


COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

HOUSING MINUTES
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MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

June 30, 2009

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 8:05 a.m. by County Commission Chair Mike Anaya.

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

Members Present:

Mike Anaya, Commissioner
Michelle Hoffman, Resident Member
Kathy Holian, Commissioner
Virginia Vigil, Commissioner
Liz Stefanics, Commissioner
Tim Vigil, Community Member

Member(s) Excused:

Harry Montoya, Commissioner

Staff Present:

Roman Abeyta, County Manager
Steve Ross, County Attorney
Victor Gonzales, Capital Fund Coordinator
Joseph Gutierrez, Community Services
Darlene Vigil, Affordable Housing Administrator

III. Approval of Agenda

Upon motion by Commissioner Stefanics and second by Board member Vigil, the agenda was unanimously [4-0] approved. [Commissioners Holian and Vigil were not present for this action.]

IV. Approval of Minutes: May 26, 2009

Commissioner Holian moved to approve. Her motion was seconded by Board member Vigil and the motion carried unanimously. [Commissioners Holian and Vigil were not present for this action.]

V. Housing Authority Updates**A. Vacancy Update**

Mr. Gonzales reported a three percent vacancy rate.

Commissioner Stefanics promoted the idea that the County's housing units should be seen in a more favorable view rather than the "last place for somebody to go live." Other cities use color on the buildings and landscape to improve on the aesthetics which increases pride in the residents. She suggested investigating whether community beautification grants were available and perhaps the use of HUD funding. A neighborhood garden/beautification contest might induce more participation.

Manager Abeyta said he discussed this idea with Commissioner Stefanics and took the conversation to Finance Director Martinez who has suggested that with the end of this fiscal year, unspent cash may be available. He discussed this with Housing staff and they are preparing an RFP for landscaping at the Jacobo site. He envisioned completing one of the Public Housing Neighborhoods each year until all three were completed.

Mr. Gonzales noted that a recent bid was awarded for stuccoing and Commissioner Stefanics suggested adding tints to the stucco.

Having developed a proposal/class project study, Board member Hoffman said she received donations of drought-tolerant plants from local nurseries. She has planted and maintains her area, a common area as well as some of the elders' gardens. She expressed concern that the new water metering may make it cost prohibitive to get the plants established.

Board member Hoffman requested that residents of the housing units be invited to serve on evaluation or planning committees regarding landscaping.

Manager Abeyta offered to include Board member Hoffman in the evaluations and selection of contractors.

Mr. Gonzales said recent modifications were made to the sprinkler drip system and that water is paid by the Housing Authority. Individual garden areas will be paid by the property residents.

Commissioner Holian advocated making land available for a community garden. Board member Hoffman said Jacobo has a community garden that she planted and maintains. She mentioned that there was no money for a hose, wheel barrel or other essentials and at this point

she's using her own tools.

Based on the success of Board member Hoffman's garden, Mr. Gonzales stated that staff is in the process of fencing off an area at Santa Cruz for a community garden. He said the Resident Council (through the Resident Participation Fund) may have funds available for garden tools and a storage shed.

Chair Anaya directed staff to develop plans to beautify the three County housing facilities, provide community garden areas and supply the necessary tools.

Board member Hoffman invited the other board members on a site tour of Jacobo.

B. Capital Fund Program Update

Mr. Gonzales reported that:

- The Release of Funds for the stimulus money was received
- The grant application for energy efficient toilets and water fixtures was submitted
- NOFA (notice of funding available) for the CFP Competitive Grant was published and the Housing Authority will apply for the replacement of existing bathtubs with handicapped tubs for the elderly/handicapped units
- Pre-bid conference for window/screen replacement was held and six contractors attended

Commissioner Vigil commented that most of the dollars available through the stimulus package are for weatherization projects.

Commissioner Stefanics mentioned Anthony Roybal from Los Amigos will be releasing \$7.5 million for weatherization for several northern counties and she asked whether the County's Housing Authority qualified.

