

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

February 24, 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 8:00 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
- Katherine Holian, Commissioner
- Michelle Hoffman, Resident Member
- Liz Stefanics, Commissioner
- Harry Montoya, Commissioner [late arrival]
- Tim Vigil, Community Member [late arrival]
- Virginia Vigil, Commissioner [late arrival]

Member(s) Excused:

None

Staff Present:

- Roman Abeyta, County Manager
- Dodi Salazar, Housing Division Director
- Ron Pacheco, Housing Division Manager
- Steve Ross, County Attorney
- Rachel Brown, Deputy County Attorney
- Joseph Gutierrez, Community Services Director
- Victor Gonzales, Capital Fund Coordinator
- Darlene Vigil, Affordable Housing Administrator

II. Introductions

The participants introduced themselves.

III. Approval of Agenda

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

IV. Approval of Minutes: January 27, 200

Commissioner Holian moved to approve the minutes as submitted. Her motion was seconded by Commissioner Stefanics and the motion carried unanimously. [Commissioner Vigil and Montoya, and Mr. Vigil were not present for this action.]

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

Ms. Salazar stated this is the same memorandum that has been approved yearly since 2004. The HUD funding is based on the number of leased units times \$25. Of that, \$15 goes to the residents and \$10 to the Housing Authority. The money has been used to pay stipends, training activities, and laptop computers. The funding changes every year.

Commissioner Stefanics asked what other types of expenditures could be covered. Ms. Salazar said the residents could hire a trainer to come in, or material on maintaining a safe neighborhood, furniture and fixtures all are appropriate uses.

[Member Tim Vigil joined the meeting.]

Commissioner Stefanics moved to approve the MOU. Her motion was seconded by Commissioner Holian and passed by unanimous [5-0] voice vote. [Commissioners Montoya and Vigil not present for this action.]

**VI. Housing Authority Updates
A. Vacancy Update**

Ms. Salazar referred to the report in the packet, highlighting the vacancy rate is now at 4 percent, or six vacancies. One unit is off line for repairs following a fire. However, five units are due to be vacated in the next 30 days.

Commissioner Stefanics asked if an exit survey was done to ascertain why tenants are leaving and their level of satisfaction. Ms. Salazar said that question is on the notice form. Commissioner Stefanics said a survey allows people to vent. Ms. Salazar said they could do something more specific.

Ms. Salazar pointed out that the Authority is nearly caught up on work orders.

Commissioner Holian asked if there was a big problem with evictions. Ms. Salazar said the situation has improved substantially. Problem tenants have been evicted. Rarely does a case end up in court. The screening criteria are more comprehensive. Additionally, attention is paid to any failure to pay rent so that these amounts don't get out of hand

B. Capital Fund Program Update

Mr. Gonzales said four bids were received for the Abedon Lopez parking lot. R.L. Leeder was the lowest bid at \$52,246.25. Once the notice to proceed is received the project should be completed in 20 days. Installation of kitchen equipment is pending.

A BAR (budget adjustment request) of \$100,000 will transfer money to road maintenance to repave interior roads in Valle Vista following sewer work. Total cost is \$350,000 and the work will be done in-house.

Energy Star appliances are being purchased from GE in Albuquerque, following a bid process.

Quotes are coming in for roof replacements at Camino de Jacobo and Valle Vista, and windows are being measured for the 70 units at Camino de Jacobo.

\$30,000 has been allocated to purchase a new truck.

In response to questions from the Commissioners, Mr. Abeyta explained that road work is contracted out when there is a backlog of work being done in-house. Mr. Gonzales added the money had been allocated by the legislature for the Abedon Lopez project and there was a deadline for spending that money.

Mr. Gutierrez stated due to the economic situation, the bids have become so competitive it can be cheaper to have the work contracted out.

C. Affordable Housing Program Update

Mr. Pacheco indicated that amendments to the affordable housing ordinance will be heard at the March 10th BCC meeting. Amendments will allow access to third party subsidies including those offered by the Mortgage Finance Authority. The affordable housing fund plan has been completed and will soon be reviewed by Legal and the New Mexico Mortgage Finance Authority.

Staff has been attending growth management meetings with the intention of helping guide workforce housing initiatives.

Commissioner Stefanics asked about one of the affordable housing units being auctioned off, and the County got no money for it. Mr. Pacheco said a home was lost through foreclosure last year and the County was unable to take any action. Because the County was the second lien holder only one dollar was received. He said when the Authority becomes aware of a pending foreclosure they try to step in to provide an affordable buyer. In the future they will try to keep the home in the program.

Ms. Salazar said if there are funds available they can purchase the house. In this case they became aware after the fact.

