

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

September 29, 2015

I. This meeting of the Santa Fe County Housing Authority was called to order on the above-cited date in the Santa Fe County Manager's Conference Room, at the County Courthouse at approximately 1:00 p.m. by County Commission Chair Robert Anaya.

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

Members Present:

Robert A. Anaya, Commissioner
Kathy Holian, Commissioner
Cathy Hurtado, Resident Member
Joseph Loewy, Community Member
Henry Roybal, Commissioner
Liz Stefanics, Commissioner

Member(s) Excused:

Miguel Chavez, Commissioner

Staff Present:

Katherine Miller, County Manager
Ron Pacheco, Housing Authority Director
Tony Flores, Deputy County Manager
Victor Gonzales, Housing Authority Staff
Lynette Kinnard, Finance Division
Bruce Frederick, Assistant County Attorney
Rudy Garcia, County Manager's Office
Chris Barela, Constituent Liaison
Marcus MacDonald, Housing Accountant
David Griscom, Economic Development

Others Present:

Ravi Malhotra, ICAST
Matt Naughton, ICAST

III. **Introductions**

Those present introduced themselves.

IV. Approval of Agenda

Commissioner Holian moved to approve the agenda as published. Commissioner Stefanics seconded and the motion passed by unanimous [6-0] voice vote.

V. Approval of Minutes: August 25, 2015

Commissioner Stefanics moved approval as submitted. Mr. Loewy seconded and the motion passed by unanimous [6-0] voice vote.

VI. Presentation: ICAST for Replacement of Furnaces at Three Public Housing Sites

Mr. Pacheco said in the past few years the Housing Authority has expended a great deal of its resources maintaining furnaces. The current plan is to set aside money and replace the furnaces in phases similar to the manner in which the cabinetry was replaced. Staff has had ongoing conversations with ICAST (International Center for Appropriate & Sustainable Technology), a non-profit that specializes in sustainable technology through an EPC (energy performance contract) which is an agreement with HUD allowing for the replacement of furnaces and could include solar.

ICAST, founder and president Ravi Malhotra, said they are managing NM MFA's low income housing green rehabilitation program for multi-family properties. ICAST's role is within the business development and execution of the project to help provide financing from other sources. An intergovernment agreement serves as the center point to accomplish the contracted task.

ICAST has two programs: CDFI, Community Development Financial Institutions, certified by the US Treasury Department and resource market to identify and conduct the improvements.

Mr. Malhotra reviewed the advantages of going green that included the reduction in operating costs, increase in property value, reduction in waste, as well as the environmental benefits. He demonstrated, by a graph, that energy consumed per square foot is higher in affordable housing projects than the average. This translates to greater opportunities to improve the energy cost per square foot.

According to HUD's own estimate they are \$27 billion behind on improvement needs in public housing authorities. The EPC is a program that will facilitate the necessary energy related upgrades. He described the HUD guidelines and noted that HUD allows for add-on subsidies to help recoup some of the PHA's upfront cost.

Commissioner Holian asked about the solar tax credit and Mr. Malhotra said the third-party equity investor gains that credit. ICAST is non-profit with no tax liability.

Funding options and benefits were reviewed as well as the next steps for approval and finalizing financials.

Mr. Pacheco asked whether ICAST was involved elsewhere in the state with this program. Matt Naughton, ICAST, said they are talking with T or C, Tucumcari and Lordsburg. Both ICAST representatives confirmed that MFA has been supportive of the program.

Mr. Loewy asked whether there were any benefits for the residents. Mr. Malhotra said there is no financial impact to the residents the benefits come from comfort, health and safety. The PHA's utility allowance may be reduced by HUD and set aside for repayment to the investor.

Mr. Malhotra said the loan period is typically 15 years and he identified a range of potential investors. He said EPCs have occurred on the east and west coasts for many years and he mentioned that Denver has a program.

Commissioner Stefanics expressed concern about the rebate on the return for the investment. Commissioner Holian mentioned that the cost of solar panels and the installation of such systems have gone down significantly and even though the rebates from PNM may not be as rewarding the systems are more cost effective.

