

Santa Fe County Housing Authority Board
April 30, 2013
Legal Conference Room
10:00 a.m.

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Introductions**
- IV. Approval of Agenda** (Action)
- V. Approval of Minutes** (Action)
- VI. Approval of Resolution 2013-05HB, a Resolution Approving Santa Fe County Housing Authority's Payment Standards** (Action)
- VII. Housing Authority Updates:** (Discussion)
 - (a) Site Improvement Plan/CFP Update
 - (b) Vacancy Update
 - (c) Director's Report
- VIII. Public Comments** (Discussion)
- IX. Matters from the Board** (Discussion)
- X. Executive Session Regarding Limited Personnel Issues – Discussion of Appointment of a Community Board Member** (Discussion)
- XI. Appointment of a Community Board Member** (Possible Action)
- XII. Adjournment**

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

March 26, 2013

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 10:00 a.m. by County Commission Chair Kathy Holian.

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

Members Present:

Kathy Holian, Commissioner
Robert Anaya, Commissioner
Miguel Chavez, Commissioner
Danny Mayfield, Commissioner
Liz Stefanics, Commissioner
Frances Ong, Resident Member

Member(s) Excused:

[One vacancy]

Staff Present:

Katherine Miller, County Manager
Rachel Brown, Deputy County Attorney
Ron Pacheco, Housing Authority Director
Erik Aaboe, Manager's Office
Penny Ellis-Green, Growth Management Department
Victor Gonzales, Housing Staff
Deanna Lopez, Housing Administrator
Tracey Young, Senior Accountant
Steve Brugger, Affordable Housing Director
Rosemary Bailey, Affordable Housing
Tim Vigil, Assistant County Attorney
Chris Barela, Constituent Liaison
Molly Saiz, Finance

Other Present:

Joseph Loewy, Board Candidate

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Mr. Pacheco noted the addition of a new item to discuss the jurisdiction agreement with the Civic Housing Authority. Commissioner Chavez moved to approve the agenda as published. Commissioner Stefanics seconded, and the agenda was unanimously [6-0] approved.

V. Approval of Minutes: February 26, 2013

Commissioner Stefanics moved to approve the minutes from the above-cited date as presented. Her motion was seconded by Commissioner Chavez and passed by unanimous [6-0] voice vote.

VI. Approval of Resolution 2013-03HB: a Civil Rights Certification, HUD 50077-CR Form

Mr. Pacheco announced that this is an annual requirement of HUD. The form certifies the Authority acts in conformity with Title VI of the Civil Rights Act, the Fair Housing Act and Title II of the ADA Act.

Commissioner Stefanics moved to approve and Commissioner Mayfield seconded. The motion carried [6-0] unanimously.

VII. Approval of Resolution 2013-03HB: a Resolution Writing Off Uncollectable Accounts for Santa Fe County Housing Authority's Public Housing and Housing Choice Voucher (Section 8) Programs (\$50,690.06)

Mr. Pacheco stated this is undertaken following efforts to contact the people involved, who are listed in the packet.

Commissioner Stefanics asked what time period was covered. Ms. Young said the debts were all at least one year old as of December 2012.

Commissioner Mayfield asked if people are kept on the list in case they reapply. Mr. Pacheco said there is a database showing those who have failed to pay either the local housing authority or others nationwide. If they reapply they are required to repay.

Commissioner Chavez asked if this was part of the background check. Mr. Pacheco said the database is from HUD. Background checks cover criminal issues. A credit check is not done since the clientele tends to have problematic credit.

Commissioner Anaya moved to approve. Commissioner Chavez seconded and the motion passed by unanimous [6-0] voice vote.

VIII. Proposed Terms for a Jurisdictional Agreement with the Santa Fe Civic Housing Authority

Mr. Pacheco said there is currently no agreement and he was seeking direction from the Board. Recently he, the County Manager, Chris Barela and Ms. Young met with the Mayor, City Manager and Civic Housing staff. He also met with Ed Romero the day before. Mr. Pacheco said he is no longer insisting on open jurisdiction. It was agreed that none of the special program vouchers, for instance those for veterans, would not be included in the count. The County can include all of the property of the pre-annexation boundaries. Mr. Romero is currently willing to allow up to 120 County vouchers in the city.

Mr. Pacheco said the County currently pays over \$20,000 a year in administrative fees to the City, and they are trying to get that to zero. Mr. Romero is not interested in eradicating the fees, nor is he willing to exclude current vouchers; he believes those should be part of the overall number. He was willing to increase the number of vouchers if the County did a development for low income (below 30 percent AMI) he would agree to two County vouchers in the city for every family in the new development. For a family of 60 percent AMI he would allow a one for one exchange.

Commissioner Stefanics stated she was also at the meeting and there were only three City board members present. They expressed their complete faith in Mr. Romero due to his having cleaned up and expanded the program. They said, "We're not interested in doing anything for free. That money (the fees) is allowing us to expand." They are branching into other counties.

Ms. Miller indicated she spoke with the City Manager afterward and understood that it is a matter of philosophical differences and that he could see both sides.

Commissioner Chavez said he found it disingenuous that the executive director is trying to use annexation as leverage given that nothing has happened in that arena. He stated it was unfair for one individual to control the debate. Mr. Pacheco noted that Mr. Romero has taken those units, such as the apartments and homes on Airport Road off the table.

Commissioner Anaya stated he felt the County's objectives were achieved in that they articulated their position. He added it was dangerous for management to dictate policy without checks and balances. He recalled instances in the past where there was insufficient quality control. He urged caution on any unilateral agreements, which he called "recipes for disaster."

Commissioner Stefanics asked what would happen if they didn't cross jurisdictions. Commissioner Anaya identified the problem as being the County not having sufficient product. The vouchers would remain unfilled and there would be more people without housing. "We need to control our own destiny."

Ms. Miller asked if it would be possible for the County to do the administration. She pointed out that the City is placing their vouchers in the county.

Mr. Pacheco said the only reason they have now come to the table is that they are

developing in other communities and HUD will not approve those plans until they come to terms with the jurisdictions they are violating.

Commissioner Stefanics said he understood there was a May 1st deadline with HUD, otherwise the vouchers will be ported. Mr. Pacheco said it is often recommended that the County do what the City is doing and not pay the administrative fees. However, they are determined to follow the rules. Commissioner Chavez said others are not following the rules. Mr. Pacheco said he has received letters from numerous entities supporting open jurisdiction.

Commissioner Holian asked about the key elements in the proposal for the next day. Mr. Pacheco said they are okay with having access to all the apartments and homes they had access to prior to discussions of annexation.

Commissioner Anaya mentioned the County has been acting in good faith and the City is not helping in annexation responsibilities. This needs to be revisited.

Mr. Pacheco reiterated they are now being allowed to include the areas in the presumptive city limits. Mr. Romero is willing to go up to 120 vouchers, almost half of the current stock, but is not willing to grandfather in the current vouchers. Mr. Pacheco would like to ask for 150 vouchers but doubted that would be accepted.

Ms. Young indicated that when the issue first came up they asked the County Assessor which properties were part of the county and which were not. Mr. Pacheco said they need to determine a baseline. He said veterans and the home ownership program are not in the equation.

Ms. Miller noted that the City has 90 vouchers in the county and no fee is collected, making the situation grossly uneven. It should be a wash, up to the 120 vouchers each way.

Commissioner Chavez encouraged sending a message directly to the board. The County is conceding too much. With annexation, they now have planning and platting authority and the County got nothing in return.

