

Santa Fe County Housing Authority Board
AUGUST 26, 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 Corrective Action Letter to HUD Regarding SEMAP Confirmatory Review** (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 to Discuss Limited Personnel Matters** (Discussion and Possible Action)

Adjournment

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

July 29, 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 10:05 a.m. by County Commission Vice Chair Robert Anaya.

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

Members Present:

Robert Anaya, Commissioner
Liz Stefanics, Commissioner [late arrival]
Miguel Chavez, Commissioner
Frances Ong, Resident Member
Joseph Loewy, Community Member

Member(s) Excused:

Danny Mayfield, Commissioner
Kathy Holian, Commissioner

Staff Present:

Katherine Miller, County Manager
Ron Pacheco, Housing Authority Director
Rachel Brown, Deputy County Attorney
Victor Gonzales, Housing Authority Staff
Molly Saiz, Finance Department
Erik Aaboe, County Manager's Office
Tony Flores, County Manager's Office
Donna Dean, Housing Division
Chris Barela, Constituent Liaison
Lisa Katonak, County Manager's Office

Others Present:

Hank Hughes, Coalition to End Homelessness

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Mr. Loewy moved to approve the amended agenda. Commissioner Chavez seconded and the motion passed by unanimous [4-0] voice vote. [Commissioner Stefanics was not present for this action.]

V. Approval of Minutes: June 24, 2014

Commissioner Chavez moved approval of the minutes as submitted and Mr. Loewy seconded. The motion carried unanimously 4-0. [Commissioner Stefanics was not present for this action.]

VI. Approval of Resolution Approving HUD Form 52190-A, a Declaration of Trust (Withdrawn)

VII. Approval of Resolution 2014-13HB, Disclosure of Lobbying Activities Form

Mr. Pacheco stated HUD requires a disclosure of any lobbying done by the Authority. This authority does not lobby and the disclosure form states that.

Commissioner Chavez moved to approve Resolution 2014-13HB and Mr. Loewy seconded. The motion passed by unanimous [4-0] voice vote. [Commissioner Stefanics was not present for this action and arrived shortly thereafter.]

VIII. Approval of Corrective Action Letter to HUD Regarding SEMAP Confirmatory Review

Mr. Pacheco said during the HUD review in March, six or seven corrective actions were identified in the Section 8 program. These included files too thick, problems with sampling selections, follow-up inspections with the correct color of ink, and waiting list procedures. Employees underwent training to remedy these concerns.

The SEMAP test will be retaken in approximately 30 days. Mr. Pacheco asked that a letter to HUD outlining their actions be approved by the Board.

Commissioner Chavez asked why the issues are arising now. Mr. Pacheco indicated HUD had not done a review in several years and there are a number of new Authority staff members. Mr. Loewy asked if there were changes in staff's methodology since Mr. Pacheco took over. Mr. Pacheco said there were not; the changes reflect preferences on the part of HUD and the standards are now clearer.

Commissioner Anaya noted consistent reviews will help. He asked that a draft be sent first, requesting HUD feedback so that any modifications can be incorporated.

Commissioner Chavez moved to send the letter in draft form. Commissioner Stefanics seconded and the motion carried by unanimous [5-0] voice vote.

IX. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales stated the City Engineer has signed off on the Camino Jacobo sewer line easement. It will go to the property owner and then the City Manager for signatures. The Mylar should be available for the next meeting.

Material for the IFB for bathroom remodels at Santa Cruz will be going to the Procurement Division.

B. Vacancy Update

Noting that the summer is more difficult for keeping the units occupied, Mr. Pacheco stated they are at about 95 percent occupancy. Mr. Loewy requested that the form have an additional column with a year-to-date average occupancy.

C. Director's Report

Mr. Pacheco stated he has been looking into a possible revenue source program, in conjunction with the bank and the George K. Baum mortgage company by means of a down payment assistance program. Money would be loaned out and recouped with interest. They are currently vetting it vis-à-vis state law and will bring it back at a later meeting. Although the profit would be initially low it would increase as interest rates rise.