Chair Anaya requested information about EPCs that other PHAs have entered. He asked staff to work with the consultant in defining the project.

Commissioner Holian said she supported going forward; analyzing the housing sites, determine average energy use, potential savings and whether it makes sense for Santa Fe County Housing Authority.

Chair Anaya said it appears that HUD will benefit with a reduction in financial liability to the Housing Authority. He said HUD should incentivize the PHAs by providing the savings back to them. Mr. Malhotra said that is essentially what HUD is doing because the money to run a PHA (including payment of utilities) comes from HUD and they are encouraging the installation of energy efficiency.

Mr. Pacheco said the project is in discovery mode and more information will be forthcoming.

[The Authority observed a moment of silence in memory of recently deceased County employee Pamela Lindstrom.]

VII. Update: Affordable Housing Project at the Galisteo Site

Mr. Pacheco said he and Mr. McDonald met with HUD and explained the concept for development of this property. New Mexico HUD representatives were very supportive. Two issues require resolution before requesting HUD funds, zoning and environmental.

Economic Development Specialist David Griscom said the site's status is that of a "brownfield." To address the contamination phase 1 has been completed by EPA with the identification of five RECs (recognized environmental conditions). The next phase is to test the five RECs and EPA provided grant money for that work. NM ED will address the five RECs by the end of November with a final report sometime in December or January. Following Phase 2, remediation is identified. EPA has grant money available for remediation; however, as the contaminating entity the County is not eligible. The County can partner with a developer or the City to do that remediation.

Commissioner Stefanics asked whether HUD could apply for the EPA grant and Mr. Griscom offered to research that.

Manager Miller said the City has offered to partner with the County and apply for the grant.

VIII. Action: Declaration of Trust for CFP 2015

Mr. Pacheco said HUD requires that the Board sign off on a Declaration of Trust which states the public housing units under the Authority's administration. The Declaration is a requirement for CFP funding.

Commissioner Stefanics moved to approve the declaration. Commissioner Holian seconded and the motion passed by unanimous [6-0] voice vote.

IX. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales stated that the replacement of kitchen cabinets continues at the Valle Vista site. An IFB for bathroom remodels at the Valle de Esperanza site in Santa Cruz is being developed.

Mr. Pacheco said the easement regarding the sewer line is with the legal department. He said he anticipated at next month's meeting a resolution will be presented outlining the actions going forward.

Chair Anaya said that following last month's meeting he phoned the property owner about the easement issue and did not hear back from the individual.

Mr. Loewy requested that the sewer easement issue be included in the site improvement plan/CFP agenda updates until it is resolved.

Mr. Pacheco said staff was successful in having the City of Española reduce an invoice regarding a break in pavement at Santa Cruz by 20 percent. Staff will be meeting again with Kelly Duran Española city manager to discuss and readjust the water customer status at Santa Cruz.

Chair Anaya asked that Commissioner Roybal be included in those meetings.

In response to Chair Anaya, Assistant County Attorney Frederick confirmed that the City of Española is still in a lawsuit against Santa Fe County. The County filed a motion to dismiss and he said they were optimistic about the success of the motion. Manager Miller said the County is holding back committed resources to Española for their dispatch and library until the lawsuit is resolved.

B. Vacancy Update

Mr. Pacheco reported they were holding a 97 percent occupancy rate. He commended

the maintenance division.

C. Director's Report

Mr. Pacheco further reviewed the meeting with the Albuquerque HUD office about the Galisteo site. Once the zoning and environmental issues are resolved staff will contact the Chicago HUD office. Floyd Duran of New Mexico HUD said the 9 percent tax credit is achievable and he further recommended that the Authority hire a consultant because of the complexity of the project.

X. Public Comments

None were presented.

XI. Matters from the Board

None were presented.

XII. Executive Session: Limited Personnel Matters

Manager Miller requested postponing this item to October. .

XIII. Adjournment

Having completed the agenda and with no further business to come before the Authority, the meeting was adjourned at approximately 2:00 p.m.

