

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

June 25, 2024

Santa Fe, New Mexico

1. A. This regular meeting of the Santa Fe County Housing Authority was called to order by Chair Hank Hughes at approximately 1:00 p.m. on the above-cited date at the Santa Fe County Commission Chambers, 102 Grant Street, Santa Fe, New Mexico.

B. A quorum was present with the following members in attendance:

Members Present:

Commissioner Hank Hughes, Chair
Commissioner Camilla Bustamante
Commissioner Justin Greene
Commissioner Anna Hamilton
Commissioner Anna Hansen

Member(s) Absent:

Resident Member Cathy Hurtado

County Staff Present:

Greg Shaffer, County Manager
Jordan Barela, Housing Authority Director
Adrianna Velasquez, Deputy Housing Authority Director
Estrella Martinez, Administrative Manager
Denise Benavidez, Deputy Community Development Director
Leandro Cordovan, Deputy County Manager

C. **Approval of Agenda**

There being no changes, Commissioner Hansen moved approval and Commissioner Greene seconded. The motion carried by unanimous [5-0] voice vote

D. **Approval of Minutes: May 28, 2024**

Upon motion by Commissioner Hansen and second by Commissioner Hamilton, the minutes were unanimously approved as published.

SFC CLERK RECORDED 08/01/2024

2. **Consent Agenda**
 - A. **Resolution 2024-05-HB, a Resolution Approving the Housing Authority's Fiscal Year 2025 Operating Budget. (J. Jordan Barela, Executive Director)**
 - B. **Memorandum of Understanding between Santa Fe County Housing Authority and the Turquoise Trail Resident Council, the Jacob D. Martinez Resident Council and the Valle de Esperanza Resident Council for Fiscal Year 2025 (J. Jordan Barela, Executive Director)**

Commissioner Hansen moved to approve the Consent Agenda as presented. Commissioner Bustamante seconded and the motion carried unanimously.

3. **Miscellaneous Action Items** - None.
4. **Discussion/Information/Presentations**
 - A. **Executive Director's Monthly Report – June 2024**

Director Jordan Barela gave an update on the Nueva Acequia project. Attorney Ben Pick is under contract and is putting together an MOU to form the partnership document between the County and TWG Development. This will be reviewed by Legal and the County Manager and then forwarded to TWG by the end of July. This will allow TWG to pursue the tax credit applications

Development and Grant Opportunities: Senator Ben Ray Lujan has selected the electrical meter upgrade project to be submitted for congressionally directed spending. The Senator is proposing \$918,000 to upgrade meters and interior and exterior electrical panels at multiple public housing sites. Additionally, \$150,000 has been allocated from the capital fund program to help with the project. Last year, Congressman Leger Fernandez provided \$500,000. The various sources will allow upgrades at all three housing sites. He expressed his gratitude to the congressional delegation.

The host site agreement with Forth Mobility has been executed and two Chevy Bolts and two Level 2 charging stations are being procured. Installation and Camino de Jacobo and Valle Vista is anticipated for the end of August. DOE has approved \$77,000 to outfit the administrative and maintenance offices with solar panels.

The County has received two Casas Connection/ARPA grant agreements from DFA for rehabilitating the Pathways Village Shelter in Española and will act as the fiscal agent. The two grants total around \$1.5 million.

Administrative, Technical Issues and Reporting: Updating of the administrative plan and ACOP continue to incorporate regulatory changes through HOTMA. Those documents are now in the 60-day public comment period and will be presented to the Resident Advisory Boards in July, after which there will be a formal presentation to the Housing Authority Board.

Demolition of the Abedon Lopez Senior Center at Santa Cruz will begin end of July/early August and will take around three months, followed by 12 months of construction. Public Works is planning an alternative access into the Santa Cruz parking lot.

Applications for the Home Rehabilitation and Energy Efficiency (HREE) have been coming in; 11 applications have been approved so far. Another 24 applications are pending and so far there have been over 200 applications. Six vendors have been approved from the New Mexico statewide price agreement and will be participating after the scope of work is completed.

Commissioner Hansen requested a HREE program presentation be provided to the Agua Fria Village Association. Mr. Barela said that can be arranged.

Commissioner Greene asked if the electric panel upgrades can accommodate EV chargers and/or heat exchangers. Mr. Barela said he believed so. PV Solar, the company involved, was made aware of the program's goals.

Commissioner Greene suggested consolidating Food Depot's visits to the senior center with the Casa de Comida. Mr. Barela said there could be other potential locations as well. Regarding the funding for Pathways Shelter, Commissioner Greene asked if it was enough. Mr. Barela said there are some concerns since the project will be relatively expensive. However, it could be phased, and the funding should cover the bare essentials.