Mr. Pacheco mentioned one option would be waiting until May 1st when HUD would force the issue.

Ms. Young explained that it is HUD's policy that if someone lives in the county and moves to the city with a voucher that voucher is ported and the City then does the administration.

Commissioner Anaya advocated making the fees neutral, raising the number to 120, and not including the annexed areas.

Commissioner Mayfield asked if HUD had been advised of the situation. He suggested sending a letter and asking HUD for a ruling. A copy of the letter would be sent to the City. Mr. Pacheco stated HUD sent an email to Mr. Romero suggesting that the jurisdiction be open to improve efficiency.

Ms. Ong brought up the fact that the County does not have sufficient housing for the

disabled.

Commissioner Mayfield advocated stopping the payment of administrative fees. Ms. Young said they are required to port the vouchers and HUD could stop the funding. HUD has advised Civic to straighten out there jurisdiction issues by May 1st or funding will cease.

Mr. Pacheco stated he understood his direction to be that he would go into negotiations with the idea that the annexed areas were off the table, and the fee exchange issue would be discussed. He will come back to the Board at the next meeting and give the results.

Commissioner Stefanics noted that Civic does not have a meeting until May 15th, so the conversation is between Mr. Pacheco and Mr. Romero.

IX. Proposal for Rent-to-Own Program for Homes Purchased under the Foreclosure Prevention Program

Steve Brugger noted the Affordable Housing Program works with the Housing Authority staff to sell the homes purchased under the Foreclosure Prevention program. There are currently five homes purchased by HUD funds and now owned by the Authority. The 80 percent requirement has been changed to 120 percent.

He said the rent-to-own program makes sense because a \$215,000 home is hard to sell to someone in the 80 percent category. Also, high HOA dues can be a problem. This program gets people into the home and in time the renter will pay for all maintenance. The price is locked in and gives them time to clean up their credit and reduce their debt while they're renting and reduce the price through rent credit.

Mr. Brugger referred to packet material, including the standard HUD lease agreement. Rent would be fair market, 30 percent of gross monthly income after adjustments. The term would be 12 to 24 months. The option to purchase would be executed simultaneously with the lease agreement. There must be a written notice of intent to purchase and closing must occur by the end of the option term or the agreement is null and void unless the owner wants to extend it.

Key provisions include: rent credit goes toward purchase price, tenant brings forth an option consideration, possibly combined with a security deposit. This would be forfeited if the sale did not go through. The buyer/tenant would be responsible for maintenance. 80 percent AMI would be maximum income and 50 percent would be minimum. There would be asset requirements, a minimum credit score, owner occupation, first time owner and homeowner training. The intent is to assure that participants have a realistic chance of success.

Commissioner Holian commended the information in the packet and suggested that rent credit equation be included.

Commissioner Chavez asked if property tax and insurance would be paid by the buyers. Mr. Brugger said only renters' insurance would be the responsibility of the renter/buyer. Turning to the requirement that the participant be a first-time homebuyer, Commissioner Chavez asked how that was verified. Mr. Brugger said it can be ascertained that they don't own a property at present.

Commissioner Anaya expressed his preference that eligibility include more than just first-time homeowners, given the state of the economy. Commissioner Chavez agreed that other categories should not be excluded.

Commissioner Mayfield urged care in making sure assets weren't be hidden. Mr. Brugger said they look into that thoroughly. Commissioner Mayfield also asked that there be a minimum residency requirement, and broached the subject of tax lightning. Mr. Brugger said assessment would be based on the subsidized value, not fair market. The various forms of assistance are subtracted. Ms. Miller noted that the Assessor will also have the true value on the rolls. Because the subsidy is substantial they tend to not need private mortgage insurance.

Commissioner Stefanics asked that the lease term not be prolonged over 24 months. She asked what would happen if a job is lost. She suggested looking into qualifications for the disabled.

Commissioner Chavez asked what would happen if the people want to move and sell the house. Mr. Brugger said there are standard requirements such as the County having the right to broker the house to another income-qualified party, or first refusal. There is no penalty on the first buyer.

Mr. Brugger said he would bring forward a resolution at the next meeting. It is also possible to use funds from the Affordable Housing program to purchase other homes in the foreclosure program.

- X. Housing Authority Updates**
 - A. Site Improvement Plan/CFP Update**
 - B. Vacancy Update**
 - C. Director's Report**

It was agreed these items would be read by the Commissioners

- XI. Review of Applications: Community Board Membership and Possible Appointment**
- XII. Public Comments - None were offered.**
- XIII. Matters from the Board**
- XIV. Executive Session: Limited Personnel Matters – It was deemed unnecessary.**

The remainder of the agenda was rolled over to the next month's meeting.

XV. Adjournment

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 11:17 a.m.

Approved by:

Kathy Holian, Commission Chair
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

Submitted by:

Debbie Doyle, Wordswork

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Housing Director *RP*
Date: 4/10/2013
Re: Approval of the Santa Fe County Housing Authority's Housing Choice Voucher Payment Standards

ISSUE:

The Santa Fe County Housing Authority requests Approval of the Housing Choice Voucher Payment Standards effective July 1, 2013

BACKGROUND:

24 CFR, Part 982.503 (a)(1) (2002) states that the Housing Authority must establish and adopt Housing Choice Voucher Payment Standards for each bedroom size unit in its jurisdiction at a level between 90-110 percent of the fair market rents which are published annually. After reviewing the published fair market rents and the average contract rents for the units under a Housing Assistance Payments Contract, the Housing Authority has determined that the payment standards be established at 90 percent of the fair market rents with the exception of the one bedroom units which will be established at 95 percent of the fair market rents.

RECOMMENDATION:

The Santa Fe County Housing Authority requests the Santa Fe County Housing Authority Board approve the Housing Choice Voucher Payment Standards effective July 1, 2013.

SANTA FE COUNTY

Housing Authority Board Resolution No. 2013-05HB

**A RESOLUTION APPROVING THE SANTA FE COUNTY HOUSING
AUTHORITY'S PAYMENT STANDARDS**

WHEREAS, the Department of Housing and Urban Development publishes the Fair Market Rents for Existing Housing (FMR) in the Federal Register annually;

WHEREAS, the Code of Federal Regulations 24 CFR 982.503 (a)(1)(2002) states that Housing Authorities must adopt payment standards for each fair market rent area in the Housing Authority's jurisdiction for each bedroom size unit;

WHEREAS, the Housing Authority must establish the payment standard for each bedroom size in its jurisdiction at any level between 90 percent and 110 percent of the published FMR;

WHEREAS, the Housing Authority has reviewed the current average contract rents for the units under a Housing Assistance Payments Contract and has determined that the payment standards be established at 90 percent of the published FMR with the exception of the one bedroom payment standard which will be set at 95%;

WHEREAS, the Housing Authority desires to establish the following payment standards effective July 1, 2011:

Zero Bedroom	\$ 680
One Bedroom	\$ 781
Two Bedroom	\$ 881
Three Bedroom	\$ 1177
Four Bedroom	\$ 1259

NOW THEREFORE BE IT RESOLVED, that the Board of Housing Commissioners hereby approves and adopts the payment standards effective July 1, 2013:

APPROVED, ADOPTED, AND PASSED this 30th day of April, 2013.

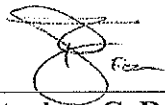
SANTA FE COUNTY HOUSING AUTHORITY BOARD

Kathy Holian, Chairperson

Attest:

Geraldine Salazar, County Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read "Stephen C. Ross", is written over a horizontal line.