Approved by:

Robert A. Anaya, Chair
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

Respectfully submitted by:

Karen Farrell, Wordswork

DRAFT

Subject to Approval

Memorandum

To: Santa Fe County Housing Authority Board
From: Victor Gonzales
Date: June 16, 2015
Re: CFP Update for October's Housing Board Meeting

Camino de Jacobo Sewer Line Project

Ongoing

Replacement of Kitchen Cabinets and Bathroom Remodels

The scope of work for both projects has been completed and is with staff for processing the proper paperwork before submitting to Procurement.

Re-roof at 140 Camino de Quintana

The re-roofing at 140 Camino de Quintana has been completed.

**SANTA FE COUNTY HOUSING AUTHORITY
VACANCY REPORT
April 2015 – September 2015**

| | October | November | December | January | February | March |
|---|---------|----------|----------|---------|----------|-------|
| Total Units Available for Lease | 199 | 199 | 199 | 199 | 199 | 199 |
| Units Off-line Due to Modernization or Home Sales | 1 | 1 | 1 | 1 | 1 | 1 |
| Vacant Units (ready for occupancy) | 1 | 0 | 0 | 1 | 2 | 0 |
| Total Vacant Units (preparing for occupancy) | 5 | 5 | 3 | 4 | 5 | 6 |
| Vacant Units per Site | | | | | | |
| <u>Valle Vista</u> | 3 | 4 | 2 | 3 | 4 | 5 |
| <u>Santa Cruz</u> | 2 | 2 | 1 | 2 | 2 | 1 |
| <u>Camino de Jacobo</u> | 0 | 0 | 1 | 1 | 1 | 0 |
| Total Units Under Lease | 192 | 193 | 195 | 193 | 192 | 193 |
| | 3% | 4% | 3% | 4% | 4% | 3% |

Average Vacancy Rate FY15– 4.5%

Average Vacancy Rate FY16– 4%

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Executive Director, Santa Fe County Housing Authority
Date: 10/23/2015
Re: **October 2015 Director's Report**

Possible Measures to Improve Traffic Issues at Public Housing Sites

- Increasing signage at housing sites with the posted speed limit of fifteen (15) miles per hour could be helpful in slowing traffic as there is currently a problem with vehicles driving well past the posted speed limit through our public housing neighborhoods. With the presence of many children who reside in public housing and those that attend the Boys & Girls Clubs it would be helpful to control vehicle speeds especially in the mornings when buses pick-up children and the afternoons when buses and parents visit the Clubs at housing sites.
- Installing speed humps to slow traffic that regularly speeds through public housing sites county-wide could help to control vehicle speeds at two public housing sites. Currently there are about twelve speed humps located at the Valle Vista housing site and they seem to work well to slow traffic. Camino Jacobo has one speed bump located at the south entrance to the housing site and there are no speed humps located at the Santa Cruz housing site. Both Santa Cruz and Camino Jacobo would benefit from added traffic control.
- At Camino Jacobo there is a gate located at the Rufina Street entrance. A few years ago this gate was closed throughout the day but is now open at all times. We are considering closing this back gate after five (5pm) each day and re-opening it the next morning at seven (7am) to deter the unwanted traffic that is using this site as a drive thru short-cut. Staff regularly observes drive-thru traffic using Camino Jacobo to access Airport Road. In many cases these cars are moving well beyond the posted speed limit.

CFP GRANTS

As of September 30, 2015

| Aggregate CFP Grants | Initial Grant | Expensed | Balance | |
|----------------------|----------------|----------------|----------------|------------|
| Operations | 114,332 | 74,564 | 39,768 | |
| Mgmt improvements | 23,000 | 12,337 | 10,663 | |
| Administration | 72,068 | 23,168 | 48,900 | |
| Fees & costs | 0 | - | 0 | |
| Site improvements | 18,380 | 13,128 | 5,252 | |
| Dwelling structures | 449,289 | 279,465 | 169,824 | |
| Dwelling equipment | 14,000 | 13,953 | 47 | |
| Non-dwelling eq&str | 30,000 | 30,000 | 0 | |
| Total | 721,069 | 446,615 | 274,454 | 38% |