Referring to the HREE presentation in La Cienega, Commissioner Bustamante noted there was distress from low income residents who extended themselves to get water filtration who subsequently learned they wouldn't be reimbursed due to the Anti-Donation Clause.

4. B. Capital Fund Program Report – June 2024

Deputy Director Adriana Velasquez referred to the projects listed in the packet involving reroofing and stucco. PPC Solar is reinstalling panels which will close out the project.

Staff received final design for the Camino de Jacobo sidewalks project, which is estimated to cost \$1,303,762. There is a gap of \$357,235. Unit rehabilitation continues on various units.

The boiler system for the Santa Cruz Boys and Girls Club is being replaced as is the HVAC system at the Camino de Jacobo maintenance office.

Commissioner Hansen commended the reroofing and suggested sending a thank you to the Governor for her help. Manager Shaffer said that has been done.

Commissioner Greene asked if sidewalk projects include street trees and landscaping. Mr. Barela said the current project did not involve any additional landscaping. The goal was to get the sidewalks ADA compliant.

4. C. Resident Opportunity and Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) Program Reports – June 2024

Ms. Velasquez noted there were no additional clients to the ROSS program, which remains with 61 participants. The ROSS coordinator made 54 resident contacts with 58 referrals for service.

FSS remains at 37 active participants. The FSS coordinator made 18 resident contacts and provided 12 referrals for service.

The ROSS and FSS coordinators have been reaching out to residents with past-due accounts, referring them to the County eviction prevention program. Junior bill funding for this program is set to expire June 30th and staff is working with Life Link to help clients in need to comply with the terms of their lease.

Chair Hughes asked how helpful these programs are. Ms. Velasquez believed the programs are very helpful for the tenants in need.

4. D. Housing Choice Voucher, Vacancy, Waitlist, and Accounts Receivable Reports – June 2024

Estrella Martinez noted the housing choice voucher utilization rate increased from 90 percent to 92 percent in May. Four Section 8 clients were added, so there are now 12 clients searching for housing. Four VASH clients have been issued vouchers.

Occupancy rate for May was 96 percent with three units under modernization. There are two units in Santa Cruz in 21-day turnaround and three units in Valle Vista.

The public housing waitlist is at 1,290 and Section 8 is at 1,995. There are 2,007 independent households on the waitlists.

The accounts receivable balance went from \$652 to \$463.

4. E. Affordable Housing Monthly Report – June 2024

Denise Benavidez reviewed the various programs under way. There are some potential applicants for Developer Assistance. The Down Payment Assistance program has been modified and will be reviewed by Legal. The Affordable Housing Loan Program currently has taken a back seat to the rehab program.

She is working to move various multi-family developments forward and they continue to work with Habitat for Humanity.

Staff continues to work with the Neighborly software program, including efforts to incorporate the rehab program. There are some open positions they are working on getting filled.

Chair Hughes asked what kind of support are Dominion and TT2 requesting. Ms. Benavidez said they haven't yet asked for any support but she anticipated TT2 would be asking for developer assistance in securing water. They have met with Dominion on next steps and they have shown interest in developer assistance but have not made a specific request.

5. Matters from the County Attorney – None were offered.

6. Matters from the Board

Commissioner Greene asked if the Lamplighter program was under the purview of Housing. Mr. Barela said it was not in the County portfolio. Commissioner Greene asked if an update would be possible. Mr. Barela indicated ARPA funding had been provided from state, City and County sources. Changes are needed in the documentation.

Commissioner Hansen noted the Lamplighter is in her district and constituents are confused at the City's inaction, and agreed a full report would be helpful. Mr. Barela said all ARPA funding needs to be obligated by the end of the year. As far as what the County could do to expedite things, Mr. Barela said they have spoken with Jeff Curry who believes the major issues have been worked through, and he was unaware of any additional hurdles. He volunteered to look into the matter.

7. Matters from the Public – None were presented.

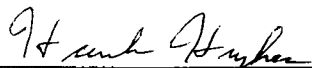
8. Concluding Business

A. Announcements

B. Adjournment

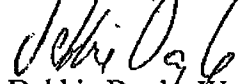
Commissioner Hansen moved to adjourn and bb seconded. This meeting was declared adjourned at approximately 1:38 p.m.

Approved by:



Hank Hughes, Chair
Housing Authority

Respectfully submitted by:


Debbie Doyle, Wordswork

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

HOUSING MINUTES
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I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of August, 2024 at 04:46:16 PM
And Was Duly Recorded as Instrument # 2038841
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Katharine E. Clark

Deputy  County Clerk, Santa Fe, NM