Stephen C. Ross, County Attorney

Memorandum

To: Santa Fe County Housing Authority Board
From: Victor Gonzales, Project Manager
Via: James R. Pacheco, Executive Director
Date: 4/16/2013
Re: CFP Report

Extension of the Main Sewer Line at the Jacob D. Martinez Site

Staff is working with Roy Woods to get an accurate reading of the depth of the sewer line. Once an accurate reading is received, Roy Woods will finalize the sewer line extension plans.

Sewer Lines at Santa Cruz Site

The City of Santa Fe is drafting a letter that will give the SFCHA permission to share off the contract the City has with Sub-Surface, Inc.

Re-Roofing of Units at Valle Vista Site

Staff is in the process of getting three quotes to replace the three-ply roof system and canales at 14A Val Verde and 14B Val Verde.

Abatement and Renovation of a Unit at the Santa Cruz Site

Staff has received three quotes for the removal of Asbestos Containing Material (ACM) on the ceiling of 154 Camino de Quintana.

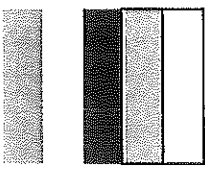
Once the abatement is complete, we will proceed to renovate the unit. Renovation will include replacing the shower, bathtub and toilet in both bathrooms, and the installation of new cabinets in the kitchen and bathrooms. The unit will also be painted and cleaned.

**SANTA FE COUNTY HOUSING AUTHORITY
VACANCY REPORT**

April 2013 – September 2013

	April	May	June	July	August	September
Total Units Available for Lease	199					
Units Off-line Due to Modernization	1					
Vacant Units (ready for occupancy)	1					
Total Vacant Units (preparing for occupancy)	6					
Vacant Units per Site						
<u>Valle Vista</u>	1					
<u>Santa Cruz</u>	4					
<u>Camino de Jacobo</u>	2					
Total Units Under Lease	192					
	4%					

SANTA FE COUNTY HOUSING AUTHORITY
 VACANCY AND UNIT TURNAROUND
 Valle Vista/50-1/50-2
 FY 2012-2013
 April 16, 2013



Units / Modernization
 Units / Make Ready
 Units Ready for Lease Up
 Scheduled Lease-up
 Units Leased FY 2011-2012

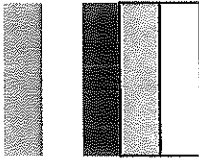
Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Make Ready Date	Lease-Up Date	# of Days Lease-Up	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comment	Tentative Ready Date
13A LL	2	7/9/12	7/9/12	9/4/12	9/5/12	9/5/12	1	56	A. Sena	abandoned	N. Martinez	leased N. Mtz	
13 B T	2	7/12/12	7/13/12	9/18/12	9/18/12	9/20/12	2	56	G. Gomez	abandoned	J. Duran	MI 9/21/12	9/17/12
10 LL	4	7/14/12		2/25/13	2/25/13	3/1/13	4	198	L Grajeda	abandoned	Ramona Flores	under contract	
4 LL	3	8/9/12	8/9/12	10/24/12	10/24/12	10/24/12	1	74	C. Sandoval	MO	Gamboa		
11 SMW	4	7/23/12		12/6/12	12/6/12	12/13/12	7	97	N. Quintana	transfer to CDJ	G. Ponce	mold	
10AVV	2	9/4/12	9/4/14	9/6/12	9/6/12	9/6/12	1	2			K. Saiz		
18 SPN	4	9/10/12	9/10/12	12/6/12	12/6/12	12/11/12	5	94	A. Alvarado	evicted	B. Crowder	MI 12/11/12	
9 SMW	3	4/3/12	4/3/12	10/23/12	10/23/12	10/23/12	1	190	B. Chavarria		P. Otero	abatement and handicap modifica	

SANTA FE COUNTY USING AUTHORITY
 VACANCY AND UNIT TURNAROUND

9A Tusa	1	10/1/12	10/1/12	12/27/12	1/11/13			Mendoza	Moved out	E. C de Baca	
20A SPN	2	11/2/12	11/2/12	1/18/13	1/18/13	1	56	P. Otero	transfer to 9SMW	Officer Ames	
20B SPN	2	10/3/12	10/3/12	1/18/13	1/18/13	1	76	C. Martinez		E. Romero	
3ALL	1	10/31/12	11/31/13	2/20/13	2/28/13	8	86	R.Hall	deseased	Snow	
16 T	3	1/29/13	1/29/13	2/15/13	2/26/13	27	10	H. Perca		C. Ortiz	
7BT	2	11/22/12	11/22/12	1/18/13	1/28/13	57	10	Navarez	Moved out	K. Miera	
15A Tusa	1	1/25/13	1/25/13	1/30/13	1/31/13	1	6	A. Ames	transfer	T. Solano	
7B SPN	2	1/8/13	1/8/13	2/1/13	2/1/13	23	0	V Pena	Section 8	B. Barba	
12 B VV	1	3/8/13	3/8/13	3/18/13	3/18/13	0	10	J. Ludi	evicted	F. Ortiz	transfer
5 A Tusa	1	3/12/13	3/12/13	4/12/13				R. Piefer	Moved out	Jaramillo	Tenative MI 4/19/13

Santa Fe County Housing Authority
 Vacancy and Unit Turnaround

Santa Cruz
 FY2012-2013
 April 16, 2013



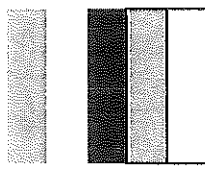
Units / Modernization
 Units / Make Ready
 Units Ready for Lease Up
 Scheduled Lease-up
 Units Leased FY 2012-2013

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Make Ready Date	Lease-Up Date	# of Days Lease Up	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comment	Tentative Ready Date
124 Q	4	6/30/12	6/30/12	8/23/12	8/23/12	8/31/12	8	53	D. Lazoya	moved out		leased Paul Perkins	
138 Q	3	8/9/12	8/13/12	10/31/12	10/31/12	10/31/12	0	43	F. Harris	Moved to Civic	M. Zimmerman	MI 11/5/12	
133 Q	3	6/6/12	6/6/12	8/15/12	8/15/12	8/16/12	1	75	L. Jacques		M. Casillas		
110 DR	2	8/28/12	8/29/12	11/13/12	11/13/12	11/15/12	2	78	K. Williams	abandoned	A. Gabadon	MI 11/15/12	
112 DR	2	9/19/12	9/20/12	1/25/13	1/25/13	1/29/13	4	82	C. Valdez	moved out	A. Atencio	Ten MI 1/29/13	1/28/13
147 Q	2	10/23/12	10/24/12	1/31/13	2/19/13	2/19/13	19	115	F. Martinez	moved out	S. Maes	Ten MI 2/19/13	
140 Q	3	11/1/12	11/2/12	1/29/13	1/29/13	1/29/13	0	87	A. Espinoza	moved out	C. Talavera		1/28/13
143 Q	2	8/31/12	9/20/12	1/31/13	1/31/13	2/19/13	19	149	E. Cruz	moved out	J. Brown	2/19/2013	
141 Q	2	1/2/13	1/3/13	1/25/13	1/25/13	1/29/13	4	16	G. Martinez	moved out	J. Lawson		
124 Q	4	2/5/13	2/6/13	2/20/13	2/20/13	2/26/13	6	20	P. Perkins	moved out	Y. Serna	2/26/2013	
107 DR	2	3/12/13	3/12/13	4/11/13	4/11/13	4/16/13	5	29	A. Valenzuel	moved out	Islas		MI 4/16
142 Q	3	3/8/13	3/8/13	4/1/13	4/9/13	4/9/13	8	31	E. Ramirez	moved out	Sisneros		MI 4/9/13