| <u>CFP 2011</u> | Initial Grant | Expensed | Balance | |
|---------------------|---------------|----------|----------|----------------|
| Operations | 0 | - | 0 | |
| Mgmt improvements | 0 | - | 0 | |
| Administration | 0 | - | 0 | |
| Fees & costs | 0 | - | 0 | |
| Site improvements | 0 | - | 0 | |
| Dwelling structures | 0 | - | 0 | |
| Dwelling equipment | 0 | - | 0 | |
| Non-dwelling eq&str | 0 | - | 0 | |
| Total | 0 | - | 0 | #DIV/0! |

| <u>CFP 2012</u> | Initial Grant | Expensed | Balance | |
|---------------------|----------------|----------------|-----------|-----------|
| Operations | 31,832 | 31,832 | 0 | |
| Mgmt improvements | 10,000 | 10,000 | 0 | |
| Administration | 23,168 | 23,168 | 0 | |
| Fees & costs | 0 | - | 0 | |
| Site improvements | 0 | - | 0 | |
| Dwelling structures | 152,687 | 152,687 | 0 | |
| Dwelling equipment | 14,000 | 13,953 | 47 | |
| Non-dwelling eq&str | 0 | - | 0 | |
| Total | 231,687 | 231,640 | 47 | 0% |

| <u>CFP 2013</u> | Initial Grant | Expensed | Balance | |
|---------------------|----------------|----------------|---------------|------------|
| Operations | 33,900 | 42,732 | (8,832) | |
| Mgmt improvements | 5,000 | 2,337 | 2,663 | |
| Administration | 24,500 | - | 24,500 | |
| Fees & costs | 0 | - | 0 | |
| Site improvements | 10,000 | 10,000 | 0 | |
| Dwelling structures | 141,602 | 120,091 | 21,511 | |
| Dwelling equipment | 0 | - | 0 | |
| Non-dwelling eq&str | 30,000 | 30,000 | 0 | |
| Total | 245,002 | 205,160 | 39,842 | 16% |

| <u>CFP 2014</u> | Initial Grant | Expensed | Balance | |
|---------------------|----------------|---------------|----------------|------------|
| Operations | 48,600 | - | 48,600 | |
| Mgmt improvements | 8,000 | - | 8,000 | |
| Administration | 24,400 | - | 24,400 | |
| Fees & costs | 0 | - | 0 | |
| Site improvements | 8,380 | 3,788 | 4,592 | |
| Dwelling structures | 155,000 | 6,687 | 148,313 | |
| Dwelling equipment | 0 | - | 0 | |
| Non-dwelling eq&str | 0 | - | 0 | |
| Total | 244,380 | 10,475 | 233,905 | 96% |

