

**Special Housing Board Meeting  
Santa Fe County Housing Authority Board  
February 24, 2015  
Legal Conference Room  
1 p.m.**

**AMENDED AGENDA**

- I. Call to Order**
  - II. Roll Call**
  - III. Introductions**
  - IV. Approval of Agenda** (Action)
  - V. Approval of Minutes** (Action)
  - VI. Update and Formal Direction Regarding Affordable Housing Project at the Galisteo Site** (Discussion and Possible Action)
  - VII. Appointment of Resident Housing Board Member** (Discussion and Possible Action)
  - VIII. Resolution to Approve 2015 Schedule of Charges** (Discussion)
  - IX. HUD SAC Approval Letter for Housing Programs** (Discussion)
  - X. Housing Authority Updates:** (Discussion)
    - a. Site Improvement Plan/CFP Update
    - b. Vacancy Update
    - c. Director's Report
  - XI. Public Comments** (Discussion)
  - XII. Matters from the Board** (Discussion)
  - XIII. Executive Session** (Discussion)
- Adjournment**

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**HOUSING AUTHORITY BOARD**

**January 27, 2015**

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 Commissioner Liz Stefanics.

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

**Members Present:**

Robert Anaya, Commission Chair  
Liz Stefanics, Commissioner  
Henry Roybal, Commissioner  
Frances Ong, Resident Member  
Joseph Loewy, Community Member

**Member(s) Excused:**

Miguel Chavez, Commissioner  
Kathy Holian, Commissioner

**Staff Present:**

Katherine Miller, County Manager  
Ron Pacheco, Housing Authority Director  
Victor Gonzales, Housing Authority Staff  
Carole Jaramillo, Finance Division  
Lynette Kennard, Accounting Division  
Marcus MacDonald, Housing Accountant  
Deanna Lopez, Housing Division  
Rachel Brown, Deputy County Attorney  
Tony Flores, Deputy County Manager  
Chris Barela, Constituent Liaison  
Lisa Katonak, County Manager's Office  
Rosemary Bailey, Affordable Housing Staff  
Rudy Garcia, County Manager's Office

**III. Introductions**

Those present introduced themselves.

**IV. Approval of Agenda**

Mr. Loewy moved to approve the agenda. Ms. Ong seconded and the motion passed by

unanimous [4-0] voice vote. [Chairman Anaya was not present for this action.]

**V. Approval of Minutes: November 25, 2014**

No changes being offered, Mr. Loewy moved approval. Ms. Ong seconded and the motion carried unanimously [4-0]. [Chairman Anaya was not present for this action.]

**VI. Update and Formal Direction Regarding Affordable Housing Project at the Galisteo Site**

Mr. Pacheco gave a summary of previous activity regarding the Galisteo Street site which is on an old County Public Works location and is within the city limits. The plan is to enlist federal aid with tax credits. Environmental issues are being worked on. Funding will come in part from proceeds of homes sold along with HUD funding. Currently, 60 units are planned at this site.

Mr. Flores stated staff has looked at a number of alternatives and up to \$10,000 was approved for a traffic analysis. A team has been meeting and based on those discussions it was decided a site analysis and preliminary master development plan was needed and this would be prepared by consultants. There have been four bids and it is anticipated a contractor will be on board within three weeks. The consultant will look at zoning, densities, lot coverage, parking, traffic and geotechnical analysis with a focus on environmental concerns. The working budget is \$30,000 plus reimbursables and GRT.

[Chairman Anaya joined the meeting.]

In response to questions from Commissioner Stefanics, Mr. Flores explained that the analysis will direct how many units would be possible under different scenarios. Density and traffic analysis will drive factors such as parking.

Ms. Miller noted that the train station is to be opened on a pilot basis shortly.

Mr. Pacheco speculated two early neighborhood notification meetings will be required. The City could provide density bonuses. Previous neighborhood meetings were positive.

Mr. Flores will give a further update at the next meeting on the results of the consultant bid.

**VII. Approval of 2015 Housing Board Meeting Schedule**

Mr. Pacheco pointed out that the meeting was noticed as a special meeting since the regular meeting deadline was not met. Going forward, as the proposed schedule is approved all meetings are thereby noticed. Notice will also be posted on the County's website.

Mr. Loewy moved to accept the meeting schedule as shown in the packet. Ms. Ong seconded and the motion carried by unanimous [5-0] voice vote.

## **VIII. Housing Authority Updates**

### **A. Site Improvement Plan/CFP Update**

Mr. Gonzales stated the Valle Vista home sales unit is proceeding through the bid process. Work will begin tomorrow to turn around three units, two in Santa Cruz and one in Valle Vista. The purchasing order is ready and units on Camino de Roberto will have roofs replaced. Also on Camino de Roberto, asbestos abatement will begin shortly on one damaged unit.

Mr. Loewy brought up the subject of aging furnaces. Mr. Gonzales said the units were last replaced in 1996 and are in need of replacement. However, in Santa Cruz when AC/combo units were installed outside they were stolen. They are looking at replacing furnaces at 56 units at Santa Cruz at a cost of \$229,000.

Chairman Anaya asked about the Camino Jacobo sewer line extension. Mr. Gonzales noted they have received a quote for an appraisal which is being reviewed by Legal. Next steps are approval from the landowner or condemnation proceedings. Mr. Pacheco explained that none of the usual appraisers were willing to undertake the job. The issue is complicated by a drainage installed by the City. Chairman Anaya said he would broach the subject at the next meeting with the Mayor and City Manager.

### **B. Vacancy Update**

Mr. Pacheco said this was a very challenging season due to the maintenance crew having time off and being unable to restore units. They are formulating a plan to have 97 percent occupancy. He referred the authority to the list of reasons for people moving out of the units.

### **C. Director's Report**

Mr. Pacheco stated he attended a two-day HUD training workshop in Albuquerque on employee income verification and strategic planning. HUD has a tool to manage Section 8 vouchers. He said Housing is in the process of closing out all 2011 and 2012 projects as directed by the Board. This will catch the authority up to current year funding obligations.

This week, a potentially hazardous pot hole on the road going into the Camino Jacobo site will be filled in by Authority maintenance since the City does not accept responsibility for housing site roads. The road extends from Airport Road to Rufina and the first third serves private businesses and residences.

Referring to the newsletter, Commissioner Stefanics asked about the resident representative. Mr. Pacheco said four letters of interest have been received. He will present the letters at the next meeting.

Commissioner Stefanics asked if this was the first time the newsletter was in Spanish. Mr. Pacheco said it was an attempt to reach out to constituents. Additionally they are pursuing having a social service renter to occupy the space when senior services move out. They intend to translate documents for the benefit of their clients. Commissioner Stefanics mentioned Sam Adelo, a retired court interpreter, might be willing to donate his time. Mr. Loewy added Rachel O'Connor is in the process of converting documents in her department to Spanish.

**IX. Matters from the Public**

None were presented.