Commissioner Chavez asked how much they anticipating making and Mr. Pacheco said that was uncertain and revenue is something of a moving target. Commissioner Anaya asked that they bring back revenue projections, partners, costs and potential clients.

A further possibility for revenue generation would be building on the Galisteo site. An alternate location would have to be found for the voting machines. He mentioned senior housing as a possibility for the site.

Commissioner Chavez asked about selling off the Valle Vista units, and Mr. Pacheco said they are being upgraded and remediated but there have been requests to buy the houses as-is.

Mr. Gonzales said the units are modernized by gutting the interiors and putting in new fixtures and carpeting. However, there is some interest in fixer-uppers. Commissioner Chavez said it would be good to have options.

Returning to issue of the Galisteo site, Mr. Pacheco distributed copies of the Suby Bowden study, which selected this site as the most viable. Any project would be done in collaboration with the Manager and the Affordable Housing Division. He explained that storage for the voting machines require electrical outlets for testing on a moment's notice.

Ms. Miller stated they are looking at the three-campus plan for County facilities and accommodating all the functions currently at Galisteo. The Clerk wants the voting machines as

close as possible, but that would entail higher costs.

Commissioner Chavez said it makes sense to clear the Galisteo site. He asked if other remediation was necessary. Ms. Miller indicated they are working with NMED for a Brownfields grant. It is uncertain what remains to be done.

Mr. Pacheco said if Valle Vista is sold off replacement stock will be needed. The Galisteo site could be shared.

Commissioner Stefanics pointed out this project has been discussed on a number of occasions; she suggested Mr. Pacheco look through the minutes to see what votes have been taken in the past. She also asked what was happening with the trash and weeds at Valle Vista. Mr. Pacheco said some clearing of the field has been done and Jim Siebert was brought in by the property owner and he is now the contact.

Commissioner Anaya emphasized the need for replacement housing. It is important to utilize the funds they have to build and sustain housing using internal resources and to not wait to recruit a developer.

Mr. Loewy agreed, pointing out there were currently 199 affordable units and 496 vouchers, so getting more housing is imperative even if some units would have to be sacrificed to provide room for the voting machines.

Commissioner Stefanics recalled neighborhood meetings wherein current residents were most amenable to senior housing. They want to be part of the discussion.

Mr. Flores pointed out early neighborhood notification meetings were held in 2003. Mr. Pacheco said two meetings were held at the Genoveva Chavez Center and senior housing works with the demographics.

IX. Matters from the Public

Hank Hughes from the Coalition to End Homelessness asked the Authority to consider participation in the National Mayor's Challenge to End Veterans' Homelessness, since the County has VASH vouchers. Data is being gathered and they anticipate being able to identify all the homeless veterans in Santa Fe County within the next six months. He said it would be a manageable number of people.

Commissioner Stefanics stated she attended a NACo meeting with presentations from County Veteran Service Officers who assist vets in getting benefits, including housing. She suggested getting a half-time term employee to assume that role. She was not sure if the Veterans Administration helped financially. Mr. Pacheco added they would like to be able to work with Mr. Hughes' organization and they have requested nine more VASH vouchers for a total of 44.

Mr. Hughes said he can bring more details about the challenge. He suggested convening a working group with the City, County and service providers. Commissioner Anaya said a resolution could be drafted. Mr. Hughes added the Community Housing Trust is also interested

in the Galisteo site, perhaps applying for tax credits. Mr. Pacheco said tax credits can be critical, especially the nine percent.

Commissioner Anaya reiterated the need to research previous decisions from the Commission.

X. Matters from the Board

Mr. Loewy stated he attended a meeting of Live Smoke Free where they commended the County for their work. He is now on the advisory council of that group and Ms. Dean will represent the Housing Authority in that organization.