FISCAL YEAR 2016 CAPITAL FUND ANALYSIS
10/22/2015

| CFP Year | Category | Grant by FY 2016 | Grant Budget FY 2016 | Project Description | HUD Category | FY2016 | | Unspent | | Grant Remaining | | Total Expended to Date |
|----------|----------|------------------|----------------------|--|-----------------------------|--------------|--------------|--------------|-------------|-----------------|-------------|------------------------|
| | | | | | | Expenditures | Encumbrances | Encumbrances | Un-Encumbrd | Un-Spent | Un-Encumbrd | |
| 2014 | | 48,600 | 48,600 | CFP coordinator s&b | 1406 Operations | - | - | - | 48,600 | 48,600 | 0.00 | 0.00 |
| | | 8,000 | 8,000 | Staff training | 1408 Mgmt Improvements | - | - | - | 8,000 | 8,000 | 0.00 | 0.00 |
| | | 24,400 | 24,400 | CFP coordinator s&b | 1410 Administration | - | - | - | 24,400 | 24,400 | 0.00 | 0.00 |
| | | 20,000 | 20,000 | Furnaces (10 units) | 1460 Dwelling structures | - | - | - | 20,000 | 20,000 | 0.00 | 0.00 |
| | | 45,000 | 45,000 | Cabinet replacement (12 units) | 1460 Dwelling structures | - | - | - | 45,000 | 45,000 | 0.00 | 0.00 |
| | | 30,000 | 30,000 | Modernization/Bath Remodels (12 units) | 1460 Dwelling structures | - | - | - | 30,000 | 30,000 | 0.00 | 0.00 |
| | | 30,000 | 30,000 | Unit turnaround (30 units) | 1460 Dwelling structures | - | - | - | 30,000 | 30,000 | 0.00 | 0.00 |
| | | 30,000 | 23,313 | Asbestos/Mold Abatement (8 units) | 1460 Dwelling equipment | - | 0 | - | 23,313 | 23,313 | 6,687.00 | 6,687.00 |
| | | 8,380 | 7,720 | Fencing & Gravel (2250 ft) | 1450 Site Improvement | 3,128 | - | - | 4,592 | 4,592 | 3,787.54 | 3,787.54 |
| Totals | | 244,380 | 237,033 | <i>Obligation end 05/12/2016</i> | Totals | 3,128 | 0 | - | 233,905 | 233,905 | 0.00 | 0.00 |
| 2013 | | 33,900 | 7,289 | CFP coordinator s&b | 1406 Operations | 16,121 | - | - | (8,832) | (8,832) | 42,732.03 | 42,732.03 |
| | | 5,000 | 4,128 | Staff training | 1408 Mgmt Improvements | 1,465 | - | - | 2,663 | 2,663 | 2,337.00 | 2,337.00 |
| | | 24,500 | 24,500 | CFP coordinator s&b | 1410 Administration | - | - | - | 24,500 | 24,500 | 0.00 | 0.00 |
| | | 10,000 | - | Re-roofing (2 units) | 1460 Dwelling structures | - | - | - | - | - | 10,000.00 | 10,000.00 |
| | | 36,602 | - | Cabinet replacement (10 units) | 1460 Dwelling structures | - | - | - | - | - | 36,602.00 | 36,602.00 |
| | | 50,000 | 9,932 | Modernization/Bath Remodels (12 units) | 1460 Dwelling structures | 2,184 | 8,038 | - | 7,748.82 | (290) | 50,289.52 | 42,251.18 |
| | | 20,000 | - | Unit turnaround (6 units) | 1460 Dwelling structures | - | - | - | - | - | 20,000.00 | 20,000.00 |
| | | 25,000 | 13,762 | Asbestos/Mold Abatement (3 units) | 1460 Dwelling equipment | - | - | - | 13,762 | 13,762 | 11,238.00 | 11,238.00 |
| | | 10,000 | - | Fencing (2250 ft) | 1450 Site Improvement | - | - | - | - | - | 10,000.00 | 10,000.00 |
| | | 30,000 | - | Vehicle Purchase (2 units) | 1475 Non-Dwelling equipment | - | - | - | - | - | 30,000.00 | 30,000.00 |
| Totals | | 245,002 | 59,611 | <i>Obligation end 09/08/15</i> | Totals | 19,769 | 8,038 | - | 39,842 | 31,803 | 0.00 | 0.00 |
| 2012 | | 31,832 | - | CFP coordinator s&b | 1406 Operations | - | - | - | (0) | (0) | 31,832.00 | 31,832.00 |
| | | 10,000 | - | Staff training | 1408 Mgmt Improvements | - | - | - | - | - | 10,000.00 | 10,000.00 |
| | | 23,168 | - | CFP coordinator s&b | 1410 Administration | - | - | - | - | - | 23,168.00 | 23,168.00 |
| | | 20,000 | - | Re-roofing (5 units) | 1460 Dwelling structures | - | - | - | - | - | 20,000.00 | 20,000.00 |
| | | 101,687 | - | Cabinet replacement | 1460 Dwelling structures | - | - | - | - | - | 101,687.00 | 101,687.00 |
| | | 25,000 | - | Modernization (1 unit) | 1460 Dwelling structures | - | - | - | - | - | 25,000.00 | 25,000.00 |
| | | 6,000 | 0 | Water heaters (18) | 1460 Dwelling structures | - | - | - | 0.3 | 0.3 | 5,999.72 | 5,999.72 |
| | | 14,000 | 47 | Stoves/Refrigerators (15/20) | 1465 Dwelling equipment | - | - | - | 47 | 47 | 13,953.20 | 13,953.20 |
| Totals | | 231,687 | 47 | <i>Obligation end 3/11/14</i> | Totals | - | - | - | 47 | 47 | 0.00 | 0.00 |
| 2011 | | 28,785 | - | CFP coordinator s&b | 1406 Operations | - | - | - | - | - | 28,785.00 | 28,785.00 |
| | | 4,060 | - | Staff training | 1408 Mgmt Improvements | - | - | - | - | - | 4,060.00 | 4,060.00 |
| | | 26,215 | - | CFP coordinator s&b | 1410 Administration | - | - | - | - | - | 26,215.00 | 26,215.00 |
| | | 50,000 | - | Sewer replacement | 1450 Site Improvement | - | - | - | - | - | 50,000.00 | 50,000.00 |
| | | 29,663 | - | Re-stucco (6 units) | 1460 Dwelling structures | - | - | - | - | - | 29,663.00 | 29,663.00 |
| | | 17,980 | - | Re-roofing (5 units) | 1460 Dwelling structures | - | - | - | - | - | 17,980.00 | 17,980.00 |
| | | 52,000 | - | Cabinet replacement (13 units) | 1460 Dwelling structures | - | - | - | - | - | 52,000.00 | 52,000.00 |
| | | 27,655 | - | Asbestos/Mold Abatement (6 units) | 1460 Dwelling structures | - | - | - | - | - | 27,655.00 | 27,655.00 |
| | | 6,000 | - | Water heaters (18) | 1460 Dwelling structures | - | - | - | - | - | 6,000.00 | 6,000.00 |
| | | 19,800 | - | Unit Turnovers | 1460 Dwelling structures | - | - | - | - | - | 19,800.00 | 19,800.00 |
| Totals | | 262,158 | - | <i>Disbursement end 8/2/15</i> | Totals | - | - | - | - | - | 0.00 | 0.00 |
| Totals | | 736,847 | 59,658 | | Totals | 19,769 | 8,038 | 39,889 | 31,850 | 706,996.47 | 696,956.13 | |