Santa Fe Counting Authority
 Vacancy and Unit Turnaround

154 Q	5	3/8/13	3/11/13	A. Marquez	moved out
132 Q	3	4/1/13	4/2/13	Y. Montoya	moved out
160 Q	3	4/1/13	4/2/13	A. Mireles	moved out
162 Q	3	4/1/13	4/2/13	M. Cuevas	moved out

SANTA FE COUNTY HOUSING AUTHORITY
 VACANCY AND LEASING TURNAROUND
 Camino de Jacobo/50-1/50-2
 FY 2011-2012
 April 16, 2013



Units / Modernization
 Units / Make Ready
 Units Ready for Lease Up
 Scheduled Lease-up
 Units Leased FY 2011-2012

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Make Ready Date	Lease-Up Date	# of Days Lease-Up	# of Days Vacant	Tenant	Comment	Tenant	Comment	Tenant Ready Date
59 CDJ	2	5/1/12	5/1/12	7/9/12	7/9/12	7/10/12	2	69	S. Valdez	moved out	A. Najera	leased	7/10/12
19 CDJ	2	5/19/12	5/19/12	7/20/12	7/20/12	7/20/12	0	61	M. Perez	Transfer	M. Tapia	leased	7/20/12
18 CDJ	3	6/2/12	6/2/12	7/20/12	7/20/12	7/20/12	0	48	J. Tongate	Transfer	N. Quintana	MI	7/20/12
68 CDJ	2	5/26/12	5/26/12	8/27/12	8/31/12	8/31/12	1		E. Tapia	moved out	Santistevan	MI	8/29/12
25 CDJ	1	7/20/12	8/24/12	10/15/12	10/15/12	10/19/12	4	56	R. Martinez	deseased	T. Clokey	MI	10/19/12
69 CDJ	2	8/21/12	8/21/12	11/14/12	11/14/12	11/16/12	2	86	M Serrano	moved out	E. Sanchez	MI	11/16/12
22 CDJ	2	10/3/12	10/3/12	12/17/12	12/17/12	12/21/12	4	75	M. Crespin	evicted	G. Armijo		
17 CDJ	3	5/4/12	5/4/12	8/2/12	8/2/12	8/3/12	1	92	A. Montoya	evicted	Altamirano		7/16/12
13 CDJ	3	8/1/12	8/1/12	10/3/12	10/3/12	10/3/12	0	60	M. Tapia	transfer	R. Crawford	MI	10/3/12
64 CDJ	2	1/7/13	1/7/13	1/29/13	1/29/13	1/29/13			G Bernal	evicted	J.Montoya		

SANTA FE COUNTY HOUSING AUTHORITY
 VACANCY AND UNIT TURNAROUND

37 CDJ	1	3/22/13	3/22/13						M. Romero evicted	Espinoza	bed bugs	
18 CDJ	3	4/1/13	4/1/13	4/1/13	4/1/13	4/1/13	4/1/13	4/1/13	N. Quiroz 5/1/13			

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Housing Executive Director
Date: 4/17/2013
Re: Director's Report

Housing Staff Recognized for Performance at the Annual NAHRO Conference

At the annual NM NAHRO Conference held earlier this month in Ruidoso, Victor Gonzales was recognized as the Maintenance Employee of the Year. This is an honor for Victor and the Santa Fe County Housing Authority that he is an important part of. In addition to CFP Program responsibilities Victor is a valuable member of our maintenance team and this State recognition verifies that.

Update on Negotiations with the Santa Fe Civic Housing Authority

With the help of our Legal Division, we continue to discuss the terms and conditions acceptable for an agreement with the Civic Housing Authority for vouchers administered in the city and county. Beyond an acceptable number of vouchers in each area we continue to discuss the areas of each jurisdiction and the exchange of fees between each agency.

Federal Sequestration Effects on Public Housing and Housing Choice Vouchers

Staff continues to monitor the effects of sequestration on these programs. Currently a small decrease in administrative fees paid to the Housing Authority for Housing Choice Voucher Administration is the only funding challenge in this particular program. Although there has been no impact to any of our housing clients, we are taking measures to minimize administrative expenses. If at any time in the future there appears to be a possible effect on our housing clients, we will inform the Housing Board and take all necessary measures to minimize that impact.

In terms of Public Housing funding reductions at this point in time, we see no immediate issues to be concerned about. As staff was aware that funding of public housing could be reduced, we were able to plan ahead for this and minimize any impact. We will continue to monitor this situation and keep the Housing Board up to date on federal actions as they apply to the Housing Authority.

**Housing Programs
Actual vs Budget
March 2013**

HCV & VASH Fiscal YTD			
	Actual	Budget	Better/ (Worse)
Revenue			
Repayment agreement	6,339	12,000	(5,661)
Investment income	650	0	650
Port-in vouchers	33,667	213,000	(179,333)
Port-in admin fees	2,481	15,000	(12,519)
Housing assist. pmt	1,187,936	1,621,125	(433,189)
FSS coordinator grmt	43,125	25,875	17,250
Admin fees	157,163	55,500	101,663
Total revenue	1,431,361	1,942,500	(511,139)
Expenditure			
Salaries & benefits	185,555	199,116	13,561
Travel	0	4,500	4,500
Vehicle expense	1,841	2,128	287
Maintenance	0	0	0
Audit contract	7,000	5,250	(1,750)
Software	2,000	2,250	250
Vouchers paid	1,669,531	1,917,585	248,054
Admin fee port-out	19,386	16,909	(2,477)
Supplies	719	1,275	556
Utilities	3,024	7,919	4,895
Seminars,dues,ptg	1,935	3,266	1,330
Total expense	1,890,991	2,160,197	269,206
Net	(459,630)	(217,697)	(241,933)
UML	2,463	2,484	21

Home Sales Fund Fiscal YTD			
	Original Amount	Used thru 3/31/13	Balance Remaining
Site Improvements	1,000,000	646,708	353,292
Foreclosure Prvntn	1,000,000	700,155	299,865

LRPH Fiscal YTD			
	Actual	Budget	Better/ (Worse)
Revenue			
Rent, repayments, etc.	307,244	262,500	44,744
Investment income	1,261	0	1,261
FSS coordinator grmt	40,866	42,440	(1,574)
Operating subsidy	240,790	282,160	(41,370)
Total revenue	590,161	587,100	3,061
Expenditure			
Salaries & benefits	423,416	502,668	79,252
Travel	0	1,950	1,950
Vehicle expense	14,474	25,666	11,192
Maintenance	35,400	125,141	89,741
Audit contract	14,000	10,500	(3,500)
Software	4,144	4,095	(49)
Other contractl svc	0	525	525
Supplies	2,116	4,231	2,115
Utilities	94,486	113,800	19,314
Utility reimbursemnts	13,010	15,442	2,432
Seminars,dues,ptg	4,722	8,101	3,379
Insurance	20,991	19,283	(1,707)
Total ops expense	626,758	831,401	204,644
Net before capitl & RP	(36,597)	(244,301)	207,705
UML	1,716	1,791	(75)
Capital expense	5,069	7,204	2,135
Stipends	2,300	2,775	475
RP supplies	(5)	825	830
RP capital expense	0	0	0
Total expense	634,121	842,205	208,084
Net after capital & RP	(43,960)	(255,105)	211,145

