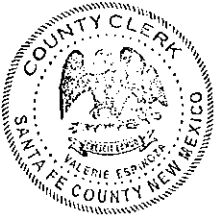


I Hereby Certify That This Instrument Was Filed for  
Record On The 1ST Day Of April, 2010 at 09:10:09 AM  
And Was Duly Recorded as Instrument # 1594887  
Of The Records Of Santa Fe County



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

**MINUTES OF THE**  
**SANTA FE COUNTY**

**HOUSING AUTHORITY BOARD**

**September 29, 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 9:10 a.m. by County Commissioner Mike Anaya.

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

**Members Present:**

Mike Anaya, Commissioner  
Michelle Hoffman, Resident Member  
Harry Montoya, Commissioner  
Kathy Holian, Commissioner  
Liz Stefanics, Commissioner  
Tim Vigil, Community Member  
Virginia Vigil, Commissioner

**Member(s) Excused:**

None

**Staff Present:**

Dodi Salazar, Housing Director  
Steve Ross, County Attorney  
Roman Abeyta, County Manager  
Rachel Brown, Deputy County Attorney  
Victor Gonzales, Capital Fund Coordinator  
Joseph Gutierrez, Director Community Services  
Steve Shepherd, Director Health & Human Services  
Darlene Vigil, Affordable Housing Administrator

**Others Present:**

Mike Loftin, Homewise  
Ike Pino, Rancho Viejo  
Sharron Welsch, Santa Fe Community Housing Trust  
Cheryl Gooding, Homewise  
Maggie Monroe-Cassell, Santa Fe Habitat  
Karla Quintana, Santa Fe Community College  
Angelica Ruiz, Santa Fe Public Schools Board of Education

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**III. Approval of Agenda**

Upon motion by Commissioner Stefanics and second by Commissioner Vigil, the agenda was unanimously approved.

**IV. Approval of Minutes: August 2009**

Commissioner Stefanics moved to approve. Her motion was seconded by Board Member Vigil and the motion carried unanimously.

**V. Housing Stimulus**

Commissioner Stefanics said she requested the inclusion of this item on the agenda and hopes the discussion may be helpful in stimulating the economy and assisting the community.

Mike Loftin, Executive Director, Homewise, said he has talked to Commissioner Stefanics, Commissioner Holian and Commissioner Vigil on this topic and the importance of housing for the local economy. The McCune Foundation funded a study to understand the economic impact of affordable housing in a community. It has been shown that people spend their money where they live not where they work. The Santa Fe workforce living in Santa Fe spends their money in Santa Fe. Mr. Loftin said the local economy is losing money because people cannot afford a home here. Commuting from Albuquerque to Santa Fe is very costly and eliminating the commute equates to an \$11/hour raise. Other consequences of the workforce living outside of the community is the weather issue. He recalled a past snowstorm where La Familia had 8 out of the 80 employees appearing for work. The City of Santa Fe's SWAT team has 12 of its 15-man crew living at least 45 minutes outside of the City limits.

The workforce living outside of the community increases the cost to the employer because of increased tardiness, absenteeism and turnover. Over 80 percent of the teacher turnover in Santa Fe is attributed to the high cost of living. Homewise has helped 100 teachers purchase homes in Santa Fe. Stabilizing the workforce reduces the turnover cost and saves the school system money. He said St. Vincent Hospital has the same problem with housing and the hospital's CFO said if they could eliminate the need for agency nurses/long-term temp nurses the hospital would be operating in the black.

The study reports that 640 Santa Fe workers purchased homes elsewhere and Mr. Loftin estimated the local spending losses at \$21.4 million.

Recognizing the County now has the ability to provide down payment assistance and to help provide incentives to developers to build more affordable housing, Mr. Loftin said this is really important for the entire community in terms of economic stimulus. He said the business community is working to help their employees purchase homes.

Mr. Loftin said Homewise has over 400 clients in their counseling caseload interested in buying a home.

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Commissioner Stefanics requested that County management investigate providing housing to the County's workforce.

