

Santa Fe County Housing Authority Board
April 29, 2014
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 2014-05HB, a Resolution Writing Off Uncollectable Accounts for the Santa Fe County Housing Authority's Public Housing Program (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 (if needed) (Discussion)**
- Adjournment**

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

March 25, 2014

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 10:35 a.m. by County Commission Chair Danny Mayfield.

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

Members Present:

Danny Mayfield, Commissioner
Robert Anaya, Commissioner
Miguel Chavez, Commissioner
Kathy Holian, Commissioner
Joseph Loewy, Community Member
Frances Ong, Resident Member

Member(s) Excused:

Liz Stefanics, Commissioner

Staff Present:

Katherine Miller, County Manager
Ron Pacheco, Housing Authority Director
Steve Brugger, Affordable Housing Administrator
Victor Gonzales, Housing Authority Staff
Teresa Garcia, Finance Director
Tim Vigil, Assistant County Attorney
Lisa Katonak, Manager's Office
Deanna Lopez, Housing Division
Chris Barela, Constituent Liaison
Marcus MacDonald, Housing Accountant
Roberta Martinez, Housing Staff

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Mr. Loewy moved to approve the agenda. Commissioner Holian seconded and the motion passed by unanimous [5-0] voice vote. [Commissioner Anaya was not present for this action.]

V. Approval of Minutes: February 25, 2014

Upon motion by Commissioner Holian and second by Commissioner Chavez, the minutes were unanimously [5-0] approved. [Commissioner Anaya was not present for this action.]

VI. Approval of Resolution 2014-03HB, A Resolution Approving HUD Form 50071, Certification of Payments to Influence Federal Transactions

Mr. Pacheco said this is an annual resolution that confirms that certification of payments for grant funding was achieved without any undue influence. This type of confirmation is required on each federal grant.

Commissioner Holian moved approval of resolution 2014-03HB. Mr. Loewy seconded the motion carried unanimously 5-0. [Commissioner Anaya was not present for this action.]

VII. Approval of Resolution 2014-04HB, A Resolution Approving HUD Form 50077, CR, Civil Rights Certification

Mr. Pacheco said this is an annual resolution that confirms the Housing Authority will carry out programs in conformity with the 1964 Civil Rights Act, 1973 Fair Housing Act, and the 1990 Americans with Disabilities Act.

Commissioner Holian moved approval of resolution 2014-03HB. Mr. Loewy seconded the motion carried unanimously [6-0].

VIII. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Jacob D. Martinez: Regarding the sewer line, Mr. Gonzales said a survey of 4th Street is underway and necessary for the easement.

On-call Roofing: Five roofing contractors were selected and contracts are on the BCC's agenda.

Santa Cruz: The County's procurement division is reviewing the scope of work for bathroom renovations.

Asbestos Abatement: Abatement of a Santa Cruz unit was completed last week. Units at Santa Cruz and Valle Vista have asbestos and are remediated when there is unit damage/disturbance. He said asbestos testing occurred in the past.

Speaking from his experience, Commissioner Anaya said the County has an extensive and exhaustive policies and practices to identify and abate asbestos over the years. Housing specialists disclose to all tenants the location of the encapsulated asbestos.

B. Vacancy Update

Mr. Pacheco reported an increase in the occupancy rate to 97 percent. He credited his staff for turning the units around promptly.

C. Director's Report

Mr. Pacheco reported on the following:

- REAC (real estate assessment center) inspection is scheduled for late April – staff will be addressing erosion and landscaping at the sites
- The Section 8 program purge has been completed and the list was cut in half
- Clean-up days at Santa Cruz, March 29th and Valle Vista, April 5th

Commissioner Chavez suggested Mr. Pacheco contact SWMA to achieve a better tipping fee.

Mr. Pacheco said HUD conducted an on-site assessment of the financial conditions, governance and Section 9 compliance components. This assessment resulted in a few issues that HUD required clarification on. Those items include vouchers, the Authority's relationship with the Boys and Girls Club, the composition of the Board membership, and office file management. Overall, HUD was pleased with the Authority's work.