CFP Fiscal YTD			
	7/1/12	3/31/13	Grants @ 3/31/13
Revenue			
HUD subsidies	289,709	159,445	449,153
Expenditure			
1406 Operations	38,508	14,228	52,736
1408 Mgmt imprvmts	6,370	2,570	8,940
1410 Administration	31,049	18,961	50,010
1730 Fees & costs	10,192	0	10,192
1450 Site imprvmts	7,465	0	7,465
1460 Dwelling strctrs	198,937	210,127	409,064
1465 Dwelling equip.	19,806	10,796	50,602
1475 Non-dwllg equip	0	3,500	3,500
Total expense	312,327	260,182	572,508
Net	(22,618)	(100,737)	(123,355)

Linkages & Bridge Fiscal YTD			
	Actual	Budget	Better/ (Worse)
Linkages:			
Revenue	77,271	97,500	(20,229)
Expense	73,407	97,500	24,093
Net	3,864	0	3,864
Linkages UML	83	90	(7)
Bridge:			
Grant remng at 7/1/12	77,624	77,624	0
Expense	13,128	37,500	24,372
Grant remng at 3/31/13	64,496	40,124	24,372
UML	20	36	(16)

February 23, 2013

James R. Pacheco, Executive Director
Santa Fe County Public Housing Authority
#52 Camino de Jacobo, 87507
jrpacheco@santafecountynm.gov

Dear Mr. Pacheco:

I am writing in response to the open position on the Santa Fe County Housing Board. I am excited to apply for this opportunity given my long commitment to affordable housing and advocacy on behalf of low-income residents.

Before receiving my Masters in City and Regional Planning from Cornell University this past May, I spent my previous years advocating on behalf of low-income residents facing housing and homelessness crises in the surrounding counties of western New York.

In my advocacy for clients at Legal Assistance of Western New York, I managed large-scale projects and grants, worked closely with departments of social services, housing authorities, human services providers, community action groups, regional coalitions, state departments of labor, utility companies, landlords and county planners. In advocating for tenants, and negotiating with diverse (and often conflicting) groups, this work helped to reinforce my skills as a communicator and my ability to work with diverse populations.

In addition to direct advocacy, I worked with housing coalitions (Seneca County Housing Coalition, Finger Lakes Housing Consortium, Partners for Children, Youth and Families, and Cayuga County Homelessness Task Force), organizing strategies to improve access to quality affordable housing, and bringing a variety of stakeholders into the planning and management of community initiatives.

During my work for Ithaca Neighborhood Housing Services, I developed a Resident Services Referral Program for the rental properties at INHS. This represented a definitive shift in the provision of services to their low-income residents, and was built out of my work with the residents through ongoing focus groups, meetings, and needs assessment surveys.

Now back in Santa Fe, in my role as Social Justice Director for Temple Beth Shalom, I have participated in the Mayor's Homelessness Task Force and have worked with Envision Santa Fe, helping families transition out of homelessness into more stable housing.

I believe my experience in the field of affordable housing – both as a mediator between residents and housing agencies, and in critically reviewing housing policy, has prepared me well for a position on the Housing Authority Board.

Please feel free to contact me with any questions as you proceed with your search.

Many thanks in advance for your consideration,

Rebecca Baran-Rees

~~REDACTED~~

REBECCA BARAN-REES

EDUCATION

Cornell University 2010 - 2012
Master of City & Regional Planning 2012
Community and economic development, affordable housing

UC Berkeley 2002 - 200
Political Science, cum laude
Comparative political economy and international development

RELEVANT WORK EXPERIENCE

Temple Beth Shalom 2012 - present
Santa Fe, NM
Social Justice Director

- Coordinating and implementing social justice programming in TBS and the greater Santa Fe community, community education and outreach, legislative advocacy, participation in the Mayor's Homelessness Task Force.
- Envision Santa Fe Coordinator, assisting families transition out of homelessness (a project of the Interfaith Leadership Alliance).

Ithaca Neighborhood Housing Services 2011
Ithaca, NY
Resident Services Coordinator

- Initiating community and non-profit partnerships with human services agencies for supporting a referral service for Ithaca Neighborhood Housing residents. Conducting interviews, focus groups, and larger group meetings with residents regarding housing and community concerns. Working with INHS staff to implement referral program, in addition to starting a housing services coalition group of providers in Tompkins County.

Legal Assistance of Western New York, Inc. 2008 - 2010
Geneva, NY
Project Coordinator, Paralegal

- Grant-making and managing over 30 grants to support the provision of free legal services to low-income people in five counties in upstate NY, including projects to enforce child support orders, prevent homelessness and foreclosures, and draft plain language legal resources for low literacy populations.
- Coordinating AmeriCorps Paralegal Access to Justice Program, assisting in training new members on intake and other offices procedures.
- Direct legal advocacy to clients, including representation at informal hearings with local housing agencies (Section 8, USDA, HUD) and Departments of Social Services, and negotiating settlements with landlords and utility companies.
- Ongoing case management to clients, serving over 650 individuals and families in 2008-09, monitoring legal assistance to ensure safe and stable housing.
- Organization-wide priority setting and strategic planning for LawNY regional offices, participation in Seneca County Housing Coalition and the Cayuga County Homelessness Forum, organizing and executing a needs assessment survey across five counties, surveying low-income people and human services providers.



**2012 SANTA FE COUNTY
CONFLICT OF INTEREST
AND
FINANCIAL DISCLOSURE STATEMENT**

Baran-Rees

Rebecca

E

Last Name

First Name

Middle Initial

Work Address

Work Phone Number

Home Address

Home Phone Number

Job Title

Department/Division/Office

Filing Status:

- Candidate for Office
 Incumbent Elected Official
 County Employee
 Appointed Official
 Volunteer

Dylan Weller

none

Name of Spouse

Spouse's Employer

1. Real Estate

List all real property that you own in Santa Fe County and provide the address (es) or, if there is no address or if the address provides insufficient information to describe a large piece of property, a general description of the location of the property. List all real property in Santa Fe County in which you have any interest whatsoever, including outright ownership, an option to purchase, leasehold, or other interest.

2. Interest in a Business

List any interest that you have in a business organization, either as owner, part owner, partner (general or limited), or shareholder, in which you own more than two percent of the outstanding stock or more than two percent ownership interest, or in which you serve as general or managing partner, if that business does business with the County in an amount in excess of \$7,500.00 annually.

None

3. Gifts

Identify each person from which you received either directly or indirectly, any gift or gifts having an aggregate value of more than \$250.00 within the taxable year proceeding the time of filing. This does not include any gift from a parent, grandparent, child, grandchild, brother, sister, parent-in-law, grandparent-in-law, brother-in-law, sister-in-law, uncle, aunt, niece, nephew, spouse, boyfriend, girlfriend, domestic partner, fiancé, or fiancée.

None

4. Financial Interests

List any financial interest that is: (i) an ownership interest or other interest in any contract or prospective contract with the County; (ii) an interest in the sale of real or personal property to or from the County; (iii) a financial relationship with a person or business whose interests may be affected by the County; (iv) any employment or prospective employment for which negotiations have already begun where the prospective employer has an interest in the sale of real or personal property to or from the County; or (v) any other interest that may be affected by the County.

None

5. Memberships on Boards of For-Profit or Non-Profit Businesses

List any boards of, for-profit or non-profit organizations that you or your spouse serve on.