**X. Matters from the Board**

Regarding the housing development grant, Chairman Anaya put forward a goal of having a project under construction by the end of the calendar year.

Additionally, he suggested redrafting a letter that had been proposed for HUD to include using proceeds held in the bank, the Housing Trust fund, as a start for a permanent endowment fund. Revenue in the form of mortgage fees would added over the years and after time dividends could be used on a continuous basis.

Commissioner Stefanics asked Legal to look into having a mechanism to receive donations to County funds. Mr. Loewy asked if the Housing Authority could avail itself of CDBG funds; Chairman Anaya said since both are related to HUD it might not be allowed. Ms. Miller said it is possible but DFA interposes onerous and frustrating administrative problems. Mr. Pacheco noted that the down payment assistance program generates revenue.

A hybrid board – somewhere between the current Board and an appointed board with no Commissioners – could be created. He asked Legal to ascertain what legislation would be required for a cross between an independent community board and a Commission-centered board, with perhaps three Commissioners. This would allow interested citizens to spend more time that one hour per month in order to analyze projects in depth. Mr. Loewy said he has heard of other entities across the country with different styles of boards and that he would research the issue.

Expanding on the issue of roads, Chairman Anaya recommended working with the City on multiple tiers of maintenance. He said he was committed to getting the roads fixed.

Ms. Miller mentioned speaking with Mr. Pacheco and Public Works about treating the roads like those in annexation areas, i.e., bring them up to PASER6 and having the City adopt them.

Mr. Pacheco commended Public Work for their help. Chairman Anaya said in the case of Santa Cruz it would be necessary to coordinate with Española. Mr. Gonzales gave examples of cities accepting responsibility following upgrades by the County. Commissioner Roybal noted that the Mayor of Espanola is requesting help with one of their sewer lines so negotiations are possible. Mr. Pacheco said those conversations are long overdue.

Mr. Loewy asked for an update on the Boys and Girls Club utilities. Mr. Pacheco explained that following a billing glitch where the Club was double-paying the County and the utility, everything is on track.

**XI. Executive Session**

An executive session was not needed.

**XII. Adjournment**

Having completed the agenda and with no further business to come before the Authority, Chair Anaya adjourned the meeting at approximately 11:10 a.m.

Approved by:

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Robert Anaya, Chair  
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR  
COUNTY CLERK

Respectfully submitted by:

Debbie Doyle, Wordswork

**Henry P. Roybal**  
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

January 21, 2015

Subject: **Letter of Interest (LOI)**  
Project: Galisteo Road Property – Site Analysis and Preliminary Development Plan  
Project No.: 2015-0239-HA/BT  
User Agency: Santa Fe County Housing Authority

The Santa Fe County Housing Authority and Purchasing Division is soliciting “Letters of Interest” for a project of limited scope. Such letters are solicited in order to procure Professional Services when the fees for such services are less than \$60,000.00, excluding New Mexico Gross Receipt Taxes. This letter will inform you of an available contract for Professional Planning/Architectural Services.

For the above-referenced project, three or more firms will be contacted and County Staff will select one.

#### **SCOPE OF THE WORK:**

To provide planning and architectural services for a site analysis and preliminary development plan for the County-owned property located at 2600 Galisteo Road within the City of Santa Fe, otherwise known as the “Galisteo Rd. Property”.

Santa Fe County owns a property (Site) consisting of approximately 6.144 acres located within the municipal boundaries of the City of Santa Fe. The Site has existing infrastructure to and within the site, including gas, sewer, electricity and water.

The Site contains an existing 14,718 sq. ft. building (.34 acre), which is currently being utilized by Santa Fe County Clerk’s Office-Bureau of Elections Voting Machine Section and the Public Works Department’s Facility and Operations Maintenance Division.

In addition, the Site has three outbuildings used for storage and a caretaker’s residence.

Santa Fe County and the Santa Fe County Housing Authority are contemplating a housing development consisting of mixed-residential housing for low-income, public, senior and veteran housing population groups.

*In 2008, a Strategic Affordable Housing Plan for Santa Fe County (County) was developed for this site. The County will provide this information to the successful Offeror.*

#### **The scope of work consists of, but is not limited to:**

- Site Analysis (deliverable)
  - Review and analysis of applicable Land Use and Zoning Requirements and related requirements.
  - Utility Analysis

- Geo-Technical Analysis
- Environmental Analysis
  - Santa Fe County has undertaken a Phase I analysis and will provide all information to the successful Offeror.
- Open Space
- Preliminary Master Plan Development (deliverable)
  - Density
  - Development Layout Options
  - Parking
  - Lot Coverage
  - Traffic Analysis
  - Preliminary Cost Estimate

**BUDGET INFORMATION:**

WORK ITEM

<b>Contract Amount:</b>	\$ 30,000.00
NMGRT @ 8.1875%	\$ 2,456.25
Reimbursables	\$ 1,000.00
Total contract amount	\$ 33,456.25

**User Contact:** Bill Taylor @ [wtaylor@santafecountynm.gov](mailto:wtaylor@santafecountynm.gov) , (505) 986-6373. Offerors must direct any and all questions or inquiries to the Purchasing Office. Offerors could be disqualified if contact is made to anyone outside of the County Purchasing Office.

**EVALUATION CRITERIA:**

1. The letter of interest must not exceed four (4) pages in length, including cover letter. Three (3) copies are required.
2. Level of interest – demonstrate an understanding of the work to be performed.
3. Illustrate expertise – list three (3) previous jobs of similar size and scope with references.
4. Project Schedule – start of work through delivery of analysis and Development Master Plan.
5. If applicable, List the team members and their qualifications.
6. Indicate liability coverage provided.

**QUALIFICATIONS:**

1. Offeror must be registered and in good standing in the State of New Mexico.
2. Architectural/Engineering/Planning Firm is preferred but not required.

**SUBMISSION REQUIREMENTS**

If your firm is interested, the responses are due by **January 30, 2015, no later than 3:00 p.m. local time** to the Purchasing office in the Bokum Building, located at 142 West Palace Avenue, Santa Fe, New Mexico.

Please use the address below if you are mailing the LOI responses. Fax or email submittal is acceptable. The fax number for Purchasing is (505) 989-3243. If fax is used, please call to confirm receipt of proposal.

Attn: Bill Taylor, Procurement Manager  
Santa Fe County Purchasing Division  
P.O. Box 276, Santa Fe, New Mexico 87504-0276  
wtaylor@santafecountynm.gov

Letters of Interest will be time-stamped by the Purchasing staff. Late LOIs will be disqualified.

**No work shall be initiated or cost incurred on behalf of the project by your firm until all appropriate officials have approved a contract, and issued.**

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Bill Taylor". The signature is written in black ink and is positioned above the printed name.