Mr. Pino said he was enthusiastic about the County's Affordable Housing Ordinance and looked forward to its adoption.

Angelica Ruiz, Santa Fe Public Schools Board of Education, distributed a letter from the Santa Fe Public School Superintendent Gutierrez that encouraged the County to enact a policy that would increase the supply of affordable housing. Ms. Ruiz said SFPS is one of the top three employees within the City and the development of affordable housing increases retention and recruitment opportunities. SFPS has 42 vacant positions and she attributed the vacancies to the high cost of living in Santa Fe.

Karla Quintana, appearing for Santa Fe Community College President Sheila Ortego, stated the college supported policies that would promote and produce more affordable housing for its staff, faculty and students.

Commissioner Stefanics noted that representatives from the Habitat for Humanity and Community Housing Trust were present.

VI. **Approval of Resolution 2009-11: A resolution approving a performance agreement between the Santa Fe Housing Authority and the New Mexico Mortgage Finance Authority for the Linkages Permanent Supportive Housing Rental Assistance Program**

Ms. Salazar said the resolution renews grant funding the County received from the NMMFA. This program targets individuals with serious mental illness and the County has received 11 vouchers. Ms. Salazar indicated that LifeLink screens the applications for eligibility.

Commissioner Vigil moved to approve Resolution 2009-11. Her motion was seconded by Commissioner Stefanics and passed by unanimous voice vote.

VII. **Approval of Resolution 2009-12: A resolution creating and implementing the HUD-Veterans Affairs Supportive Housing (VASH) Program**

Ms. Salazar said HUD contacted the Housing Program inviting them to apply for 35 vouchers to implement a VASH program. The program targets veterans and Veterans Affairs will screen the applicants for eligibility. Staff hopes to implement the program by November 1, 2009.

Commissioner Vigil moved to approve Resolution 2009-12 and Commissioner Montoya seconded. The motion passed by unanimous voice vote.

VIII. **Approval of Resolution 2009-13: A resolution requesting an increase to the Capital**

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**Fund Program Fund (301) for expenditure in Fiscal Year 2010 (\$313,508)**

Ms. Salazar said this resolution authorizes the budgeting of the capital fund allocation from HUD for FY10.

Commissioner Montoya moved to adopt Resolution 2009-13 as submitted. Commissioner Stefanics seconded and the motion passed by unanimous voice vote.

**IX. Approval of Resolution 2009-14: A resolution requesting an increase to the Linkages Program Fund (226) for expenditure in Fiscal Year 2010 (\$40,476)**

Ms. Salazar said this resolution authorizes the funds for the Linkages Program.

Commissioner Holian moved to approve Resolution 2009-14. Commissioner Vigil seconded and the motion passed by unanimous voice vote.

**X. Approval of Resolution 2009-15: A resolution requesting an increase to the Home Sales Fund (229) for expenditure in Fiscal Year 2010 (\$800,000)**

Ms. Salazar reminded the Board that at last month's meeting staff presented a number of development projects and the Board approved two. Staff reviewed the recommendations and determined that having to follow the City's ordinance – both projects are within the City – to build the units would not be cost-efficient and would result in a loss of funds for the County.

Commissioner Vigil moved to table Resolution 2009-15 and Commissioner Stefanics seconded. The motion passed by unanimous voice vote.

Ms. Salazar indicated that she would be meeting with a local realtor to identify property in the County. She reminded the Board that the funds made in the sale of County HUD housing units must be spent to promote more affordable housing.

Commissioner Stefanics asked why the County would want to be in the development business when it is clearly a tough business in which the County lacks expertise. She suggested the funds could be better used with workforce down payments and/or a subsidy to developers.

Commissioner Vigil noted that HUD is very strict in regards to proceeds derived from HUD-related activities and suggested Ms. Salazar research the issue.

Mr. Abeyta said the County developed successful affordable housing in the past and that was part of the plan. He said staff will conduct research on this issue and report back to the Board. He suggested a discussion regarding the direction the Board wants to pursue in regards to the expenditure of the program.