None

6. Professional Licenses in New Mexico

If you or your spouse hold any professional licenses in New Mexico to engage in a profession, such as medicine, law, cosmetology, construction, etc., please list below. Driver's licenses do not apply.

Type of License

Licensee

none

7. Additional Information

Include below any pertinent financial interests or information that the preceding categories have not revealed.

none

Paul Barr
Signature

2/26/13
Date

State of New Mexico)

) SS.

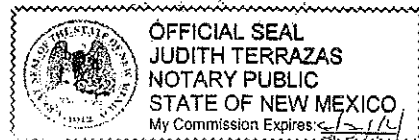
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 20th day of February, 2013

by Rebecca Baran Rees

[Signature]
Notary Public

My Commission Expires: 05/02/14



QUESTIONS FOR APPLICANTS SEEKING APPOINTMENT TO A BOARD, COMMITTEE OR TASK FORCE

Applicant Name Rebecca Baran-Rees

Committee Santa Fe County Housing Authority Board

1. Do you have any contracts, leases or other work with County government? If you are employed, does your employer have any contracts, leases or other work with County government? If yes, please explain.

No.

2. Have you appeared in front of the Board of County Commissioners, County Development Review Committee, or any other committee, board or task force of the County? If so, state the subject matter at issue, the approximate dates, the action (if any) that was taken, the capacity in which you served, and any other relevant information.

No.

3. Do you lobby County government? If yes, please explain.

No.

4. Are you related to any County employees or elected officials? If yes, who are you related to and how are you related?

No.

5. Will you consent to a background investigation of your fitness to serve?

Yes.

6. Do you have any applications pending before the County or do you have plans to submit any applications to the County? If so please identify in detail the applications or potential applications.

No.

Inquiry Authorization Release

In connection with my application to sit on a Santa Fe County Board or Committee, I understand and agree that background inquiries may be requested by Santa Fe County. Furthermore, I understand and agree that Santa Fe County may request information from various Federal, State, and other agencies, including private and public sources which maintain records concerning my past activities to include information about any criminal activity.

The following information is my complete and legal name and all information is true and correct to the best of my knowledge.

Last Name: Baran-Rees

First Name: Rebecca

Middle Name: Elizabeth

Aliases: none

Date of Birth: [REDACTED]

Place of Birth: [REDACTED]

Social Security Number: _____ Leave This Blank, Human Resources or I will Call You and Request the number when paperwork is completed

Residence Address: [REDACTED]
[REDACTED]

Drivers License Number and State: [REDACTED]

Rebecca Baran-Rees
Applicants Signature

James R. Pacheco

From: [REDACTED]
Sent: Sunday, February 10, 2013 10:10 PM
To: James R. Pacheco
Subject: Housing Authority Board Vacancy
Attachments: LOEWY, Joseph Resume 2013.doc

Mr. Pacheco:

My name is Joe Loewy. I recently moved to Santa Fe from Connecticut where I had been the Executive Director of the Housing Authority of the Town of Simsbury. I am attaching my resume for consideration for the Community Member position on the Housing Authority Board.

During my 10+ years in public housing I was not only an Executive Director, but had the privilege of serving my community as a member of the Aging and Disabilities Commission. Further, I served on the Executive Board of the Connecticut State division of NAHRO (CONN-NAHRO) and was the secretary of the organization for the past 4 years. I was Chairman of the CONN-NAHRO Small PHA Committee representing approximately 50 Housing Authorities ranging in size from 24 to 250 housing units.

If you feel that my housing, finance and operations background is worthy of further consideration I would be most interested in discussing the vacant position with you and Board Chairman Stefanics. If it is at all possible I would like to request that we have an opportunity to meet at your convenience to share public housing experiences and the current issues facing the Authority and the Board.

Please feel free to use the contact information attached.

Sincerely yours,

Joe Loewy

Joseph L. Loewy

PROFILE

Highly successful experience in elderly and disabled independent and assisted living housing administration, retail inventory shortage control and accounting, and operational auditing in a multi-location environment. Results and detail-oriented with ability to motivate others in collaborative manner. Enjoys training/developing employees.

EXPERIENCE

HOUSING AUTHORITY OF THE TOWN OF SIMSBURY (CONNECTICUT) 2002 - 2012
Executive Director

- Administration of Elderly/Disabled Independent Housing - 70 units and Assisted Living Facility - 40 units.
- Responsible for all administrative, accounting, operational, financial, human resources and strategic planning functions.
- Liaison to Town Board of Selectmen and State Agencies (DECD and CHFA)
- Executive Board Member, Connecticut NAHRO
- Member of Town Aging/Disabilities Commission

HARRY W. WERNER, VMD 2000 - 2002
Practice Manager

Large animal veterinary practice. Responsible for all office activities and business expansion.

MACY'S DEPARTMENT STORES, Boston, MA 1983 - 1992 1997 - 1999
42 stores - \$1.5B+ volume

Inventory Shortage Control Manager, 1997 - 1999

Distribution Centers and Stores (Filene's/G. Fox)

- Directed company Inventory Shortage Control audit function responsible for limiting exposure to loss in 2 distribution centers and 18 stores.
- Created and managed daily field audits in distribution centers to test receiving accuracy, correctness of merchandise being returned to vendors and physical security of merchandise resulting in significant shortage reduction and improvement of location accuracy.
- Conducted and administered store audit reviews of selling floor and stockroom controls, particularly in target locations. Shortage equal/better than goal achieved in 17 of 18 locations.
- Managed company semi-annual physical inventories and subsequent reconciliation of books to physical with Merchant Division resulting in improved accuracy and shortage reductions.

Director, Inventory Shortage Control (G. Fox), 1983 - 1992

- Directed company Shortage Control programs, field audit, physical inventories, and reconciliations resulting in top quartile performance within May Department Stores.
- Managed Internal Audit, Policy and Procedures, and Advertising Compliance functions.

MELVILLE CORPORATION (CVS Corporation) 1992 - 1997
BOB'S STORES, INC., Meriden, CT, 1995 - 1997
36 Stores - \$425MM volume

Director, Inventory Control

- Co-managed company Shortage Control programs with Director of Loss Prevention.
- Hired to provide inventory control experience during period of planned expansion.
- Introduced Company Asset Protection Committee and established Target Shortage Location programs resulting in 30% shortage reduction; maintained 1% shortage during expansion years.
- Implemented outside inventory service (RGIS) physical inventory process resulting in budgetary savings and greater accuracy due to recording style/size/color information.
- Implemented and managed program (Size Management) to monitor footwear stock availability in all locations at style and size level of detail as well as operational efficiency of having correct style/size on selling floor for good customer service resulting in sales increases.
- Participated in growth and subsequent reduction of stores from 18 to 42 and then, 36 stores.

MARSHALLS, INC., Andover, MA, 1992 - 1995
485 Stores - \$2.8B volume

Inventory Controller

- Coordinated company's Inventory Shortage Control and Loss Prevention Department activities and actively participated in company Asset Protection Committee activities including field reviews of stores in multiple locations across the U.S.
- Coordinated cycle inventory process of conducting multi-store inventories monthly with minimal impact on sales. Personally participated in over 50 store inventories.
- Assisted Internal Audit Department in conducting operational analyses of distribution centers resulting in procedural improvements and expense reduction by standardizing "best practices".
- Managed company damage disposition program coordinating monthly return of unsalable merchandise to "jobbers" returning over \$1MM per year.