Mr. Loewy said he was present for the exit interview and the deficiencies noted by HUD were technical and easily correctible.

Commissioner Anaya recommended the Board review HUD's letter with the Manager's assistance before Mr. Pacheco communicates with HUD. He said the Authority is not obligated to go beyond the federal requirements. The recommendations need to be viewed with respect and if they fit within the framework of the County's policies and procedures then implementation is appropriate.

Ms. Miller said she reviewed HUD's report and found the findings odd. She noted that the Authority has had a relationship and separate funding with the Boys and Girls Club for 16 years.

IX. Matters from the Public

None were presented.

X. Matters from the Board

Commissioner Holian requested an update on the Galisteo project site neighborhood meeting. Mr. Brugger said staff met with the neighborhood association on Saturday, March 15th where there was good attendance. Staff advised the residents that a solicitation for bids for residential development has been issued. The residents were not exactly supportive.

Mr. Loewy said he attended the meeting and the residents' questions had to do with sewer, water, roads, and environmental impact. Questions also arose as to whether the County considered uses other than residential and the residents appeared satisfied with the answers.

Mr. Pacheco remarked on a traffic impact study conducted by the State that did not show a notable increase in traffic with the proposed development. Mr. Brugger said the traffic study appeared to relate to the Zia Rail Runner station.

Commissioner Chavez said he was pleased the County was following the early notification process.

Commissioner Anaya requested an update including a monthly sequence and protocol regarding the Section 8 under- and over-leasing situation at the next Housing Authority meeting.

XI. Executive Session

None were presented.

XII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chair Mayfield adjourned the meeting at approximately 11:25 a.m.

Approved by:

Daniel W. Mayfield, Chair
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

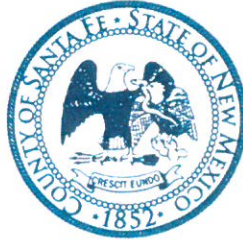
Respectfully submitted by:

Karen Farrell, Wordswork

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

Date: April 22, 2014

To: Santa Fe County Housing Board

From: James Ron Pacheco, Executive Director *jr*

Re: Write-Off of Public Housing Uncollectable Accounts

The Santa Fe County Housing Authority in compliance with Resolution No. 2011-07, has adopted a yearly procedure for the write-off of uncollectable debt. In accordance with this resolution the housing authority is writing-off accounts that have been delinquent for longer than a year, at the end of calendar year 2013.

Attachment A shows the schedule of write-offs for the public housing tenant accounts. The aggregate amount of uncollectable accounts being written-off is \$13,822.36.

SANTA FE COUNTY

Housing Authority Board Resolution No. 2014-05HB

**A RESOLUTION WRITING OFF UNCOLLECTABLE ACCOUNTS FOR
THE SANTA FE COUNTY HOUSING AUTHORITY'S PUBLIC
HOUSING PROGRAM**

WHEREAS, the Santa Fe County Board of Housing Commissioners implemented policies and procedures to write-off uncollectable tenant accounts as reflected in Housing Authority Board ("HAB") Resolution No. 2011-07; and

WHEREAS, pursuant to the procedures set forth in HAB Resolution No. 2011-07, the Santa Fe County Housing Authority (the "Housing Authority") has reviewed the account balances of tenants that are no longer residing in public housing of the Housing Authority ("former tenants"); and

WHEREAS, HAB Resolution No. 2011-7 provides that the Housing Authority is required to review the accounts of former tenants that have vacated at the beginning of each calendar year for the previous calendar year; and

WHEREAS, attachment "A" is a listing of the former tenants and their accounts that are deemed to be uncollectable and are requested to be written-off pursuant to HAB Resolution No. 2011-07 for calendar year 2013; and

WHEREAS, the Housing Authority has made every reasonable effort to collect any balance owed by the former tenants listed in Attachment "A"; and

NOW, THEREFORE, BE IT RESOLVED that the Santa Fe County Board of Housing Commissioners hereby approves and adopts the write-off of uncollectable tenant accounts for the Housing Authority as set forth in Attachment "A" of this Resolution.