Commissioner Anaya asked to have a future agenda item regarding enhancing connecting services and resources.

XI. Executive Session

Ms. Miller asked if the Commission wanted to finish the evaluation or to wait until the entire authority is present. Commissioner Anaya recommended waiting so no executive session was deemed necessary.

XII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Commissioner Anaya adjourned the meeting at approximately 11:05 a.m.

Approved by:

Robert Anaya, Vice Chair
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

Respectfully submitted by:

Debbie Doyle, Wordswork

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

	April	May	June	July	August	September
Total Units Available for Lease	199	199	199	199	199	
Units Off-line Due to Modernization or Home Sales	1	1	0	0	1	
Vacant Units (ready for occupancy)	0	0	0	2	1	
Total Vacant Units (preparing for occupancy)	4	7	8	7	6	
Vacant Units per Site						
<u>Valle Vista</u>	1	2	2	1	3	
<u>Santa Cruz</u>	4	6	4	5	4	
<u>Camino de Jacobo</u>	0	0	2	3	1	
Total Units Under Lease	194	191	191	190	191	
	3%	5%	5%	5%	5%	

Average Vacancy Rate FY14– 4%

Average Vacancy Rate FY15– 5%

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

Santa Cruz

August 18, 2014

Units / Modernization
 Units / Make Ready
 Units Ready for Lease Up
 Scheduled Lease-up
 Units Leased FY 2014-2015

Address	Size	Out Date	Maint	Completed	Date	Lease-Up	Ready	Days	Tenant	Comment	Tenant	Comments
108 CDR	2	1/31/2014	1/31/2014	6/18/2014	7/31/2014	43	138	181	P Martinez	moved out		Moved with family (Medical)
101 CDR	2	3/18/2014	3/18/2014	5/27/2014	7/31/2014	65	70	135	G Benavidez	moved out		Moved in with family
137 Q	3	4/28/2014	4/28/2014						L Valdez	moved out		Move with family
149 Q	2	5/1/2014	5/2/2014						J Martinez	moved out		Move with family (Medical)
157 Q	3	5/1/2014	5/2/2014	7/10/2014	7/17/2014	7	70	77	M Cuevas	Evicted	Florentina	Non-payment of rent
146 Q	2	7/9/2014	7/9/2014						K Tsoodle	Abandoned		7 Day Notice of Abandonment
106 CDR	2	8/1/2014	8/1/2014	8/18/2014	8/21/2014	3	17	20	J Balderamos	Abandoned	A Romero	7 Day Notice of Abandonment

Memorandum

To: Santa Fe County Housing Authority Board
From: Victor Gonzales, Project Manager
Via: James R. Pacheco, Executive Director
Date: 8/14/14
Re: CFP Report

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

Staff is continues to work with Mr. Brecher to get his signature on the Mylar so that the project can move forward. Discussions with city staff have occurred to assure that the project meets city standards, as the project will become the responsibility of the city when completed.

Bathroom Remodels at Santa Cruz Site

Scope of work and all paperwork was submitted to the Procurement Division to generate an Invitation for Bid (IFB). When the Procurement Division completes the IFB, housing staff will move forward with the remodels in Santa Cruz.

Home Sales Unit at Valle Vista Site

Staff is working on the scope of work for submittal to the Procurement Division. The scope of work is for one unit in the Valle Vista housing site that currently has a potential buyer who is working with the affordable housing office to qualify for purchase.