Commissioner Stefanics asked if it ever happened that the property depreciated. Mr. Pacheco stated in the current economy home prices are dropping so far that market rate homes are falling into the fourth tier of housing of \$250,000 or less.

Ms. Brown asked if the Authority would like to be advised of pending foreclosure. Ms. Salazar said they would. Mr. Vigil said that would be helpful since once proceedings begin

things are more difficult.

Regarding the growth management plan, Commissioner Holian asked if there was going to be an affordable housing element to that plan. Mr. Pacheco explained that currently the affordable housing provisions only cover the north and central parts of the county. Where water and wastewater can be provided it is possible to reach the 30 percent goal through incentives. It should be possible to lower the percentage requirement where necessary, for instance in Eldorado.

One important factor according to Mr. Pacheco is home improvement subsidies through no or low interest loans. There are 10,000 homes in the county that need upgrading.

Commissioner Holian asked if a rewrite was needed and Mr. Pacheco said a whole rewrite is not needed but adjustments need to be made.

[Commissioners Montoya and Vigil joined the proceedings.]

Mr. Pacheco said once the infrastructure gets solved the situation will improve.

Commissioner Stefanics advised caution when contemplating lowering the percentage requirement of affordable housing.

D. Correspondence from HUD's Special Application Center

Ms. Salazar outlined the history of the County's homeownership program which put 40 units up for sale – 20 at Vista Verde, 12 at Valle Vista and 8 in Santa Cruz. All sold except the 8 in Santa Cruz and Ms. Salazar wrote to HUD requesting to move those back to rental status. She has now received approval to convert those back and subsidies will resume. This will raise the total units available for rental to 200.

E. Upcoming NAHRO Conference (April 15-18, 2009)

Ms. Salazar reported that the conference will be held in Ruidoso and a session will be held for Commission training and strategic planning. She said she would keep the Commissioners posted on further details.

F. Miscellaneous

Ms. Salazar announced a public hearing on the five-year plan will be held at the next Authority meeting on March 31st.

A State Police officer is now living at Camino Jacobo. No Sheriff's deputies were found to fill that spot. All three sites currently have a law enforcement officer in residence, and this is working out well.

LifeLink approached the Authority asking if they would be interested in partnering with them on a Community Reinvestment Funds Program grant. This would pay for six rental assistance vouchers for two years for people leaving hospitals and mental health facilities.

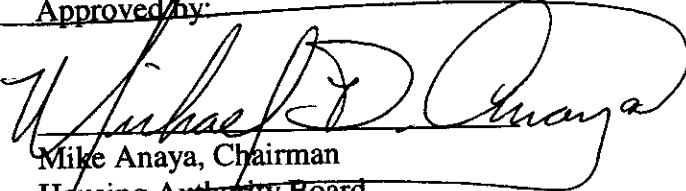
A retreat will be held on Thursday, February 26th at the Nancy Rodriguez Community Center from 8:30 to 5:00.

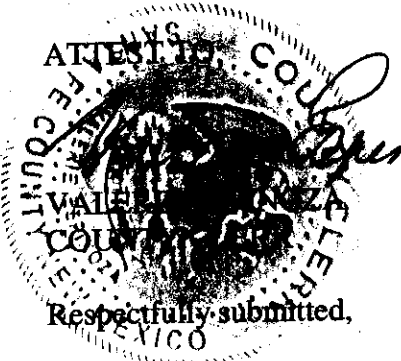
VII. Matters from the Board

Commissioner Montoya pointed out that the organizational chart for the Housing Authority makes no mention of the board. Ms. Salazar apologized and said she would correct it.

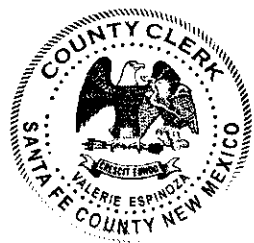
VIII. Adjournment

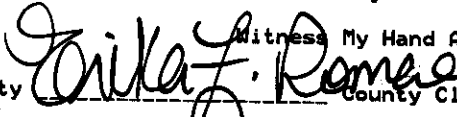
Having completed the agenda and with no further business to come before the Board, this meeting adjourned at approximately 8:45 a.m.

Approved by:

Mike Anaya, Chairman
Housing Authority Board


Respectfully submitted,
DEBBIE DOYLE

Debbie Doyle, Wordswork


VALERIE ESPINOZA
COUNTY CLERK
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE) HOUSING MINUTES
STATE OF NEW MEXICO) ss PAGES: 5
I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of April, 2009 at 03:16:58 PM
And Was Duly Recorded as Instrument # 1557781
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy  County Clerk, Santa Fe, NM