Bill Taylor, SFC Procurement Manager

Cc: Tony Flores, Deputy County Manager

# Schedule of Charges

**(FINAL DRAFT)**

## **BASIC REPAIR LIST**

		<u>LABOR</u>	MAX.
Cleaning of yards		\$50.00	\$75.00
Cleaning of stoves		\$50.00	\$75.00
Cleaning of refrigerator		\$50.00	\$75.00
Unclogging of sinks		\$18.00 hr.	
Unclogging of water closets		\$18.00 hr.	
Unclogging building sewer line		\$18.00 hr.	
Clothesline repair, plus material		\$18.00 hr.	
Window and door screen repair, plus material		\$18.00 hr.	
Illegal washing of vehicles		\$25.00	
Chain link fence repair, \$18.00 per foot/this includes material		\$18.00 ft.	
<b>All other charges not listed above shall be based on the actual cost of the material and labor.</b>			
<b>TENANTS WILL NOT BE CHARGED FOR NORMAL WEAR AND TEAR.</b>			

## **ELECTRICAL**

	<u>MATERIAL</u>	<u>LABOR</u>	<u>TOTAL</u>
Medicine Cabinet	\$54.00	\$18.00	\$72.00
Exhaust Fan	\$58.78	\$18.00	\$76.78
Electric Smoke Detector	\$15.00	\$18.00	\$33.00
Range Hood	\$50.00	\$18.00	\$68.00
Thermostats	\$13.00	\$18.00	\$31.00
6" light fixture	\$15.00	\$18.00	\$33.00
10" light fixture	\$25.00	\$18.00	\$43.00
Laundry room fixture	\$4.00	\$18.00	\$22.00
Exterior light fixture	\$5.00	\$18.00	\$23.00
Under cabinet fixture	\$41.00	\$18.00	\$59.00
4' flourescent	\$34.00	\$18.00	\$52.00
<b>All other charges not listed above shall be based on the actual cost of the material and labor. (outlets, switches, cover plates, light bulbs etc).</b>			

## Plumbing

	<u>MATERIAL</u>	<u>LABOR</u>	<u>TOTAL</u>
Tub and Shower valve (single handle)	\$74.00	\$18.00	\$92.00
Tub and Shower valve (double handle)	\$89.00	\$18.00	\$107.00
Back Flush Toilets	\$780.00	\$18.00	\$798.00
Regular Toilets	\$150.00	\$18.00	\$168.00
Regular Toilet Seat	\$15.00	\$18.00	\$33.00
Elongated Toilet Seat	\$20.00	\$18.00	\$38.00
4" bathroom faucet	\$20.00	\$18.00	\$38.00
Kithcen faucet	\$45.00	\$18.00	\$63.00
7" hand held shower head and sprayer (Handicap units)	\$40.00	\$18.00	\$58.00
Shower Heads	\$20.00	\$18.00	\$38.00
Flush valves	\$15.00	\$18.00	\$33.00
Tub diverter spout	\$13.00	\$18.00	\$31.00
Stove Replacement (If abused)	\$350.00		
Refrigerator Replacement (If abused)	\$465.00		
Wall hung bathroom sink	\$82.53	\$18.00	\$100.53
16" oval bathroom sink	\$72.34	\$18.00	\$90.34
<b>All other charges not listed above shall be based on</b>			
<b>actual cost of the material and labor. (sink stoppers,</b>			
<b>basket strainers, copper connections, gas flexes, etc.</b>			

**Doors**

6' Bifold	\$62.00	\$18.00	\$80.00
5' Bifold	\$53.00	\$18.00	\$71.00
4' Bifold	\$50.00	\$18.00	\$68.00
3' Bifold	\$41.00	\$18.00	\$59.00
3' Exterior door	\$278.00	\$18.00	
2'8" Exterior door	\$263.00	\$18.00	
2' Solid Core door	\$115.00	\$18.00	
2'4" Solid Core door	\$119.00	\$18.00	
2'6" Solid Core door	\$121.00	\$18.00	
2'8" Screen door	\$180.00	\$18.00	
3' Screen door	\$180.00	\$18.00	
<b>NOTE: (labor on door installation will vary due to how many hours it takes to remove and replace doors)</b>			
<b>All other charges not listed above shall be based on actual costs of the material and labor. (interior locks, deadbolts, rescreen material, screen door handles, hinges, door jambs, cabinet hardware, etc.</b>			

**Window Glass and Mirrors**

These will be priced as window sizes and mirror replacement differ in sizes. (Window and Glass Contractor Prices).			

**Tenant Abuse Charge List (Revised 3/2/00)**

	COST		LABOR	TOTAL
	Minimum	Maximum		
<b>Basic Repair Charges</b>				
Cleaning of yards, plus material	\$ 25.00	\$ 50.00		
Cleaning of stoves	\$ 25.00			\$ 25.00
Cleaning of refrigerator	\$ 20.00			\$ 20.00
Unglogging of sinks	\$ 10.00	\$ 25.00		
Unglogging of water closets line.	\$ 10.00	\$ 30.00		
Unglogging building sewer line.	\$ 15.00	\$ 50.00		
Clothesline repair, plus material	\$ 10.00	\$ 50.00		
Screens, material, labor	\$ 15.00		\$ 10.00	\$ 25.00
Services call charge ( for missed appointments)	\$ 10.00			\$ 10.00
Illegal washing of automobiles	\$ 25.00			\$ 25.00
**Chain Link Fence \$5.00 per foot, this includes material and labor.	\$5.00 FT			
All other charges not listed above shall be based on the actual cost of the material and labor.				
<b>TENANTS WILL NOT BE CHARGED FOR NORMAL WEAR AND TEAR.</b>				

**CHARGE LIST  
(1)**

### Tenant Abuse Charge List

GLASS	COST	LABOR	TOTAL
43" x 96" x 1/8 Flex Glass	\$ 96.00	\$ 15.00	\$ 111.00
16" x 45" 7/16"	\$ 36.75	\$ 10.00	\$ 46.75
22" x 45" 7/16 ins.	\$ 49.00	\$ 10.00	\$ 59.00
43" x 96" x 1/4	\$ 105.60	\$ 15.00	\$ 120.60
25" x 45" x 7/16 ins.	\$ 51.00	\$ 15.00	\$ 66.00
10" 33" x 7/16 ins.	\$ 59.50	\$ 32.00	\$ 91.50
	\$ 21.00	\$ 32.00	\$ 53.00
<u>MIRROR</u>			
14 x 15	\$ 6.65	\$ 10.00	\$ 53.00
12 x 15	\$ 5.70	\$ 10.00	\$ 53.00
15 3/4 x 32	\$ 14.25	\$ 10.00	\$ 53.00
12 x 16	\$ 5.70	\$ 10.00	\$ 53.00
24 x 42 1/2	\$ 28.50	\$ 10.00	\$ 53.00
7 x 22	\$ 4.75	\$ 10.00	\$ 53.00
7 x 25	\$ 5.70	\$ 10.00	\$ 53.00
11 x 16	\$ 5.70	\$ 10.00	\$ 53.00

CHARGE LIST  
(2)