CFP GRANTS
As of July 31, 2014

Aggregate CFP Grants	Initial Grant	Expensed	Balance	
Operations	94,517	60,617	33,900	
Mgmt improvements	19,060	10,467	8,593	
Administration	73,883	47,760	26,123	
Fees & costs	0	-	0	
Site improvements	60,000	52,905	7,095	
Dwelling structures	447,387	342,612	104,775	
Dwelling equipment	14,000	284	13,716	
Non-dwelling eq&str	30,000	30,000	0	
Total	738,847	544,645	194,202	26%

CFP 2011	Initial Grant	Expensed	Balance	
Operations	28,785	28,785	0	
Mgmt improvements	4,060	4,060	0	
Administration	26,215	26,215	0	
Fees & costs	0	-	0	
Site improvements	50,000	50,000	0	
Dwelling structures	153,098	150,310	2,788	
Dwelling equipment	0	-	0	
Non-dwelling eq&str	0	-	0	
Total	262,158	259,370	2,788	1%

CFP 2012	Initial Grant	Expensed	Balance	
Operations	31,832	31,832	0	
Mgmt improvements	10,000	6,407	3,593	
Administration	23,168	20,945	2,223	
Fees & costs	0	-	0	
Site improvements	0	-	0	
Dwelling structures	152,687	149,834	2,853	
Dwelling equipment	14,000	284	13,716	
Non-dwelling eq&str	0	-	0	
Total	231,687	209,303	22,384	10%

CFP 2013	Initial Grant	Expensed	Balance	
Operations	33,900	-	33,900	
Mgmt improvements	5,000	600	4,400	
Administration	24,500	-	24,500	
Fees & costs	0	-	0	
Site improvements	10,000	2,905	7,095	
Dwelling structures	141,602	42,468	99,134	
Dwelling equipment	0	-	0	
Non-dwelling eq&str	30,000	30,000	0	
Total	245,002	75,973	169,030	69%

FISCAL YEAR 2015 CAPITAL FUND ANALYSIS
8/19/2014

CFP Year	Grant by Category	Grant Budget FY 2015	Project Description	HUD Category	FY2014		Grant Remaining 8/19/2014		Total Expended to Date
					Expenditures	Unspent Encumbrances	Un-Spent	Un-Encmbrd	
2013	33,900	33,900	CFP coordinator s&b	1406 Operations	-	-	33,900	33,900	0.00
	5,000	5,000	Staff training	1408 Mgmt Improvements	600	-	4,400	4,400	600.00
	24,500	24,500	CFP coordinator s&b	1410 Administration	-	-	24,500	24,500	0.00
	10,000	10,000	Re-roofing (2 units)	1460 Dwelling structures	-	-	10,000	10,000	0.00
	36,602	2,509	Cabinet replacement (10 units)	1460 Dwelling structures	-	-	2,509	2,509	34,093.04
	50,000	41,625	Modernization/Bath Remodels (12 units)	1460 Dwelling structures	-	-	41,625	41,625	8,374.84
	20,000	20,000	Unit turnaround (6 units)	1460 Dwelling structures	-	-	20,000	20,000	0.00
	25,000	25,000	Asbestos/Mold Abatement (3 units)	1460 Dwelling equipment	-	-	25,000	25,000	0.00
	10,000	7,095	Fencing (2250 ft)	1450 Site Improvement	-	-	7,095	7,095	2,904.62
	30,000	-	Vehicle Purchase (2 units)	1475 Non-Dwelling equipment	-	-	-	-	30,000.00
Totals	245,002	169,630	Obligation end 09/08/15	Totals	600.00	0.00	169,029.50	169,029.50	75,977.50
2012	31,832	-	CFP coordinator s&b	1406 Operations	-	-	(0)	(0)	31,832.00
	10,000	4,643	Staff training	1408 Mgmt Improvements	1,050.00	-	3,593	3,593	6,407.40
	23,168	3,818	CFP coordinator s&b	1410 Administration	1,595.65	-	2,223	2,223	20,945.22
	20,000	2,852	Re-roofing (5 units)	1460 Dwelling structures	-	-	2,852	2,852	17,147.73
	101,687	-	Cabinet replacement	1460 Dwelling structures	-	-	-	-	101,687.00
	25,000	-	Modernization (1 unit)	1460 Dwelling structures	-	-	-	-	25,000.00
	6,000	1	Water heaters (18)	1460 Dwelling structures	-	-	0.6	0.6	5,999.40
	14,000	13,716	Stoves/Refrigerators (15/20)	1465 Dwelling equipment	-	13,700.00	13,716	16	13,984.00
Totals	231,687	25,030	Obligation end 3/11/14	Totals	2,645.65	13,700.00	22,384.13	8,684.13	225,002.75
2011	28,785	2,788	CFP coordinator s&b	1406 Operations	-	-	2,788	2,788	25,997.00
	4,060	-	Staff training	1408 Mgmt Improvements	-	-	-	-	4,060.00
	26,215	-	CFP coordinator s&b	1410 Administration	-	-	-	-	26,215.00
	50,000	-	Sewer replacement	1450 Site Improvement	-	-	-	-	50,000.00
	29,663	-	Re-stucco (6 units)	1460 Dwelling structures	-	-	-	-	29,663.00
	17,980	-	Re-roofing (5 units)	1460 Dwelling structures	-	-	-	-	17,980.00
	52,000	-	Cabinet replacement (13 units)	1460 Dwelling structures	-	-	-	-	52,000.00
	27,655	-	Asbestos/Mold Abatement (6 units)	1460 Dwelling structures	-	-	-	-	27,655.00
	6,000	0	Water heaters (18)	1460 Dwelling structures	-	-	0.33	0.33	5,999.67
	19,800	-	Unit Turnovers	1460 Dwelling structures	-	-	-	-	19,800.00
Totals	262,158	2,788	Disbursement end 8/2/15	Totals	-	-	2,788.33	2,788.33	259,369.67
Totals	738,847	197,448		Totals	3,246	13,700	194,202	180,502	558,344.92