Mr. Gonzales said Housing Division Director Salazar met with Mr. Roybal and discussions were ongoing.

Commissioner Stefancis encouraged staff to work on this issue.

Commissioner Vigil asked that Ms. Salazar advise the Board via email as to whether the Housing Authority is qualified for the funding and if so, can the County investigate a model solar project. "Santa Fe County needs to be at the forefront of that," stated Commissioner Vigil.

C. Affordable Housing Program Update

Darlene Vigil, Affordable Housing Administrator, reviewed the following:

- The Affordable Housing Fund Plan was delivered to NMMFA – NMMFA has 30 days to review the plan
- The County has both down payment assistance and developer assistance
- An audit of the developers file for compliance has begun
- There have been four foreclosures of properties through the Santa Fe County affordable housing programs/public housing

Observing the County was losing its position with the foreclosures, Board member Vigil asked if there was a method by which the County could get in front of the foreclosure process and help the owner to keep the home.

Ms. Vigil said mortgage bankers and customers requesting re-subordination to pull cash out to alleviate debt have approached her. At this point the County is not approving that request.

Speaking from 32 years experience as a mortgage banker, Ms. Vigil recommended that the County seriously consider the subordination requests. At this point the County's Legal Department and County Manager would have to sign off on a subordination policy change.

Ms. Vigil said the only first mortgage allowed within the program is 30-year prime fixed-rate.

County Attorney Ross pointed out that when refinancing, banks may add subordination language which can be problematic for the County. He said once the Affordable Housing Fund Plan is approved the County will have greater latitude.

Ms. Vigil said HUD has an aggressive program that strives to keep families in their homes.

Commissioner Vigil directed staff to aggressively identify potential foreclosures and suggested developing a letter for release to the residents who purchased through the affordable housing program(s) and advising them that the County is interested in providing assistance in the event they are under threat of foreclosure or falling behind in payments.

Board member Vigil suggested mortgage language requiring County notification in the early stages of any default situation. He said the notice would come from the underlying/other banks involved.

Ms. Vigil said the affordability lien document has been used in a few recent closings that include right of first refusal and shared appreciation. It seems the non-profits with closings in the Community College District find the shared appreciation clause inappropriate.

- The Affordable Housing Fund Plan was delivered to NMMFA – NMMFA has 30 days to review the plan

Mr. Ross said the shared appreciation clause is effective for a 10-year period and was developed to prevent people from flipping a house.

Commissioner Stefanics moved that the County maintain the right of first refusal and shared appreciation in all new negotiations and contracts. Commissioner Holian seconded and the motion passed by unanimous voice vote.

D. Director's Report

Mr. Gonzales provided Ms. Salazar's report as follows:

- The County will receive 35 additional Section 8 vouchers specifically targeted for veterans
- The HUD review is scheduled for July 16 and 17
- The County continues to investigate property for affordable housing
- The mural and landscaping projects are underway
- By-laws and resolution for the Housing Authority will be brought before this Board in the near future
- Section 8 Administrative Plan is near completion and following legal review the Board will have an opportunity to review it

Mr. Gonzales noted that Ms. Salazar included a list of Housing Services Division Program Accomplishments for FY 2009

VI. Matters from the Board

Commissioner Montoya expressed concern about the Santa Cruz entry. Mr. Gonzales said he met with James Lujan and the entrance will be repaved. There is a grander project at the site that is part of a five-year plan.

At a recent RPA meeting there was discussion regarding joint City/County affordable housing projects were mentioned. Commissioner Stefanics said she and Councilor Wurzburger will be heading up this project.

VII. Adjournment

Having completed the agenda and with no further business to come before the Board, this meeting adjourned at approximately 9:05 a.m.



ATTEST TO:
Valerie Espinoza

VALERIE ESPINOZA
COUNTY CLERK

Respectfully submitted,

Karen Farrell, Wordswork

Approved by:

Mike Anaya

 Mike Anaya, Chair
 Housing Authority Board