## Tenant Abuse Charge List

ENTRY DOOR LOCKS	COST	LABOR	TOTAL
Kwikset	\$ 14.00	\$ 5.00	\$ 19.00
Hard Lock	\$ 15.95	\$ 5.00	\$ 20.95
Interior Door Lock	\$ 10.00	\$ 5.00	\$ 15.00
# 1175-P Door Lock	\$ 1.95	\$ 5.00	\$ 6.95
Closet Guides	\$ 2.30	\$ 5.00	\$ 7.30
Kwikset Combo	\$ 25.99	\$ 10.00	\$ 35.99
<b>PLUMBING MATERIAL</b>			
Back Flush Toilet (Special for VV. & SC)	\$ 498.65	\$ 15.00	\$ 513.65
A/S 2128.023 Toilet	\$ 122.19	\$ 15.00	\$ 137.19
3-190 IB Toilet	\$ 52.97	\$ 15.00	\$ 67.97
1-3028 OH Bowl	\$ 122.98	\$ 15.00	\$ 137.98
1 - K - 3537 PB	\$ 136.68	\$ 15.00	\$ 151.68
K - 7 61 Sink Fig	\$ 52.27	\$ 10.00	\$ 62.27
K-4 12 T Elongated Seat	\$ 16.00	\$ 5.00	\$ 21.00
Wax Seal	\$ 1.65	\$ -	\$ 1.65
1/2' Gas Connector	\$ 10.29	\$ 10.00	\$ 20.29
1/2 Gas Stop	\$ 5.23	\$ 10.00	\$ 15.23
3/4" Gas Stop	\$ 6.11	\$ 10.00	\$ 16.11
3/4 Gas Flex Connector	\$ 14.19	\$ 10.00	\$ 24.19
Shower Rod	\$ 9.99	\$ 5.00	\$ 14.99
Shower Hose	\$ 12.00	\$ 5.00	\$ 17.00
Toilet Seat	\$ 7.99	\$ 5.00	\$ 12.99

CHARGE LIST  
(3)

## Tenant Abuse Charge List

PLUMBING MATERIAL (CONT)	COST	LABOR	TOTAL
Eijer lavatory	\$ 56.96	\$ 20.00	\$ 76.96
Self Rim Lavatory (Thin)	\$ 39.88	\$ 20.00	\$ 59.88
A/S Tub/Shower Valve	\$ 55.49	\$ 40.00	\$ 95.49
Kohler Tub/Shower Valve	\$ 48.95	\$ 40.00	\$ 88.95
Delta Tub/Shower	\$ 49.17	\$ 40.00	\$ 89.17
Shower Head/Arm	\$ 7.53	\$ 5.00	\$ 12.53
Tub Divider Spout	\$ 18.99	\$ 10.00	\$ 28.99
Delta Faucet	\$ 40.41	\$ 10.00	\$ 50.41
Kohler Faucet	\$ 34.15	\$ 10.00	\$ 44.15
Toilet Flusher Lever	\$ 11.78	\$ 10.00	\$ 21.78
A/S Pop Up Stopper	\$ 17.99	\$ 10.00	\$ 27.99
Coppler Linkage Component	\$ 44.31	\$ 10.00	\$ 54.31
Pop Up	\$ 4.79	\$ 5.00	\$ 9.79
Pop Up Lever	\$ 6.95	\$ 10.00	\$ 16.95
A/S TA Spindle	\$ 16.80	\$ 10.00	\$ 26.80
A/S 10-27 Stem	\$ 2.95	\$ 5.00	\$ 7.95
Water Angle Stop	\$ 5.15	\$ 5.00	\$ 10.15
LAV Supply	\$ 6.19	\$ 10.00	\$ 16.19
Closet Supply	\$ 4.45	\$ 10.00	\$ 14.45
Johnny Bolt	\$ 1.29	\$ 5.00	\$ 6.29
1 1/2 Chrome Trap	\$ 8.91	\$ 5.00	\$ 13.91
1 1/2 PVC Trap	\$ 4.31	\$ 15.00	\$ 19.31
Flapper	\$ 3.99	\$ 10.00	\$ 13.99
Flush Master	\$ 13.57	\$ 10.00	\$ 23.57

CHARGE LIST  
(4)

## Tenant Abuse Charge List

	COST		LABOR	TOTAL
Sink Gasket Straner	\$ 5.81	\$ 10.00	\$ 15.81	
40 Gallon Water Heater	\$ 185.38	\$ 40.00	\$ 225.38	
Wall Hydrant	\$ 18.00	\$ 10.00	\$ 28.00	
140 PSI T/P Valve	\$ 43.40	\$ 40.00	\$ 83.40	
2" x N" Towel Bar	\$ 6.33	\$ 10.00	\$ 16.33	
Toilet Paper Holder	\$ 8.49	\$ 10.00	\$ 18.49	
	\$ 8.99	\$ 10.00	\$ 18.99	
<b>ELECTRICAL MATERIAL</b>				
SD Circuit Breaker 15 AMP	\$ 8.49	\$ 10.00	\$ 18.49	
ITF Circuit Breaker 15 AMP	\$ 7.59	\$ 10.00	\$ 17.59	
Ceiling Light Fixture (cover)	\$ 14.90	\$ 10.00	\$ 24.90	
Bathroom Cabinet Fixture	\$ 38.87	\$ 20.00	\$ 58.87	
Exhaust Fan Motor	\$ 11.02	\$ 10.00	\$ 21.02	
GFCI Circuit Breaker (SD)	\$ 45.59	\$ 15.00	\$ 60.59	
Receptacle	\$ 0.99	\$ 10.00	\$ 10.99	
Receptacle Cover	\$ 0.99	\$ 5.00	\$ 5.99	
GFCI Receptacle 15 AMP	\$ 18.15	\$ 15.00	\$ 33.15	
GFCI Receptacle 20 AMP	\$ 22.11	\$ 15.00	\$ 37.11	
3-Way Toggle Switch	\$ 2.50	\$ 10.00	\$ 12.50	
Porcelian Lampholder	\$ 3.99	\$ 10.00	\$ 13.99	
Outside Glass Globe	\$ 3.99	\$ 5.00	\$ 8.99	
Smoke Detector	\$ 19.99	\$ 10.00	\$ 29.99	
ITF GFCI Breaker	\$ 31.80	\$ 15.00	\$ 46.80	
Flourescent Bulb 4"	\$ 2.99	\$ 5.00	\$ 7.99	
Kitchen Light	\$ 19.99	\$ 10.00	\$ 29.99	
Ballest R-2540-TP	\$ 19.00	\$ 10.00	\$ 29.00	

Charge List  
(5)





OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center  
77 W. Jackson Blvd., Room 2401  
Chicago, Illinois 60604-3507  
Phone: (312) 353-6236 Fax: (312) 886-6413

NOV 05 2013

Mr. James R. Pacheco  
Acting Executive Director  
Santa Fe County Housing Authority  
52 Camino De Jacobo  
Santa Fe, NM 87507

Dear Ms. Salazar:

On May 31, 2012, the Special Applications Center (SAC) received the Santa Fe County Housing Authority's (SFCHA) request for an amendment to its Section 5(h) Homeownership Plan. Supplemental information was received through February 25, 2013.