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Executive Director, Santa Fe County Housing Authority 
Date: 8/15/2014
Re: Director's Report

Cleaning of the Property Adjacent to the Valle Vista Housing Site

Work is continuing on the trash removal from the property adjacent to the Valle Vista Housing site. Additionally signs in English and Spanish are being placed on the property to discourage illegal dumping on the site. The New Mexico Environment Department (NMED) is involved in requiring a schedule for cleaning the site of several trash piles. Cameras will be installed on-site to discourage illegal dumping on this site.

The Housing Authority is Working to Provide a Plan for Senior Housing At the Galesteo Site

As directed by the Housing Board the housing authority has begun the process of meeting with county staff and other non-profit partners to discuss the process of having a housing project built on the county's Galisteo Street Property. The ongoing discussion includes possible funding sources, important partnerships, and required approvals necessary to move forward. The ability to secure Low Income Housing Tax Credits (LIHTC) will be an important step early in this process.

Home sales at the Valle Vista Housing Site

The housing authority is working with the office of affordable housing to qualify and sell a home to the current occupant family at the Valle Vista housing site. The family is working through the homebuyer training process including how to access long term financing to support the purchase. We believe that this process can serve as a model for future home sales to occupying families who want to become eligible to purchase the home they are currently living in at the Valle Vista housing site.

Possible Down Payment Assistance Program

Staff continues to look at this program as a possible revenue source for the housing authority. The program involves using housing resources to provide down payment assistance to families in need of assistance to purchase a home. The details of the program are being looked at to determine compliance with local and state regulations regarding this type of program.

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	225	219	216	218	
VASH (VETERANS) LEASED	34	32	33	33	33	34	33	34	34	33	31	
HOUSING CHOICE VOUCHER (SECTION 8) SEARCHING	6	1	12	0	0	5	6	9	16	13	14	
VASH (VETERANS) SEARCHING	0	1	1	0	0	1	1	1	1	2	4	
TOTAL	278	285	279	268	265	267	266	269	270	264	267	0