Commissioner Stefanics requested a breakdown showing the pros and cons of the County developing affordable housing. She suggested the County investigate housing auctions and other areas.

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Commissioner Holian supported the manager's suggestion and recommended a special session to discuss the County's available funding for affordable housing. Chair Anaya agreed and directed Mr. Abeyta to schedule a meeting.

XI. **Approval of Resolution 2009-16: A resolution requesting an increase to the HUD-Veterans Affairs Supportive Housing (VASH) Fund for expenditure in Fiscal Year 2010 (\$132,450)**

Commissioner Holian moved to approve Resolution 2009-16. Commissioner Montoya seconded and the motion passed by unanimous voice vote.

XII. **Housing Authority Updates**

A. **Vacancy Update**

Ms. Salazar reported a four percent vacancy rate with 193 units rented. She reviewed the status of the Section 8 (voucher rent program) wait list and stated that with 1,110 applicants, staff is considering closing the wait list. She said the County could not house 1,110 applicants in the next three to four years as allowed by HUD. This decision would be made administratively. She explained that Santa Fe County is allocated 241 Section 8 vouchers.

Commissioner Vigil said the wait list clearly demonstrates the need for affordable rental property and suggested the County consider expanding its voucher program by utilizing the County's affordable housing funds. There was consensus to include rental properties in the discussion on developing affordable housing.

B. **Capital Fund Program Update**

Mr. Gonzales reported that:

- The window and window screen replacements project should be completed by mid-October
- The water plan at Camino de Jacobo needs updating and upon completion the water metering project will move forward
- Reroofing of housing units will start late September
- Los Amigos will be replacing appliances with energy efficient ones and replacing some exterior doors for weather stripping and thresholds

In regards to what was happening with the discarded exterior doors, Commissioner Vigil said the Caja de Rio landfill has begun segregating housing furnishing for refurbishing and reuse. Staff was encouraged to seek reuse of discarded supplies.

Mr. Gonzales said quotes for the Camino de Jacobo block wall are anticipated later in the year.

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**C. Affordable Housing Update**

Mr. Abeyta reported that the County's Affordable Housing Plan was approved by NMMFA and the County is ready to move forward with the ordinance. He distributed an ordinance draft and said staff will be requesting authorization to publish title and general summary on October 13<sup>th</sup>. The official draft will be available to the public following the October 13 meeting.

Commissioner Vigil said assistance provided for affordable housing must be distributed equitably between all the non-profits serving the community. She said the Board needs to identify who should be targeted. She advocated holding a study session before action is taken because discussion on rental property is warranted.

**D. Director's Report**

Ms. Salazar said she visited the Zocalo facility to investigate the units up for auction. The units were not family-oriented and were poorly constructed. After reviewing the application requirements, the grounds and the association dues, staff determined it was not a good fit for the County.

Ms. Salazar reported that the Housing Authority will be recognized by HUD as a high performer in the Section 8 management assessment program.

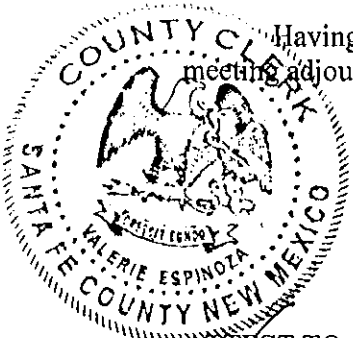
**XIII. Matters from the Board**

Commissioner Vigil said there were some excellent analyses prepared through the joint work of the County and City staff regarding affordable housing. She said she hoped the City and County would continue to work together on this critical issue and advocated the expansion of partnerships with public, private and non-profit organizations.

Ms. Vigil said she was meeting with Kathy McCormick, City Community Housing Services Director, to develop an alignment with the not-for-profits and homebuyers.

**XIV. Adjournment**

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



ATTEST TO:

*Valerie Espinoza*

Approved by:

*Mike Anaya*  
Mike Anaya, Commission Chair  
Housing Authority Board

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