On November 20, 2000, the Department approved the SFCHA's Section 5(h) Homeownership Plan that included 120 units at Scattered Sites NM050001, NM050002, and NM050007. A subsequent amendment was approved on March 11, 2002, that allowed the SFCHA to sell an additional 20 units at Scattered Site, NM050007. On November 27, 2007, an amendment was approved in which the SFCHA requested to replace one address that was included in the original approval (November 20, 2000), with one unit that was inadvertently sold (Building 19, 164 Camino de Quintana). On May 23, 2008, the SAC made the unit status change in PIC for 144 Camino de Quintana to "initial approval completed", removing it from the Section 5(h) program. On February 4, 2009, the SAC approved a rescission for seven units as identified below:

Scattered Sites, NM050007	
Address	Building Numbers
97 Camino de Roberto	163-1
99 Camino de Roberto	163-2
141 Camino de Quintana	166-1
143 Camino de Quintana	166-2
146 Camino de Quintana	165-1
147 Camino de Quintana	167-1
149 Camino de Quintana	167-2

This made the number of units approved for sale under Section 5(h) 133 units.

In the current request, the SFCHA is seeking to implement additional programs utilizing the proceeds of home sales from its Section 5(h) Homeownership Program. The proceeds will benefit families whose incomes are at or below 80 percent of area median income (AMI).

The SAC has completed its review and based on the information provided by the SFCHA your request to amend the Section 5(h) Homeownership Plan approval, to utilize proceeds from the 5(h) Homeownership Program for additional programs as described below, is hereby approved. This approval is conditioned on descriptions of the following use of proceeds being added to the homeownership plan. The proceeds would help to finance the following four programs:

Deferred Payment Loans for Energy Efficient Improvements

Because the program would offer soft non-amortizing loans, which would be due upon sale or vacating of the homes, instead of subsidies, the fund would be able to make loans available to additional low-income families as previous loans are repaid, thus creating a revolving fund. The program is designed to decrease energy use and increase disposable income and long-term affordability. This program would be marketed in tandem with an existing roof repair/replacement program administered by Santa Fe County. Preference would be given to households who had purchased homes under Section 5(h), and then to elderly, special needs, and very-low income homeowners. [Rehabilitation needs of public housing units sold under Section 5(h) must be addressed prior to sale.]

Pre-development, Construction, and Gap Financing for SFCHA Developments

The program would make available loans for up to 24 months at below market interest. The loans would be repaid when permanent financing is secured. Proceeds might also be used for permanent gap financing, with limits similar to the HOME Rental/Tax Credit Program. This program would address a constraint faced by potential developers of low-income housing. The most recent housing needs assessment for Santa Fe County conducted by RRC indicates that new development is needed in the county due to the extreme lack of affordable rental housing. The program would provide Santa Fe County Housing Authority the opportunity to continue to offer financing to developers for future projects as previous loans are repaid, thus creating a revolving fund.

Temporary Rental Assistance for Situational Homeless Persons

This program would provide rental assistance to persons who find themselves in homeless situations doubling up with family or friends, or living out of cars. The program goal would be that this temporary assistance, combined with case management, would enable non-chronic homeless families to find and obtain permanent housing, or assist families at risk of losing their homes. The target would be to provide this rental assistance for up to six months. The administration of this program would either be by the SFCHA or by a non-profit intermediary.

Creation of a Santa Fe County Housing Trust Fund

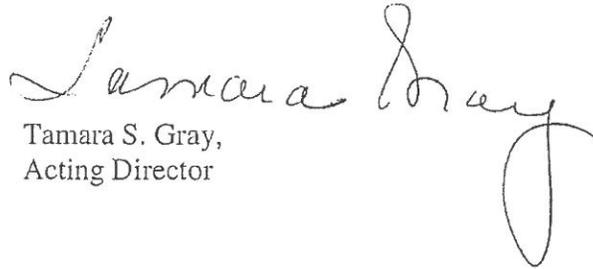
Home sales proceeds would be used to capitalize this Fund, which would also receive funds from repayments from the two programs above for energy efficiency soft loans and pre-development and construction loans, as well as other sources. The trust fund would provide flexibility for the Housing Authority Board of Commissioners to direct funding to programs as market conditions and low-income families' housing needs change. In addition to the above, assistance might be to assist households with

incomes up to 80 percent of AMI with down payment assistance or through the roof repair program. Expenditures would be subject to approval by the Housing Authority Board.

All other conditions of the original approval dated November 20, 2000, and subsequent amendments dated March 11, 2002, November 27, 2007, May 23, 2008, and February 4, 2009, remain as approved.

A copy of this modification will be forwarded to the HUD Albuquerque Program Center for their records. If you have any questions regarding this modification, please contact Sunny Grover, Public Housing Revitalization Specialist at (312) 913-8329.

Sincerely,

A handwritten signature in cursive script that reads "Tamara S. Gray". The signature is written in black ink and is positioned to the right of the typed name and title.

Tamara S. Gray,  
Acting Director

# Memorandum

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**To:** Santa Fe County Housing Authority Board  
**From:** Victor Gonzales  
**VIA:** James R. Pacheco, Executive Director  
**Date:** 2/16/2015  
**Re:** CFP Report

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## **Homesales Unit**

The (IFB) Invitation for Bid was advertised on 2/24/2015. Pre-Bid conference is scheduled for 2/27/2015 at 2:00 PM.

## **Unit Turnaround**

The contractor has completed (2) two out of the Units contracted out. Final unit will be completed on 2/27/15.

## **Roof Replacement**

The roof at 114 and 116 Camino de Roberto has been completed.

## **Asbestos Abatement**

Asbestos Abatement has been completed at 110 Camino de Roberto. The Scope of Work for the renovation part will be completed by 2/27/15. A walk-thru will take place on the week of 2/23-2/27.

## **Camino de Jacobo Sewer Line Project**

We are awaiting a purchase order for Pinnacle West Investments for the appraisal to be done for the easement value.