Housing Programs
Actual vs Budget
September 2015

| HCY & VASH Fiscal YTD | | | | |
|-----------------------|----------------|------------------|--------------------|-------------|
| | Actual | Budget | Better/ (Worse) | % Rem. |
| Revenue | | | | |
| Repayment agreemt | 2,533 | 3,750 | (1,217) | 32% |
| Investment income | 0 | 0 | 0 | N/A |
| Port-in vouchers | 64,068 | 30,250 | 33,818 | -112% |
| Port-in admin fees | 4,924 | 4,250 | 674 | -16% |
| Housing assist. pmt | 487,389 | 412,500 | 74,889 | -18% |
| FSS coordinator gmt | 8,004 | 0 | 8,004 | N/A |
| Admin fees | 57,555 | 8,500 | 49,055 | -577% |
| Total revenue | 624,473 | 459,250 | 165,223 | -36% |
| Expenditure | | | | |
| Salaries & benefits | 56,025 | 72,999 | 16,973 | 23% |
| Travel | 0 | 138 | 138 | 100% |
| Vehicle expense | 0 | 650 | 650 | 100% |
| Maintenance | 0 | 0 | 0 | N/A |
| Audit contract | 1,030 | 1,000 | (30) | -3% |
| Software | 3,000 | 775 | (2,225) | -287% |
| Vouchers paid | 520,985 | 655,677 | 134,692 | 21% |
| Admin fee port-out | 5,186 | 7,333 | 2,147 | 29% |
| Supplies | 126 | 888 | 761 | 86% |
| Utilities | 678 | 2,463 | 1,784 | 72% |
| Seminars,dues,pslge | 188 | 875 | 687 | 79% |
| Total expense | 587,218 | 742,796 | 155,578 | 21% |
| Net | 37,255 | (283,546) | 320,801 | -13% |
| UML | 738 | 828 | (90) | 89% |