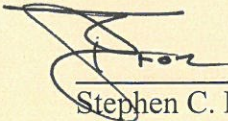
PASSED, APPROVED, and ADOPTED this 29nd day of April 2014.

Daniel Mayfield, Chairperson

ATTEST:

Geraldine Salazar, Santa Fe County Clerk

APPROVED AS TO FORM:

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

Stephen C. Ross, Santa Fe County Attorney

Attachment A
Santa Fe County Authority Resolution No. 2014-05HB
Schedule of Write-Off of Uncollectible Accounts
Public Housing Write-Off 2014

Account	Name	Date	Amount
1455	Lugarda Garcia	6/29/2012	216.00
1585	Crystal Sandoval	9/30/2012	178.11
4443	Rudolph Martinez	9/30/2012	289.00
5542	Miranda Sanchez	6/29/2012	25.99
5558	Regina Hall	11/30/2012	29.92
5559	Cat Conn	3/31/2012	846.00
5839	Ana Alvarado	9/30/2012	428.35
6038	Luz Hernandez	5/31/2012	54.53
6206	Maria Manzanares	4/30/2011	12.00
6382	Eddie Webb	9/22/2009	12.00
6390	Lupe Grajeda	8/31/2012	778.01
6407	Wendy Mendoza	10/12/2012	1,097.10
6454	Genevieve Gomez	8/31/2012	2,463.90
6469	Angela Lopez	3/31/2012	826.60
6470	Antoinette Espinoza	11/13/2012	142.88
6547	Savannah Valdez	5/31/2012	143.13
6585	Ariel Montoya	5/31/2012	85.43
6616	Iris Equino	4/30/2012	460.88
6970	Donald Chavez	5/31/2012	428.60
6981	Regina Cole	4/30/2012	981.60
6993	Stephanie Montoya	3/31/2012	410.00
6999	Lola Esquibel	4/30/2012	106.02
7266	Daniel lozaya	7/31/2012	558.00
7285	Charity Valdez	9/30/2012	45.20
7306	Francisquita Martinez	10/31/2012	478.00
7319	Camille Martinez	10/12/2012	609.80
7321	Joseph Ludi	3/22/2013	34.94
7326	Elsa Cruz	9/30/2012	419.12
7737	Kathleen Arroyos	5/28/2009	664.52
7740	Jose Diaz	5/28/2009	592.23
7794	Ana Diaz	4/30/2011	203.50
7800	Lia Miera	7/31/2011	201.00

Total of uncollectible accounts

\$13,822.36

Memorandum

To: Santa Fe County Housing Authority Board
From: Victor Gonzales, Project Manager
Via: James R. Pacheco, Executive Director
Date: 4/15/14
Re: CFP Report

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

We have received the purchase order for this project and the Phase I Environmental Assessment will be conducted by the end of the month.

Staff spoke with Mr. Brecher on April 15, 2014 to discuss the easement. Mr. Brecher stated he is still willing to approve the easement. However, in proposing a 45' right-of-way instead of a 15' utility easement, Mr. Brecher stated he wants to be compensated for giving up the right-of-way.

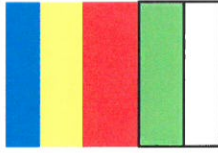
Cabinet Replacement at Valle Vista Site

Cabinets will be delivered at the end of this month. Once delivered, a Notice to Proceed will be issued to the contractor and the contractor will schedule the cabinets for installation.

**SANTA FE COUNTY HOUSING AUTHORITY
VACANCY REPORT
April 2014 – September 2014**

	April	May	June	July	August	September
Total Units Available for Lease	199					
Units Off-line Due to Modernization	1					
Vacant Units (ready for occupancy)	0					
Total Vacant Units (preparing for occupancy)	4					
Vacant Units per Site						
<u>Valle Vista</u>	1					
<u>Santa Cruz</u>	4					
<u>Camino de Jacobo</u>	0					
Total Units Under Lease	194					
	3%					