**SANTA FE COUNTY HOUSING AUTHORITY  
VACANCY REPORT  
October 2014 – March 2015**

	October	November	December	January	February	March
<b>Total Units Available for Lease</b>	199	199	199	199	199	
<b>Units Off-line Due to Modernization or Home Sales</b>	1	1	1	1	1	
<b>Vacant Units (ready for occupancy)</b>	0	0	0	0	0	
<b>Total Vacant Units (preparing for occupancy)</b>	8	8	10	8	8	
<b>Vacant Units per Site</b>						
<u>Valle Vista</u>	4	3	6	5	6	
<u>Santa Cruz</u>	2	4	4	3	2	
<u>Camino de Jacobo</u>	3	2	1	1	1	
<b>Total Units Under Lease</b>	190	190	189	190	190	
	4%	4%	5%	4%	4%	

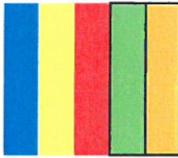
**Average Vacancy Rate FY14– 4%**

**Average Vacancy Rate FY15– 4%**

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

**Valle Vista**

**February 17, 2015**



Units / Modernization

Units / Make Ready

Units Ready for Lease Up

Scheduled Lease-up

Homesales

Units Leased FY 2014-2015

Address	Bdr m Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comment
2 T	3	2/28/14	2/28/14						A Valencia	Deceased		Deceased
6B VV	1	8/6/14	8/6/14	10/3/2014	10/3/2014	0	58	58	J Hampleman	Moved Out	A Morelas	Civic Hsg
5B T	1	8/8/14	8/8/14	10/31/2014	11/4/2014	4	84	88	R Pacheco	Moved Out	I Garcia	Move in w/ girlfriend
9B SPN	2	9/2/14	9/2/14						T Chacon	Evicted		Criminal Activity
10B SMW	2	8/31/14	8/31/14						D Archuleta	Evicted		Non Payment
7A T	2	9/9/14	9/9/14	1/28/2015	1/28/2015	0	141	141	C Medina	Moved Out	K Pavon	Moved in with family
7B T	2	12/31/14	12/31/14	2/17/2015	2/17/2015	0	48		C Miera	Moved Out	J Herrera	Ghost in unit
5A T	1	2/11/15	2/11/15						C Jaramillo	Abandonment		Abandonment
7B SPN	2	2/13/2015	2/13/2015						D Anaya	Moved Out		S8 with county

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

**Santa Cruz**

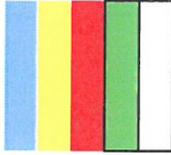
**February 17, 2015**

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

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tentative 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 with family
137 Q	3	4/28/2014	4/28/2014	10/6/2014	10/6/2014	0	161	161	L Valdez	moved out	M Armijo	10/6/2014
149 Q	2	5/1/2014	5/2/2014	10/31/2014	11/5/2014	5	183	188	J Martinez	moved out	F Munoz	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		Non-payment of rent
146 Q	2	7/9/2014	7/9/2014	2/11/2015	2/12/2015	1	217	218	K Tsoodle	Abandoned	K Padilla	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
110 CDR	2	10/30/2014	10/30/2014						F Ortiz	Evicted		Damage to unit
99 CDR	2	11/13/2014	11/13/2014	1/6/2015	1/8/2015	2	54	56	R Diaz	Moved out	L Herrera	Rented Trailer
141 Q	2	11/13/2014	11/13/2014	1/13/2015	1/20/2015	7	61	68	J Lawson	Moved out	V Vigil	Move with family (Medical)
128 Q	3	1/23/2015	1/23/2015						G Cheykaych	Evicted	R Trujillo	Damage to unit

Santa Fe County Housing Authority  
Vacancy and Turnaround

Camino de Jacobo  
February 17, 2015



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

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comment
16 CDJ	3	6/1/14	6/1/14	8/7/14	8/8/14	1	67	68	J Romero	Evicted	E Estrada	Criminal Activity
23 CDJ	2	7/9/14	7/9/14	8/18/14	8/18/14	0	40	40	E Palomino	Transfer	C Padilla	Transfer to larger unit
19 CDJ	2	7/18/14	7/18/14	9/3/14	9/12/14	9	47	56	M Tapia	Evicted	M Cevalillo	Failure to perform
68 CDJ	2	7/25/2014	7/25/2014	11/17/2014	11/17/2014	0	115	115	L Santistevan	Evicted	I Abeyta	Community Service
45 CDJ	1	10/10/2014	10/10/2014	11/26/2014	11/26/2014	0	47	47	R Erhlich	Moved Out	D Gribble	Criminal Activity
15 CDJ	2	10/14/2014	10/14/2014	12/16/2014	12/19/2014	3	63	66	J Urban	Moved Out	C Segura	No independent living
62 CDJ	2	12/1/2014	12/1/2014	2/10/2015	2/11/2015	1	71	72	C Gurule	Moved Out	M Armijo	S8 Civic
26 CDJ	2	2/1/2015							J Wright	Moved Out		Moved Out
												Didn't renew lease

# Memorandum

**To:** Santa Fe County Housing Authority Board  
**From:** Ron Pacheco, Executive Director, Santa Fe County Housing Authority  
**Date:** 2/17/2015  
**Re:** **Director's Report February**

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In recent months the Housing Authority has been holding staff meetings that include discussions on ways to protect the limited revenue stream that support the programs under our administration. These discussions have been productive in helping staff understand how we can better manage our expenditures and protect against wasteful spending while addressing various revenue enhancement opportunities. Some of the ways we believe we can realize savings include the following:

- Working to achieve energy savings by closing the Valle Vista office building and relocating offices located there to other locations including the main building at Valle Vista that houses the Boys and Girls Club.
- Working with the maintenance supervisor to achieve savings by using smart buying practices like bulk purchasing of often used items like paint, doors, water heaters and other appliances based on available storage space.
- Replacing furnaces at each housing location as has been discussed and planned with successive years of CFP funding sources.
- Metering water services at the Santa Cruz housing site in order to have residents responsible for this utility as they are at the other two sites.

In terms of new revenue sources the housing authority is investigating possible programs and ideas to increase revenue including the following:

- A down payment assistance fund to assist homebuyers who qualify for down payment assistance. This program will provide the housing authority with an additional source of revenue realized with a return to the housing authority including a small fee for down payment assistance provided for this purpose.
- Adopting an updated Schedule of Charges to better reflect the cost of damages done to public housing properties. While this may not provide increased revenue it can protect against an outdated schedule that does not reflect the true cost of work performed on units.
- Closely monitoring the Housing Choice Voucher Program to achieve the highest allowable occupancy on an annual basis to protect subsequent year funding based on previous years occupancy rate.

**Housing Programs  
Actual vs Budget  
January 2015**

	HCV & VASH Fiscal YTD			Better/ (Worse)	% Rem.
	Actual	Budget			
<b>Revenue</b>					
Repayment agreemt	8,879	5,833	3,046		-52%
Investment income	311	0	311		N/A
Port-in vouchers	103,666	70,000	33,666		-48%
Port-in admin fees	8,000	11,667	(3,666)		31%
Housing assist. pmt	733,782	1,133,608	(399,826)		35%
FSS coordinator grmt	0	0	0		N/A
Admin fees	120,797	124,355	(3,558)		3%
Total revenue	975,436	1,345,463	(370,027)		28%
<b>Expenditure</b>					
Salaries & benefits	148,556	146,441	(2,115)		-1%
Travel	0	321	321		100%
Vehicle expense	379	1,537	1,158		75%
Maintenance	0	0	0		N/A
Audit contract	2,044	1,192	(852)		-71%
Software	3,000	1,750	(1,250)		-71%
Vouchers paid	1,282,990	1,375,552	92,562		7%
Admin fee port-out	8,510	13,333	4,823		36%
Supplies	482	1,458	976		67%
Utilities	2,150	5,367	3,217		60%
Seminars,dues,psstge	802	1,838	1,036		56%
Total expense	1,448,913	1,548,789	99,876		6%
Net	(473,477)	(203,326)	(270,151)		-133%
UML	1,227	1,932	(705)		64%