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

**AVERAGE TOTAL OF
VOUCHERS 10/2013 - 8/2014** 271

**Housing Programs
Actual vs Budget
July 2014**

HCV & VASH Fiscal YTD				
	Actual	Budget	Better/ (Worse)	%
Revenue				
Repayment agreement	985	833	152	118%
Investment income	0	0	0	N/A
Port-in vouchers	12,388	10,000	2,388	124%
Port-in admin fees	979	1,667	(688)	59%
Housing assist. pmt	0	161,944	(161,944)	0%
FSS coordinator grmt	0	0	0	N/A
Admin fees	15,276	17,765	(2,489)	86%
Total revenue	29,628	192,209	(162,581)	15%
Expenditure				
Salaries & benefits	10,288	20,920	10,633	51%
Travel	0	46	46	100%
Vehicle expense	0	220	220	100%
Maintenance	0	0	0	N/A
Audit contract	0	170	170	100%
Software	3,000	250	(2,750)	0%
Vouchers paid	312,203	343,888	31,685	9%
Admin fee port-out	3,217	3,333	116	3%
Supplies	0	208	208	100%
Utilities	955	767	(188)	-25%
Seminars,dues,psstge	493	263	(231)	-88%
Total expense	330,156	370,065	39,909	11%
Net	(300,528)	(177,856)	(122,672)	169%
UML	249	276	(27)	90%

Home Sales Fund Fiscal YTD				
	Original Amount	Used thru 7/31/14	Balance Remaining	% Rem.
Site Improvements	1,000,000	252,489	747,511	75%
Foreclosure Prevention	1,000,000	179,843	820,157	82%

LRPH Fiscal YTD				
	Actual	Budget	Better/ (Worse)	%
Revenue				
Rent, repayments, etc.	34,979	33,083	1,896	106%
Investment income	0	0	0	N/A
FSS coordinator grmt	0	0	0	N/A
Operating subsidy	44,960	40,083	4,877	112%
Total revenue	79,939	73,167	6,773	109%
Expenditure				
Salaries & benefits	23,733	58,796	35,063	60%
Travel	0	0	0	N/A
Vehicle expense	0	1,654	1,654	100%
Maintenance	556	4,208	3,652	87%
Audit contract	3,186	71	71	100%
Software	0	569	(2,617)	0%
Other contractl svc	0	0	0	N/A
Supplies	0	463	463	100%
Utilities	220	8,893	8,673	98%
Utility reimbursmnts	1,456	1,667	211	13%
Seminars,dues,psstge	283	292	9	3%
Insurance	12,866	3,286	(9,580)	0%
Total ops expense	42,300	79,898	37,597	53%
Net before captl & RP	37,639	(6,731)	44,370	-559%
UML	0	199	(199)	N/A
Capital expense	0	0	0	N/A
Stipends	0	394	394	100%
RP supplies	0	375	375	100%
RP capital expense	0	0	0	N/A
Total expense	42,300	80,666	38,366	48%
Net after capital & RP	37,639	(7,500)	45,139	602%

CFP Fiscal YTD			
	Grants @ 7/1/14	July 2014	Grants @ 7/31/14
Revenue			
HUD subsidies	479,394	51,746	531,140
Expenditure			
1406 Operations	60,617	0	60,617
1408 Mgmt imprvmts	9,417	1,050	10,467
1410 Administration	45,565	2,196	47,760
1730 Fees & costs	0	0	0
1450 Site imprvmts	52,905	0	52,905
1460 Dwelling strctrs	342,612	0	342,612
1465 Dwelling equip.	284	0	284
1475 Non-dwllg equip	30,000	0	30,000
Total expense	541,400	3,246	544,645
Net	(62,006)	48,500	(13,505)

La Voz de la Gente

Santa Fe County Supports Fair Housing

August 2014

Farewell to Valerie

Valerie Huerta has taken a job with the New Mexico Agriculture and Livestock Association. Her last day of work for the Housing Authority was July 18th. She will be truly missed by all in the Housing Authority.