**Santa Fe County Housing Authority
Vacancy and Unit Turnaround
Valle Vista
April 22, 2014**



Units / Modernization

Units / Make Ready

Units Ready for Lease Up

Scheduled Lease-up

Units Leased FY 2013-2014

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Make Ready Date	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tenant	Tenant Comment
9BT	1	4/17/13	4/17/13	5/30/13	5/30/13	7/1/13	32	43	75	J. Ortiz	abandoned	C Voulo	
6 SPN	3	4/26/13	4/26/13	7/16/13	7/16/13	7/17/13	1	81	82	F Ortiz	Transfer	Transfer S Vigil	
8A SMW	2	5/20/13	5/20/13	7/26/13	7/26/13	7/29/13	3	67	70	A Atchison	MO	M Gonzales	
10B SMW	2	6/17/13	6/17/13	8/6/13	8/6/13	8/9/13	3	50	53	H Stomper	MO	D Benavidez	
10B VV	2	6/25/13	6/25/13	9/18/13	9/18/13	9/18/13	0	85	85	D Ortiz	Evicted	A Lujan	
7A SPN	2	7/23/13	7/23/13	8/6/13	8/6/13	8/12/13	6	14	20	S Vigil	Transfer	R Hernandez	
9A LL	1	8/3/13	8/3/13	10/2/13	10/2/13	10/11/13	9	60	69	T Mcdonald	F Pino		
4B VV	1	8/28/13	8/28/13	12/18/13	12/18/13	12/24/13	6	112	118	D Guarriello	Move Out	J Barnes	
10A VV	2	8/31/13	8/31/13	10/17/13	10/17/13	10/21/13	4	47	51	K Saiz	renew	Crespo	
18 SPN	4	9/13/13	9/13/13	12/11/13	12/11/13	1/7/14	27	89	116	B Crowder	Evicted	K Lopez	
9B T	1	10/4/13	10/4/13	10/10/13	10/10/13	10/23/13	13	6	19	C Vuolo	Move Out	G Netherson	
7B SPN	2	10/21/13	10/21/13	11/4/13	11/4/13	11/6/13	2	14	16	B Barba	Evicted		
1A T	2	10/25/13	10/25/13	11/18/13	11/18/13	11/18/13	0	24	24	L Romero	Evicted	D Lovato	
11B SPN	1	10/28/13	10/28/13	12/2/13	12/2/13	12/6/13	4	35	39	B Seres	Evicted	T Owens	
5B LL	1	10/21/13	10/21/13	1/7/14	1/7/14	1/11/14	4	78	82	V Leyba	Deceased	Whitford	
9B T	1	12/31/13	12/31/13	1/16/14	1/16/14	1/21/14	5	16	21	G Netherton	Move Out	Lucero	
6B SMW	2	1/17/14	1/17/14	3/7/2014	3/7/2014	3/11/2014	4	49	53	C Ortega	Evicted	A Martinez	
2 T	3	2/28/14	2/28/14							A Valencia	Deceased		

**Santa Fe County Housing Authority
Vacancy and Unit Turnaround**

Santa Cruz

April 22, 2014



Units / Modernization
 Units / Make Ready
 Units Ready for Lease Up
 Scheduled Lease-up
 Units Leased FY 2013-2014