Home Sales Fund Fiscal YTD			
Original Amount	Used thru 2/1/2015	Balance Remaining	% Rem.
1,000,000	255,155	744,845	74%
1,000,000	181,804	818,196	82%

	LRPH Fiscal YTD			Better/ (Worse)	% Rem.
	Actual	Budget			
<b>Revenue</b>					
Rent, repayments, etc.	258,186	231,583	26,602		-11%
Investment income	661	0	661		N/A
FSS coordinator grmt	0	0	0		N/A
Operating subsidy	271,061	280,583	(9,522)		3%
Total revenue	529,908	512,167	17,741		-3%
<b>Expenditure</b>					
Salaries & benefits	371,220	411,571	40,351		10%
Travel	0	0	0		N/A
Vehicle expense	5,014	11,576	6,562		57%
Maintenance	27,542	29,458	1,917		7%
Audit contract	852	497	(355)		-71%
Software	3,186	3,982	796		20%
Other contractl svc	0	0	0		N/A
Supplies	3,579	3,238	(341)		-11%
Utilities	62,787	62,253	(534)		-1%
Utility reimbursmnts	9,744	11,667	1,923		16%
Seminars,dues,psstge	2,152	2,042	(110)		-5%
Insurance	13,761	23,000	9,238		40%
Total ops expense	499,836	559,284	59,447		11%
Net before captl & RP	30,072	(47,117)	77,189		164%
UML	1,393	1,393	0		
Capital expense	0	0	0		N/A
Stipends	1,200	2,756	1,556		56%
RP supplies	583	2,625	2,042		78%
RP capital expense	0	0	0		N/A
Total expense	501,619	564,665	63,046		11%
Net after capital & RP	28,289	(52,498)	80,787		154%

	CFP Fiscal YTD		
	Grants @ 7/1/13	Grants @ 2/1/2015 YTD	Grants @ 2/1/2015
<b>Revenue</b>			
HUD subsidies	479,394	57,784	537,178
<b>Expenditure</b>			
1406 Operations	60,617	17,195	77,812
1408 Mgmt imprvmts	9,417	2,178	11,595
1410 Administration	45,565	4,418	49,983
1730 Fees & costs	0	0	0
1450 Site imprvmts	52,905	7,755	60,660
1460 Dwelling strctrs	342,612	17,281	359,893
1465 Dwelling equip.	284	13,620	13,904
1475 Non-dwllg equip	30,000	0	30,000
Total expense	541,400	62,448	603,847
Net	(62,006)	(4,664)	(66,670)

FISCAL YEAR 2015 CAPITAL FUND ANALYSIS

2/16/2015

CFP Year	Grant by Category	Grant Budget FY 2015	Project Description	HUD Category	FY2015		Unspent		Grant Remaining 2/16/2015		Total Expended to Date
					Expenditures	Encumbrances	Unspent	Encumbrances	Un-Spent	Un-Encmbrd	
2014	48,600	48,600	CFP coordinator s&b	1406 Operations	-	-	-	-	48,600	48,600	0.00
	8,000	8,000	Staff training	1408 Mgmt Improvements	-	-	-	-	8,000	8,000	0.00
	24,400	24,400	CFP coordinator s&b	1410 Administration	-	-	-	-	24,400	24,400	0.00
	20,000	20,000	Furnaces (10 units)	1460 Dwelling structures	-	-	-	-	20,000	20,000	0.00
	45,000	45,000	Cabinet replacement (12 units)	1460 Dwelling structures	-	-	-	-	45,000	45,000	0.00
	30,000	30,000	Modernization/Bath Remodels (12 units)	1460 Dwelling structures	-	-	-	-	30,000	30,000	0.00
	30,000	30,000	Unit turnaround (30 units)	1460 Dwelling structures	-	-	-	-	30,000	30,000	0.00
	30,000	30,000	Asbestos/Mold Abatement (8 units)	1460 Dwelling equipment	-	-	-	-	30,000	30,000	0.00
	8,380	8,380	Fencing & Gravel (2250 ft)	1450 Site Improvement	660	-	-	-	7,720	7,720	659.76
Totals	244,380	244,380	<i>Obligation end 05/12/2016</i>	Totals	659.76	0.00	0.00	0.00	243,720.24	243,720.24	659.76
2013	33,900	33,900	CFP coordinator s&b	1406 Operations	15,079	-	-	-	18,821	18,821	15,078.82
	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	-	-	-	-	-	10,000.00
	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	4,396	-	-	-	37,228.73	37,229	12,771.27
	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	10,688	-	-	-	14,313	14,313	10,687.50
	10,000	7,095	Fencing (2250 ft)	1450 Site Improvement	7,095.38	-	-	-	-	-	10,000.00
	30,000	-	Vehicle Purchase (2 units)	1475 Non-Dwelling equipment	-	-	-	-	-	-	30,000.00
Totals	245,002	169,630	<i>Obligation end 09/08/15</i>	Totals	47,858.13	0.00	0.00	0.00	121,771.37	121,771.37	125,210.57
2012	31,832	-	CFP coordinator s&b	1406 Operations	-	-	-	-	(0)	(0)	31,832.00
	10,000	4,643	Staff training	1408 Mgmt Improvements	1,578.00	-	-	-	3,065	3,065	6,935.40
	23,168	3,818	CFP coordinator s&b	1410 Administration	3,818.35	-	-	-	0	0	23,167.92
	20,000	2,852	Re-roofing (5 units)	1460 Dwelling structures	2,852.27	-	-	-	-	-	20,000.00
	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	13,620	-	-	-	96	96	13,904.00
Totals	231,687	25,030	<i>Obligation end 3/11/14</i>	Totals	21,868.62	-	-	-	3,161.16	3,161.16	22,029.72
2011	28,785	2,788	CFP coordinator s&b	1406 Operations	2,359	-	-	-	429.32	429.32	28,355.68
	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	-	Water heaters (18)	1460 Dwelling structures	-	-	-	-	-	-	6,000.00
	19,800	-	Unit Turnovers	1460 Dwelling structures	-	-	-	-	-	-	19,800.00
Totals	262,158	2,788	<i>Disbursement end 8/2/15</i>	Totals	2,359.01	-	-	-	429.32	429.32	261,728.68
Totals	738,847	197,448		Totals	72,086	-	-	-	125,362	125,362	613,485.03