Back to School Schedules

First day of school for **Santa Fe Students** is August 18, 2014, for grades 1st through 12th. First day of school for Kindergarteners is August 20, 2014.

First day of school for **Espanola Students** is as follows:

Elementary Schools:

August 13th - Odd grades (1-7)

August 14th - Even grades (K-8)

August 15th - All grades (K-8) only

High Schools:

August 13th - 9th graders only

August 14th - 10 graders only

August 15th 11th & 12th graders only

Maintenance After Hours Emergency Phone Numbers

William Baca
(505) 490-0345



Rodney Martinez
Joseph Gonzales
(505) 412-1613

Resident Council Meetings

Valle Vista Resident Council will meet for its monthly meeting on August 12, 2014, at the Valle Vista Office at 6:00 PM.

Santa Cruz Resident Council will meet for its monthly meeting on August 14, 2014, at the Santa Cruz Office (153 Camino de Quintana) at 4:00 PM.

Jacobo Resident Council will meet for its monthly meeting on August 18, 2014, at 57 Camino de Jacobo at 5:00 PM

Registration for the Boys and Girls Clubs

Registration for the Boys & Girls Club for the Fall After School Program that starts August 18, 2014, is going on now at all three housing sites. All Housing kids can participate at the Boys & Girls Club at no cost.

Lease Renewal

Every year the tenant's lease must be renewed and an annual inspection conducted. A packet is delivered to the tenant's home at least three weeks in advance informing them of the date of the inspection and the date time of their recertification. This packet also states the documentation that is required at the scheduled appointment, however, many tenants are missing their appointment and/or don't have the documentation that is required by HUD.

This is very disconcerting to the Housing Managers because your housing depends upon the recertification (lease renewal) process and appears to the Housing Manger these tenants takes their housing for granted.

WHEN YOU ARE SCHEDULED TO RENEW YOUR LEASE: Make the scheduled appointment and have the documentation required with you. You have sufficient time to gather the information needed and make the necessary arrangements to attend the meeting.

Violation of the Pet Policy

They are a number of residents that have dogs that are not registered with the Housing Authority. Some dogs are running around the neighborhoods relieving themselves on other resident's yards. Needless to say this does not make for happy neighbors. (If it poops, you must scoop) Some residents have dogs that are over the weight limit and some residents have more than one dog. It is also against the Pet Policy to dog sit someone else's dog. (So the excuse goes)

THIS IS YOUR NOTICE TO GET YOUR PET REGISTERED WITH THE HOUSING AUTHORITY AND ABIDE BY THE PET POLICY.

If the resident fails to register the pet, Animal Control will be called and the resident will have to surrender their pet or lose their housing. A copy of the Pet Policy can be picked up at the Housing Office.



This and not This



Rent

Rent is due the first of the month and late after the 5th. The Housing Authority is spending a lot of time dealing with late rent payments. When a Three Day Notice for Non-Payment has been issued and the resident still doesn't pay their rent a meeting is scheduled with the Executive Director. Note: If you are schedule to meet with the Executive Director for non-payment of rent you are required to attend this meeting. No exceptions and no excuses!!! Miss the meeting and you will be sent a lease termination letter to vacate. Best yet pay your rent on time.

Units and Yards

Residents must keep their unit clean and free of clutter. All passage ways must be unobstructed and furniture CANNOT block windows or doors.

Residents must keep their yard clean and mowed at all times.

If Housing staff goes to a unit and it is not clean you will be notified that a special inspection will be conducted at your unit. If it continues the Housing Authority may terminate your lease.

These are health and safety issues.

Community Service

WARNING if you owe it you better do it!! You will not have your lease renewed.

Final Thoughts

Why do some people think they are entitled to whatever society can give and not give back? Why do most housing residents never participate in community events? Why do some residents just don't care about the effects their actions have on other residents? Why is it that some people think it is not their responsibly to keep up their yard or their unit? Just some thoughts.