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Make Ready Date	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tenative Tenant	Comments
154 Q	5	3/8/13	3/11/13	8/14/13	8/14/13	8/15/13	1	159	160	A. Marquez	moved out	M Ortega	
110 DR	2	6/25/13	6/25/13	9/9/13	9/9/13	9/13/13	4	76	80	A Gabaldon	abandoned	F Ortiz	transfer
134 Q	3	7/9/13	7/9/13	10/9/13	10/9/13	10/11/13	2	92	94	J Sosa	abandoned	Quiroz	
144 Q	2	7/31/13	8/5/13	9/3/13	9/3/13	9/3/13	0	34	34	M Martinez	Sheriff unit	State Police	
154 Q	5	9/10/2013	9/10/2013	10/9/2013	10/9/2013	10/11/2013	2	29	31	M Ortega	Evicted	Guzman	
106 DR	2	10/2/13	10/2/13	10/30/13	10/30/13	11/8/13	9	28	37	C Martinez	moved out	H Cuevas	
152 Q	3	9/13/2013	9/13/2013							F Ortiz	Transferred		
139 Q	3	10/29/13	10/29/13	12/26/13	12/26/13	12/31/13	5	58	63	A Martinez	Moved out	J Coriz	
132 Q	3	11/4/13	11/4/13	11/19/13	11/19/13	12/5/13	16	15	31	E Varela	moved out	T Marquez	
147Q	2	12/3/13	12/3/13	2/10/14	2/10/14	2/11/14	1	69	70	S Maes	moved out	E Lovato	
128 Q	3	12/3/2013	12/3/2013	1/31/2014	1/31/2014	1/31/2014	0	59	59	M Cuevas	moved out	Grace C	
126 Q	3	12/5/2013	12/5/2013	3/6/2014	3/6/2014	3/7/2014	1	91	92	L Pena	Evicted	R Bermudez	
108 CDR	2	1/31/2014	1/31/2014							P Martinez	moved out	Cruz	
150 Q	3	1/25/2014	1/25/2014	4/10/2014	4/10/2014	4/18/2014	8	75	83	M Garcia	Evicted	Madrid	
101 CDR	2	3/18/2014	3/18/2014							G Benavidez	moved out	Balderamos	
106 CDR	2	4/7/2014	4/7/2014							H Cuevas	moved out		

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Executive Director, Santa Fe County Housing Authority
Date: 4/22/2014
Re: Director's Report

NAHRO SELECTS VALERIE HUERTA AS THE MEMBER OF THE YEAR

At this year's annual conference held earlier this month in Ruidoso, the selection committee recognized Housing Specialist Valerie Huerta as the **NAHRO Member of the Year**. The selection was based on her ability to develop innovative housing, proven success in new programs, visible improvement to the community, professional relationships with citizens and being active in NM NAHRO. A letter documenting these attributes was written in support of her nomination and submitted to the selection committee prior to the conference. As a housing team we are proud of the work Valerie contributes daily and support her selection for this well-deserved recognition. She was publically recognized during the NAHRO banquet and was given a framed certificate of award.

SFCHA WORKING WITH iCAST TO REVIEW PUBLIC HOUSING'S ENERGY NEEDS

The Housing Authority along with Energy Specialist Craig O'Haire met with iCAST, a non-profit energy consulting company from Boulder Colorado, to discuss possible energy efficient upgrades to multi-family housing sites at the Santa Fe County Housing Authority. This organization has an energy efficiency initiative called Resource Smart, through which they strive to assist communities and other nonprofits and governments with energy efficient upgrades to multi-family housing. The meeting with three members of this company was held to discuss potential funding opportunities for possible green upgrades to our housing stock. Three separate Assessment Questionnaires, one for each site, were submitted to iCAST to begin the process of evaluating possible energy efficient upgrades for each housing site. The Housing Authority along with the county's energy specialist will evaluate the information provided by this company and bring any relevant data submitted to the Housing Board for their review and direction.

NEW MAINTENANCE TECH BROUGHT ON-BOARD AT THE HOUSING AUTHORITY

The Santa Fe County Housing Authority has been able to hire a new Maintenance Technician for our hard working maintenance crew. New employee, Carlos Maestas, has been hired and should start working for the county this week. Carlos has a wealth of experience working in the home maintenance repair business and his skills will be welcome on our team. We look forward to introducing him to the Housing Authority Board and to the county family.