CFP GRANTS As of January 31, 2015			
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Aggregate CFP Grants	Initial Grant	Expensed	Balance	
Operations	143,117	77,812	65,305	
Mgmt improvements	27,060	11,595	15,465	
Administration	98,283	49,983	48,300	
Fees & costs	0	-	0	
Site improvements	68,380	60,660	7,720	
Dwelling structures	602,387	359,893	242,494	
Dwelling equipment	14,000	13,904	96	
Non-dwelling eq&str	30,000	30,000	0	
<b>Total</b>	<b>983,227</b>	<b>603,847</b>	<b>379,380</b>	<b>39%</b>

CFP 2011	Initial Grant	Expensed	Balance	
Operations	31,573	30,901	429	
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	150,310	150,310	0	
Dwelling equipment	0	-	0	
Non-dwelling eq&str	0	-	0	
<b>Total</b>	<b>262,158</b>	<b>261,729</b>	<b>429</b>	<b>0%</b>

CFP 2012	Initial Grant	Expensed	Balance	
Operations	31,832	31,832	0	
Mgmt improvements	10,000	6,935	3,065	
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	13,904	96	
Non-dwelling eq&str	0	-	0	
<b>Total</b>	<b>231,687</b>	<b>228,526</b>	<b>3,161</b>	<b>1%</b>

CFP 2013	Initial Grant	Expensed	Balance	
Operations	33,900	15,079	18,821	
Mgmt improvements	5,000	600	4,400	
Administration	24,500	-	24,500	
Fees & costs	0	-	0	
Site improvements	10,000	10,000	0	
Dwelling structures	141,602	67,552	74,050	
Dwelling equipment	0	-	0	
Non-dwelling eq&str	30,000	30,000	0	
<b>Total</b>	<b>245,002</b>	<b>123,231</b>	<b>121,771</b>	<b>50%</b>

CFP 2014	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	660	7,720	
Dwelling structures	155,000	-	155,000	
Dwelling equipment	0	-	0	
Non-dwelling eq&str	0	-	0	
<b>Total</b>	<b>244,380</b>	<b>660</b>	<b>243,720</b>	<b>100%</b>

# La Voz de la Gente

February 2015

## Santa Fe County Supports Fair Housing

### Maintenance After Hours

#### Emergency Numbers:

William Baca – 490-0345

On Call 412-1613

Rodney Martinez

Joseph Gonzales

Carlos Maestas

### Resident Council Meetings

Valle Vista Resident Council meeting is February 10, 2015 at the Valle Vista Office at 6:00 PM

Santa Cruz Resident Council meeting is February 12, 2015 at 153 Camino de Quintana (Santa Cruz Office) at 5:00 PM

Jacobo Resident Council meeting is February 16, 2015 at 57 Camino de Jacobo at 5:00 PM

### Family Self Sufficiency Program (FSS)

#### Topic: Spending Plan

This month the Housing Authority FSS Coordinators have scheduled two meetings on the topic of a Spending Plan for the FSS Participants' convenience. You must attend one of the two scheduled meetings:

February 23, 2015 at 5:30 PM at the main office at 52 Camino de Jacobo

February 25, 2015 at 2:30 PM at 57 Camino de Jacobo

**All Housing Residents are welcome to attend these trainings.**

### Pet Policy

The Housing Authority is concerned with residents that are violating the Pet Policy. Only one cat or one dog and the dogs have to be less than 20 pounds.

**All animals must be registered with the Housing Authority.**

### Smoke Free Housing Authority

All residents have signed a lease as part of their continued occupancy with the Housing Authority that states there will be no smoking in the units.

**STOP SMOKING IN THE UNITS !!!**

### NO ASSIGNED PARKING

There is no assigned parking for the residents. However, some resident's guests are taking the other residents parking spaces. And some of these people are unauthorized live ins staying at the unit.

**If you are not on the lease: Move!**

**Call in an emergency immediately!! Do not wait to the end of the day.**

### Holidays in February

Groundhog Day - February 2nd

Valentine's Day - February 14<sup>th</sup>

President's Day – February 16<sup>th</sup>

Ash Wednesday – February 18<sup>th</sup>



### President Facts

Washington was the only president that did not live in the White House.

Washington did his own bookkeeping and recorded every penny of expense or profit. His ledgers still exist today.

Lincoln hid his mail, bankbook and important papers in his stovepipe hat.

The Civil War began six weeks after Lincoln took office.

# La Voz de la Gente

Febrero 2015

## Condado de Santa Fe apoya vivienda justa

Mantenimiento después de horas de emergencia:  
William Baca – 490-0345  
On Call 412-1613  
Rodney Martinez  
Joseph Gonzales  
Carlos Maestas

### Junta de Concilio de Residentes

Reunione del Consejo de residentes de Valle Vista es 10 de Febrero de 2015 en la oficina de el Valle Vista a las 6:00 PM  
Reunión del Consejo de residentes de Santa Cruz es el 12 de Febrero de 2015 en 153 Camino de Quintana (oficina de Santa Cruz) a las 5:00 PM  
Reunión del Consejo de residentes de Jacobo es el 19 de Febrero de 2015 en 57 Camino de Jacobo a las 5:00 PM

### Familia Programa de autosuficiencia (FSS)

Tema: Plan de Gasto

Este mes la autoridad FSS coordinadores vivienda tienen programadas dos reuniones sobre el tema de un Plan de gasto para conveniencia de los participantes FSS. Usted debe asistir a una de las dos reuniones programadas:

23 de Febrero de 2015 en 17:30 en la oficina principal en 52 Camino de Jacobo  
25 de Febrero de 2015 en 14:30 a 57 Camino de Jacobo

**Todos los residentes de la vivienda están invitados a asistir a estos entrenamientos**

### Política Animal

La autoridad de vivienda es preocupación con los residentes que están violando la política de mascotas. Sólo un gato o un perro y los perros deben ser menos de 20 libras.

**El animal debe estar registrado con la autoridad de la vivienda.**

### Autoridad de vivienda libre de humo

**Todo los residentes han firmado un contrato de arrendamiento como parte de su ocupación continua con la autoridad de la vivienda que los Estados no habrá no fumar en las unidades.**

**DEJER DE FUMAR EN LAS UNIDADES!**

### Aparcamiento no Asignado

**No hay ningún estacionamiento asignado para los residentes. Sin embargo, los huéspedes de algunos residentes están tomando a los otros residentes espacios de estacionamiento. Y algunas de estas personas no están autorizada para vivir en la unidad. Si usted no está en el contrato de arrendamiento: Midarse!**

**Llame de inmediato en caso de emergencia!! No espere hasta el final del día.**

### La Vacaciones en Febrero

Groundhog Day - February 2nd  
Valentine's Day - February 14<sup>th</sup>  
President's Day – February 16<sup>th</sup>  
Ash Wednesday – February 18<sup>th</sup>



### Presidente de Hecho

Washington fue el único presidente que no vivió en la Casa Blanca.  
Washington hizo su propia contabilidad y había registrado hasta el último centavo de gastos o lucro cesante. Sus libros siguen existan hoy en día.  
Lincoln escondió su correo, libreta de ahorros y papeles importantes en su sombrero de copa.  
La Guerra Civil comenzó seis semanas después que Lincoln tomó.