| Home Sales Fund Fiscal YTD | | | | |
|----------------------------|-----------------|---------------------|-------------------|---------|
| | Original Amount | Used thru 10/1/2014 | Balance Remaining | % Rem. |
| Site Improvements | 0 | 390,000 | (390,000) | #DIV/0! |
| Foreclosure Prevention | 0 | 12,647 | (12,647) | #DIV/0! |

| LRPH Fiscal YTD | | | | |
|-----------------------------------|----------------|-----------------|--------------------|-------------|
| | Actual | Budget | Better/ (Worse) | % Rem. |
| Revenue | | | | |
| Rent, repayments, etc. | 78,313 | 105,250 | (26,937) | 26% |
| Investment income | 0 | 0 | 0 | N/A |
| FSS coordinator gmt | 1,187 | 0 | 1,187 | N/A |
| Operating subsidy | 122,345 | 138,500 | (16,155) | 12% |
| Total revenue | 201,845 | 243,750 | (41,905) | 17% |
| Expenditure | | | | |
| Salaries & benefits | 126,043 | 189,620 | 63,576 | 34% |
| Travel | 30 | 0 | (30) | N/A |
| Vehicle expense | 1,262 | 5,525 | 4,263 | 77% |
| Maintenance | 12,640 | 13,500 | 860 | 6% |
| Audit contract | 257 | 250 | (7) | -3% |
| Software | 3,186 | 875 | (2,311) | -264% |
| Other contract svc | 0 | 125 | 125 | N/A |
| Supplies | 766 | 1,650 | 884 | 54% |
| Utilities | 27,760 | 28,550 | 790 | 3% |
| Utility reimbursmnts | 4,620 | 4,750 | 130 | 3% |
| Seminars,dues,pslge | 1,585 | 2,063 | 478 | 23% |
| Insurance | 14,277 | 14,305 | 28 | 0% |
| Total ops expense | 192,426 | 261,212 | 68,786 | 26% |
| Net before captl & RP | 9,419 | (17,462) | 26,881 | 154% |
| UML | 597 | 597 | 0 | |
| Capital expense | 0 | 0 | 0 | N/A |
| Stipends | 925 | 1,181 | 256 | 22% |
| RP supplies | 0 | 0 | 0 | #DIV/0! |
| RP capital expense | 0 | 0 | 0 | N/A |
| Total expense | 193,351 | 262,393 | 69,042 | 26% |
| Net after capital & RP | 8,494 | (18,643) | 27,137 | 146% |

| CFP Fiscal YTD | | | |
|-----------------------|-----------------|------------------------|--------------------|
| | Grants @ 7/1/13 | Grants @ 10/1/2014 YTD | Grants @ 10/1/2014 |
| Revenue | | | |
| HUD subsidies | 545,570 | 1,699 | 547,269 |
| Expenditure | | | |
| 1406 Operations | 58,443 | 16,121 | 74,564 |
| 1408 Mgmt imprvmts | 10,872 | 1,465 | 12,337 |
| 1410 Administration | 23,168 | 0 | 23,168 |
| 1730 Fees & costs | 0 | 0 | 0 |
| 1450 Site imprvmts | 10,000 | 3,128 | 13,128 |
| 1460 Dwelling strctrs | 277,281 | 2,184 | 279,465 |
| 1465 Dwelling equip. | 13,953 | 0 | 13,953 |
| 1475 Non-dwllng equip | 30,000 | 0 | 30,000 |
| Total expense | 423,718 | 22,897 | 446,615 |
| Net | 121,852 | (21,198) | 100,654 |

La Voz de la Gente

Santa Fe County Supports Fair Housing

October 2015

After Hours Emergency Telephone Numbers

William Baca – 490-0345
Rodney Martinez – 412-1613
Joseph Gonzales – 412-1613
Carlos Maestas – 412-1613

Holidays in October

Columbus Day – October 12th (the office will be closed)
First of Muharram begins – October 14th
National Boss Day – October 16th
Ashura – October 23rd
United Nations Day – October 24th
Halloween – October 31st

Resident Council Meetings

The Santa Cruz Resident Council will meet on October 8, 2015 at 5:00 PM at 153 Camino de Quintana.