**Housing Programs
Actual vs Budget
March 2014**

HCV & VASH Fiscal YTD			
	Actual	Budget	Better/ (Worse)
Revenue			
Repayment agreemt	6,393	12,000	(5,607)
Investment income	582	0	582
Port-in vouchers	107,872	213,000	(105,128)
Port-in admin fees	8,184	15,000	(6,816)
Housing assist. pmt	1,587,463	1,621,125	(33,662)
FSS coordinator gmt	28,750	25,875	2,875
Admin fees	144,213	55,500	88,713
Total revenue	1,883,457	1,942,500	(59,043)
Expenditure			
Salaries & benefits	184,824	199,116	14,292
Travel	0	4,500	4,500
Vehicle expense	924	2,128	1,204
Maintenance	0	0	0
Audit contract	7,500	5,625	(1,875)
Software	2,386	2,250	(136)
Vouchers paid	1,514,030	1,917,585	403,555
Admin fee port-out	16,379	16,909	530
Supplies	1,617	1,275	(342)
Utilities	2,623	7,919	5,295
Seminars,dues,psstge	1,033	3,266	2,233
Total expense	1,731,316	2,160,572	429,256
Net	152,141	(218,072)	370,213
UML	2,516	2,484	(32)

LRPH Fiscal YTD			
	Actual	Budget	Better/ (Worse)
Revenue			
Rent, repayments, etc.	247,661	353,746	(106,085)
Investment income	1,053	0	1,053
FSS coordinator gmt	0	21,595	(21,595)
Operating subsidy	340,122	432,000	(91,878)
Other Income	11,251	0	11,251
Total revenue	600,087	807,341	(218,504)
Expenditure			
Salaries & benefits	485,761	525,324	39,563
Travel	0	0	0
Vehicle expense	9,315	22,107	12,792
Maintenance	34,041	43,275	9,234
Audit contract	15,000	11,250	(3,750)
Software	3,042	5,120	2,078
Other contractl svc	1,224	0	(1,224)
Supplies	2,316	4,163	1,846
Utilities	81,096	96,930	15,834
Utility reimbursmnts	10,691	13,500	2,809
Seminars,dues,psstge	3,096	4,875	1,779
Insurance	27,291	28,926	1,635
Total ops expense	672,874	755,469	82,595
Net before captl & RP	(72,787)	51,872	(135,909)
UML	1,727	1,791	(64)
Capital expense	653	7,500	6,847
Stipends	1,525	0	(1,525)
RP supplies	139	375	236
RP capital expense	0	0	0
Total expense	675,191	763,344	88,153
Net after capital & RP	(75,104)	43,997	(130,352)

CFP Fiscal YTD			
	Grants @ 7/1/13	3/31/2014 YTD	Grants @ 3/31/2014
Revenue			
HUD subsidies	273,927	137,183	411,110
Expenditure			
1406 Operations	33,685	30,068	63,753
1408 Mgmt imprvmts	4,060	2,800	6,860
1410 Administration	26,215	5,732	31,947
1730 Fees & costs	0	0	0
1450 Site imprvmts	50,000	0	50,000
1460 Dwelling strctrs	225,813	31,932	257,745
1465 Dwelling equip.	284	8,375	8,659
1475 Non-dwllg equip	0	0	0
Total expense	340,057	78,906	418,963
Net	(66,130)	58,277	(7,853)

Linkages & Bridge Fiscal YTD			
	Actual	Budget	Better/ (Worse)
Linkages:			
Revenue	22,365	97,500	(75,135)
Expense	7,616	97,317	89,701
Net	14,749	183	14,566
Linkages UML	0	90	(90)
Bridge:			
Grant remng at 7/1/13	60,579	60,579	0
Expense	5,678	41,177	35,499
Grant remng at 3/31/14	54,901	19,403	35,499
UML	2	36	(34)

UTILIZATION OF HOUSING CHOICE VOUCHERS (HCV) FOR HUD FY14

	OCT. 2013	NOV. 2013	DEC. 2013	JAN. 2014	FEB. 2014	MAR. 2014	APR. 2014	MAY 2014	JUNE 2014	JULY 2014	AUG. 2014	SEPT. 2014
HOUSING CHOICE VOUCHER (SECTION 8) LEASED	238	251	233	235	232	227	226					
VASH (VETERANS) LEASED	34	32	33	33	33	34	33					
HOUSING CHOICE VOUCHER (SECTION 8) SEARCHING	6	1	12	0	0	5	6					
VASH (VETERANS) SEARCHING	0	1	1	0	0	1	1					
TOTAL	278	285	279	268	265	267	266	0	0	0	0	0

TOTAL HCV PER ACC 241
TOTAL VASH PER ACC 35
TOTAL VOUCHERS 276

AVERAGE TOTAL OF
VOUCHERS 10/2013 - 4/2014 273

REAC Is Coming

The Real Estate Assessment Center (REAC) is coming on April 29th and 30th. An Inspector with REAC will be conducting random inspections at all three of the Housing sites. The Housing Authority will notify the residents the day they will be in your site; however, we will not know the units the REAC inspectors would choose.