SOUTHWEST COLLECTION, SIMSBURY, CONNECTICUT 1992 - 2008
Owner
RETAIL NATIVE AMERICAN/SOUTHWEST U.S. JEWELRY, GIFTS AND HOME ACCESSORIES

JOSKE'S OF HOUSTON, Houston, TX 1978 - 1983
(Allied Department Stores)
10 Stores - \$150MM volume
Director, Accounting, 1982 - 1983
Inventory Shortage Controller, 1978 - 1982

ABRAHAM AND STRAUS, Brooklyn, NY 1974 - 1978
(Federated Department Stores)
COD Audit Manager
Branch and Headquarters Store Shortage Controller

PRUDENTIAL SECURITIES., New York, NY 1970 - 1974
Internal Auditor
Branch Auditor

KPMG, New York, NY 1969 - 1970
Staff Accountant - Specializing in brokerage firm auditing.

EDUCATION

C. W. Post College of Long Island University, Greenvale, NY
BS Accounting, 1969

SKILLS /
HOBBIES

Excel, Lotus 1-2-3, WordPerfect, MS Word, QuickBooks
Owner, Snowblanket Farm; Appaloosa/Palomino Horses
Avid college sports fan, particularly Women's and Men's Basketball and Football



**2012 SANTA FE COUNTY
CONFLICT OF INTEREST
AND
FINANCIAL DISCLOSURE STATEMENT**

LOEWY JOSEPH L.
Last Name First Name Middle Initial

N/A N/A
Work Address Work Phone Number

[REDACTED]
Home Address Home Phone Number

COMMISSIONER SF COUNTY HOUSING AUTHORITY
Job Title Department/Division/Office

Filing Status:

- Candidate for Office Incumbent Elected Official County Employee Appointed Official Volunteer

CAROL S. LOEWY N/A
Name of Spouse Spouse's Employer

1. Real Estate

List all real property that you own in Santa Fe County and provide the address (es) or, if there is no address or if the address provides insufficient information to describe a large piece of property, a general description of the location of the property. List all real property in Santa Fe County in which you have any interest whatsoever, including outright ownership, an option to purchase, leasehold, or other interest.

RESIDENCE: [REDACTED]
RENTAL CONDO (SPOUSE 50%) 601 W. SAN MATEO ROAD SANTA FE, NM 87505
UNIT #88

2. Interest in a Business

List any interest that you have in a business organization, either as owner, part owner, partner (general or limited), or shareholder, in which you own more than two percent of the outstanding stock or more than two percent ownership interest, or in which you serve as general or managing partner, if that business does business with the County in an amount in excess of \$7,500.00 annually.

SANTA FE 88, LLC (SPOUSE 50% - SEE ABOVE)

3. Gifts

Identify each person from which you received either directly or indirectly, any gift or gifts having an aggregate value of more than \$250.00 within the taxable year proceeding the time of filing. This does not include any gift from a parent, grandparent, child, grandchild, brother, sister, parent-in-law, grandparent-in-law, brother-in-law, sister-in-law, uncle, aunt, niece, nephew, spouse, boyfriend, girlfriend, domestic partner, fiancé, or fiancée.

NONE

4. Financial Interests

List any financial interest that is: (i) an ownership interest or other interest in any contract or prospective contract with the County; (ii) an interest in the sale of real or personal property to or from the County; (iii) a financial relationship with a person or business whose interests may be affected by the County; (iv) any employment or prospective employment for which negotiations have already begun where the prospective employer has an interest in the sale of real or personal property to or from the County; or (v) any other interest that may be affected by the County.

NONE

5. Memberships on Boards of For-Profit or Non-Profit Businesses

List any boards of, for-profit or non-profit organizations that you or your spouse serve on.

NONE IN NEW MEXICO (RESIDENCE STARTED 8/1/12)

EXECUTIVE BOARD (SECRETARY), COMM-NAIRO (RESIGNED 7/31/12)

MEMBER TOWN OF SIMSBURY AGING + DISABILITIES COMMISSION (RESIGNED 7/31/12)

6. Professional Licenses in New Mexico

If you or your spouse hold any professional licenses in New Mexico to engage in a profession, such as medicine, law, cosmetology, construction, etc., please list below. Driver's licenses do not apply.

Type of License

Licensee

NONE

7. Additional Information

Include below any pertinent financial interests or information that the preceding categories have not revealed.

RETIRED 7/31/12 EXECUTIVE DIRECTOR, HOUSING

AUTHORITY OF THE TOWN OF SIMSBURY (CONNECTICUT)

BLOCK CAPTAIN, ELORADO NEIGHBORHOOD WATCH, 1/13.

[Signature]
Signature

2/19/13
Date

State of New Mexico)

) SS.

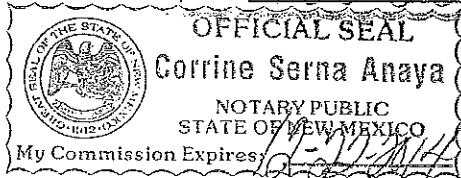
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 19th day of February, 2013

by *[Signature]*

Notary Public

My Commission Expires: 12-22-2014



**QUESTIONS FOR APPLICANTS SEEKING APPOINTMENT TO A BOARD,
COMMITTEE OR TASK FORCE**

Applicant Name Joseph L. Loewy

Committee Santa Fe County Housing Authority

1. Do you have any contracts, leases or other work with County government? If you are employed, does your employer have any contracts, leases or other work with County government? If yes, please explain.

None

2. Have you appeared in front of the Board of County Commissioners, County Development Review Committee, or any other committee, board or task force of the County? If so, state the subject matter at issue, the approximate dates, the action (if any) that was taken, the capacity in which you served, and any other relevant information.

No

3. Do you lobby County government? If yes, please explain.

No

4. Are you related to any County employees or elected officials? If yes, who are you related to and how are you related?

No

5. Will you consent to a background investigation of your fitness to serve?

Yes

6. Do you have any applications pending before the County or do you have plans to submit any applications to the County? If so please identify in detail the applications or potential applications.

None

Inquiry Authorization Release

In connection with my application to sit on a Santa Fe County Board or Committee, I understand and agree that background inquiries may be requested by Santa Fe County. Furthermore, I understand and agree that Santa Fe County may request information from various Federal, State, and other agencies, including private and public sources which maintain records concerning my past activities to include information about any criminal activity.

The following information is my complete and legal name and all information is true and correct to the best of my knowledge.

Last Name: Loewy

First Name: Joseph

Middle Name: Louis

Aliases: None

Date of Birth: [REDACTED]


Place of Birth: [REDACTED]

Social Security Number: _____ Leave This Blank,
Human Resources or I will Call You and Request the number when paperwork is completed

Residence Address: [REDACTED]

[REDACTED]

Drivers License Number and State: [REDACTED]


Applicants Signature _____ 2/19/13

February 21, 2013

Santa Fe County Housing Authority
52 Camino de Jacobo
Santa Fe, New Mexico
87507

Attn: Executive Director, Ron Pacheco

Re: Letter of Interest
Housing Authority Board

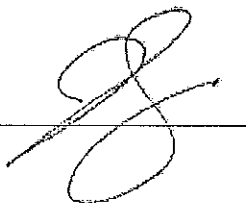
Dear Ron,

Please allow this letter to express my interest in servicing on the Santa Fe County's Housing Authority board. My wife and I have resided in Santa Fe County for the past 14 years and are dedicated to our communities progressive future.

