
Housing Authority Board


ATTEST TO:
VALERIE ESPINOZA
COUNTY CLERK
Respectfully submitted,

Debbie Doyle, Wordswork