The Valle Vista Resident Council will meet on October 13, 2015, at 6:00 PM at the Valle Vista Office.

The Jacobo Resident Council will meet on October 19, 2015, at 5:00 PM at 57 Camino de Jacobo.

Winter Preparations

This is a reminder that all hoses must be disconnected from the outside hydrants and spigots. The water can freeze in the line and could cause the lines to break.

Remove or cover all air conditioner and remove any water lines that go to the AC unit.

If you leave your house for any length of time, DO NOT turn off your thermostat; instead lower it to 60 degrees to prevent the water lines from freezing inside your unit.

If you cover your windows with plastic or other materials during the winter, check periodically that water condensation is not building up between the window and the covering. The condensation will cause mildew on the window sills

Halloween Parties at Valle Vista and Santa Cruz

SANTA CRUZ – October 23, 2015, at 6:00 PM at the Abedon Lopez Senior Center.



VALLE VISTA – October 24, 2015, at 6:00 PM at the Valle Vista Community Center.

Bring your kids and enjoy the food, games and a chance to win prizes.

Jacobo Boys & Girls Club Halloween Party

The Jacobo Boys and Girls Club will be having a Halloween Party on Friday October 30, 2015, from 1-4 p.m.

The Jacobo Resident's children are invited to attend but are asked to call Vanessa at the Jacobo Club if you are going to attend.



La Voz de la Gente

Condado de Santa Fe apoya vivienda justa

Octubre 2015

Despues de horas, los numeros de telefono de emergencia

William Baca – 490-0345
Rodney Martinez – 412-1613
Joseph Gonzales – 412-1613
Carlos Maestas – 412-1613

Fiesta en Octubre

Columbus Day – October 12th (la oficina estará cerrada)
First of Muharram begins – October 14th
National Boss Day – October 16th
Ashura – October 23rd
United Nations Day – October 24th
Halloween – October 31th

Junta de Concillio de Residentes

El Consejo de residentes de Santa Cruz se reunirán el 08 de octubre de 2015 en la oficina de Santa Cruz (153 Camino de Quintana) a las cinco de la tarde.

El Consejo de residentes de Valle Vista se reunirán el 13 de octubre de 2015, en la oficina de Vista del Valle a las sies de la tarde.

El Consejo de residentes de Jacobo se reunirán el 19 de octubre de 2015, a 57 Camino de Jacobo a las cinco de la tarde.

Sustantivo Invierno

Este es un recordatorio que se deben desconectar todas las mangueras de exterior hidrantes y espitas. El agua puede congelarse en la línea y provocar las líneas de rotura.

Quite o cubra todo acondicionador de aire y las líneas de agua que vaya a la unidad de AC.

Si deja su casa para cualquier longitud del tiempo, no desconecte el termostato; por el contrario lo baja a 60 grados para evitar que las tuberías de agua helada dentro de la unidad.

Si usted cubre las ventanas con plástico u otros materiales durante el invierno, verifique periódicamente que agua de condensación no está construyendo entre la ventana y el revestimiento. La condensación causará moho en el alféizar de la ventana.

Fiestas de Halloween en Vista del Valle y Santa Cruz

SANTA CRUZ – 23 de octubre de 2015, en el Abedon Lopez Senior Center a las sies de la tarde.



VALLE VISTA – 24 de octubre de 2015, en el centro de la comunidad de Valle Vista las sies de la tarde.

Traiga a sus niños y disfrutar de la comida, juegos y ganar premios.

Jacobo chicos y chicas Club de Halloween

El Jacobo Boys and Girls Club va a tener una fiesta de Halloween en viernes, 30 de octubre de 2015, de 1 a 4 p.m.

Los niños del residente Jacobo están invitados a participar pero piden llamar a Vanessa en el Jacobo Club si vas a asistir.