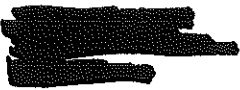
Over the past several years I have been both personally and professionally active in the development and design of high-quality sustainable affordable housing in our community and would be honored to bring my knowledge and passion to the Housing Authority Board.

With my regards,

Jonah Stanford

A handwritten signature in black ink, appearing to be 'JS', written over a horizontal line.

JONAH STANFORD



Certifications & Licenses

Certified Passive House Consultant - PHIUS
Licensed Commercial / Residential Contractor
Architectural Registration Examinations in process

Tools: Revit, Sketchup, PHPP, Windows & Mac platforms.

Professional Profile

- Record of developing collaborative architectural and planning solutions that are both affordable and sustainable.
- Project leadership ability based on twelve years of diverse integrated design and team management experience.
- Holds a passionate belief in the positive impacts of sustainable and affordable development for the benefit of the entire community.

Experience

2002 - present	NEEDBASED Inc. - Principal Architecture	Manages all phases of Architectural services from first-contact to construction administration. NEEDBASED also provides consulting services on energy conservation, historic preservation, and affordable house development. Clients include, Santa Fe Public Schools, Los Alamos National Laboratories, and The Housing Trust.
2007 - 2009	HOMEWISE Inc. - Project Manager Affordable Housing	Managed land acquisition, neighborhood planning, architectural development and home construction for affordable housing non-profit.
2001 - 2007	CROCKER & ASSO. - Project Manager Historic Preservation	Responsible for new client development and providing consulting services for the historic restoration and preservation of federal and state registered projects.

Education

1993 - 1995	Academie voor Beeldende Kunst & Vormgeving - Netherlands / Post-baccalaureate Degree Fine Art
1991 - 1993	The School of the Art Institute of Chicago

Professional Contributions

Passive House New Mexico / Founder	2012 - present
NM Mortgage Finance Authority / Architectural Review Committee	2011 - 2012
SF Area Home Builders Association / Green Building Council	2011 - 2012
Passive House Institute US / Founding Board Member	2008 - 2009
Passive House Institute US / Board President	2009 - 2011
NM Construction Industries Division Committee / Earthen Building Code	2005 - 2006

Professional Associations

- Passive House Alliance US
- American Passive House Network
- US Green Building Council
- Santa Fe Green Building Council

Awards

2012	ECOHOME Magazine Grand Design Award – VolksHouse Sustainable Santa Fe Award – Balance Project USGBC New Mexico Best Indoor Air Quality – Balance Project USGBC New Mexico Best Energy Efficiency – Volkshouse
2011	Haciendas Innovative Architectural Award – Balance Project Haciendas Grand Green Award – Balance Project Haciendas Site & Resource Efficiency Award – Balance Project Haciendas Best Design Award – Balance Project
2010	City of Santa Fe Muchas Gracias Award – Alto Street Design City of Santa Fe Historic Preservation Award – Amado Street
2009	Greenworks Competition Design/Winner – Alto Street
2008	National Council on Historic Preservation – V-Site (Crocker & Asso.) NM State Historic Preservation Office – Hubble (Crocker & Asso.)
2007	NM State Historic Preservation Office – V-Site (Crocker & Asso.)

Publications

2012	Folio: La casa del pueblo Inhabitat: Affordable Net Zero Energy Su Casa Magazine: Striking a Balance inthrall: Contemporary Passive House Inhabitat: Balance Project / Santa Fe Modern Architecture4us: Green Architecture of VolksHouse MOCO Design: VolksHouse Business Weekly: Eco-friendly Homes Energy Design: Finding a Balance Jetson Green: VolksHouse is a Passive House
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JONAH STANFORD

Certifications & Licenses

Certified Passive House Consultant - PHIUS
Licensed Commercial / Residential Contractor
Architectural Registration Examinations in process

Tools: Revit, Sketchup, PHPP, Windows & Mac platforms.

Professional Profile

- Record of developing collaborative architectural and planning solutions that are both affordable and sustainable.
- Project leadership ability based on twelve years of diverse integrated design and team management experience.
- Holds a passionate belief in the positive impacts of sustainable and affordable development for the benefit of the entire community.

Experience

2002 - present	NEEDBASED Inc. - Principal Architecture	Manages all phases of Architectural services from first-contact to construction administration. NEEDBASED also provides consulting services on energy conservation, historic preservation, and affordable house development. Clients include, Santa Fe Public Schools, Los Alamos National Laboratories, and The Housing Trust.
2007 - 2009	HOMEWISE Inc. - Project Manager Affordable Housing	Managed land acquisition, neighborhood planning, architectural development and home construction for affordable housing non-profit.
2001 - 2007	CROCKER & ASSO. - Project Manager Historic Preservation	Responsible for new client development and providing consulting services for the historic restoration and preservation of federal and state registered projects.

Education

1993 - 1995	Academie voor Beeldende Kunst & Vormgeving - Netherlands / Post-baccalaureate Degree Fine Art
1991 - 1993	The School of the Art Institute of Chicago

Professional Contributions

Passive House New Mexico / Founder	2012 - present
NM Mortgage Finance Authority / Architectural Review Committee	2011 - 2012
SF Area Home Builders Association / Green Building Council	2011 - 2012
Passive House Institute US / Founding Board Member	2008 - 2009
Passive House Institute US / Board President	2009 - 2011
NM Construction Industries Division Committee / Earthen Building Code	2005 - 2006

Professional Associations

Passive House Alliance US
American Passive House Network
US Green Building Council
Santa Fe Green Building Council

Awards

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**QUESTIONS FOR APPLICANTS SEEKING APPOINTMENT TO A BOARD,
COMMITTEE OR TASK FORCE**

Applicant Name _____Jonah Stanford_____

Committee _____Housing Board_____

1. Do you have any contracts, leases or other work with County government? If you are employed, does your employer have any contracts, leases or other work with County government? If yes, please explain.

_____No, in 2009 I completed a small consulting contract for the county regarding affordable housing development opportunities.

2. Have you appeared in front of the Board of County Commissioners, County Development Review Committee, or any other committee, board or task force of the County? If so, state the subject matter at issue, the approximate dates, the action (if any) that was taken, the capacity in which you served, and any other relevant information.

_____In the summer of 2009, I appeared in front of the board to answer questions regarding possible opportunities available to the county for affordable housing development. No, actions were taken.

3. Do you lobby County government? If yes, please explain.

_____No_____

4. Are you related to any County employees or elected officials? If yes, who are you related to and how are you related?

_____No_____

5. Will you consent to a background investigation of your fitness to serve?

_____Yes_____

6. Do you have any applications pending before the County or do you have plans to submit any applications to the County? If so please identify in detail the applications or potential applications.

_____No_____

Inquiry Authorization Release

In connection with my application to sit on a Santa Fe County Board or Committee, I understand and agree that background inquiries may be requested by Santa Fe County. Furthermore, I understand and agree that Santa Fe County may request information from various Federal, State, and other agencies, including private and public sources which maintain records concerning my past activities to include information about any criminal activity.

The following information is my complete and legal name and all information is true and correct to the best of my knowledge.

Last Name: Stanford

First Name: Jonah

Middle Name: Hillary

Aliases: none

Date of Birth: [REDACTED]

Place of Birth: [REDACTED]

Social Security Number: _____ Leave This Blank,
Human Resources or I will Call You and Request the number when paperwork is completed

Residence Address: [REDACTED]

Drivers License Number and State: [REDACTED]

Applicants Signature