Please make sure your unit and yard are clean, all outlet and switch covers are not broken or cracked, smoke detectors are working (do not remove the battery), outside light jars are in place, remove plastic from windows and reverse privacy locks that the tenants may have place on bedroom doors. No furniture should block the windows or hallway access.

Maintenance

After hours

Emergency

Phone

Numbers:

William Baca

(505) 490-0345

Rodney Martinez

Joseph Gonzales

(505) 412-1613

Resident Council Meetings

Santa Cruz Resident Council is at 153 Camino de Quintana (Santa Cruz Office) on April 7, 2014 at 4:00 PM.

Valle Vista Resident Council is at the Valle Vista Office at 6:00 PM on April 8, 2014.

The Jacobo Resident Council meeting will be at 57 Camino de Jacobo at 1:00 PM on April 21, 2014.

The Annual Easter Egg Hunt

Each Housing Site will be holding its annual Easter Egg Hunt.

Valle Vista will be held on April 19th at 1:00 PM at the Valle Vista Community Center.

Santa Cruz will be held on April 12th at noon at the Santa Cruz Boys & Girls Club.

Jacobo will be held on April 12th at 2:00 PM at the Boys & Girls Club

FSS Training

On April 24, 2014, 5:00 PM at 57 Camino de Jacobo, there will be a training on "Eating Right". Let's start your spring off Healthy!

Remember the FSS Trainings are mandatory for all FSS participants and is part of your Contract of Participation.

This is the training that was postponed in March.

Kitchen Creations

A cooking school for people with diabetes Kitchen Creations is offering a series of 4 cooking classes to learn to plan healthy meals. The classes start on April 25, 2014, at the County Extension Building at 3229 Rodeo Road.

For more information and pre-registration call 471-4711.

La Voz de la Gente

Things that Irk you Manager!

- Cigarette butts put out on the wall of the unit and then thrown on the ground
- NOT picking up after your dog
- NOT registering your dog
- NOT reporting current income (new job, receiving a raises, disability income or child support payment)
- Thrash thrown on out onto the streets
- Over filling the trash cans and after it is picked up, trash that didn't make on the truck and is left in the streets
- Parking in designated spaces only – Do not park on the front yard or on the sewer caps

***** Please put out your cigarettes before you place them in the cigarette bins (ashtrays) that are in the Jacobo site. On Friday March 28th the bucket caught on fire!!!!**

Community Service

Remainder on April 5th the Housing Authority will be holding a Community Clean Up Day in Valle Vista from 8:00 AM until 2:00 PM. If you received a notice on your door, you owe and are required to do community service. This is your opportunity to get some required hours completed.

Section XI (i) under Tenant's Obligations - The Housing Authority will not renew your lease if you are in arrears in your hours.

Holidays in the month of April

- April 1st is April Fool's Day
- April 13th is Palm Sunday
- April 14th Passover begins
- April 18th is Good Friday
- April 20th Easter
- April 22th is Earth Day
- April 23th Administration Professionals Day
- April 28th is Holocaust Remembrance Day

Old Wives' Tales

According to the Reader's Digest

- Chicken Soup will cure the common cold – True – Scientist believes chicken soup may reduce the inflammation in the lungs.
- Brandy will relieve babies' teething pain – False – Alcohol is toxic to babies.
- Spicy foods are bad for people with ulcers – False – There are some peppers that contain the chemical capsaicin may actually heal ulcers by stimulating the blood flow to the wound.
- Feed a cold, starve a fever – False – Fasting will weaken you when you are trying to preserve your strength.