

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

November 26, 2013

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 10:50 a.m. by County Commission Chair Kathy Holian.

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

Members Present:

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

Member(s) Excused:

Liz Stefanics, Commissioner

Staff Present:

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

III. Introductions

Those present introduced themselves and Mr. Pacheco noted that Marcus MacDonald came on board recently and has been doing a great job.

IV. Approval of Agenda

Commissioner Chavez moved to approve the amended agenda. Mr. Loewy seconded and the motion passed by unanimous [6-0] voice vote.

V. Approval of Minutes: October 29, 2013

Mr. Loewy noted that under Housing Authority Updates the vacancy rate was listed at 96 percent; that should be 4 percent, or an occupancy rate of 96 percent.

Commissioner Chavez moved to approve the minutes as corrected. His motion was seconded by Chair Holian and passed by unanimous [6-0] voice vote.

VI. Approval of Resolution 2013-13HB: A Resolution Approving the Continued Occupancy by Police Officers for Valle Vista and Santa Cruz Public Housing Neighborhoods to Provide Security for Public Housing Residents

Mr. Pacheco said this resolution occurs annually as required by HUD in order to take the units out of occupancy inventory.

Commissioner Holian asked why Camino de Jacobo did not have an officer in residence. Mr. Pacheco said the Housing Manager felt there was sufficient law enforcement presence from the training done by police officers practicing SWAT operations. In response to questions from Commissioner Mayfield, Mr. Pacheco said the media is not notified of the trainings and rehearsals also occur at the other site when there are vacancies.

Commissioner Chavez moved to approve, Commissioner Mayfield seconded and the motion passed unanimously. [5-0] Commissioner Anaya was not present for this action.

VII. Approval of Resolution 2013-14HB: A Resolution Approving the Continued Use of a Public Housing Unit as a Community Center for Resident Services and Requesting a Waiver of the Performance Funding System

Mr. Pacheco said HUD also requires this resolution in order to use Unit 57 as a community center where commodities are staged along with other special activities.

Commissioner Anaya moved approval and Mr. Loewy seconded. The motion carried by unanimous [6-0] voice vote.

VIII. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales indicating he has been speaking with the owner of the sewer easement by Camino de Jacobo. Mr. Pacheco said they are hopeful there will be a resolution shortly.

In other developments, Mr. Gonzales said they have been working on replacing cabinets at Valle Vista and remodeling bathrooms.

Commissioner Chavez pointed out there was a BCC agenda item regarding a contract for asbestos removal and asked if the contractors identified would be available to work at the housing sites. Mr. Gonzales said he was on the committee considering the bids and they will be on call. Mr. Pacheco said this will really help efficiency. They hope to engage roofers using the same system. Ms. Miller said when they do these types of on-call contracts Procurement advises all departments.

B. Upcoming Projects

Mr. Pacheco said some units at Valle Vista and Santa Cruz will be getting new cabinets and bathroom remodels. Staff is developing an RFP for this project.

C. Vacancy Update

Mr. Pacheco reported that the occupancy rate was holding at around 95 percent. This time of year is difficult to keep units occupied. Turnover is happening at a good pace.

D. Director's Report

Mr. Pacheco said he was happy to announce HUD has given approval for home sales proceeds to be used for pre-development construction and gap financing, temporary rental assistance for the situationally homeless, creation of a housing fund and deferred payment loans for energy efficiency improvements. Commissioner Anaya said this has been in the works for three years and will help make good use of the funds.

Additionally, the SEMAP test which has to be performed every two years was submitted and the Section 8 program scored 97 percent – 140 out of 145 possible points. He commended the Section 8 staff for their work.

Mr. Pacheco noted Larry Narvaiz is retiring and suggested means of expressing appreciation.

Mr. Pacheco thanked Deanna Lopez for her efforts in the holiday programs. Ms. Lopez said County emails were sent emails asking for help. They were able to buy Thanksgiving meals for 27 families. The Police Department provided 50 complete meals. Mr. Pacheco thanked everyone for their support.

IX. Matters from the Public

None were presented.

X. Matters from the Board

Commissioner Mayfield asked if commodities distributions could take place at all the sites. Mr. Pacheco said all residents are invited to Camino de Jacobo but they could look into the logistics.

Commissioner Anaya broached the matter of the narrow strip of land to the west of the Jacobo site. The owner, Mrs. Tsosie had at one time expressed a wish to donate the land, which would be great addition for the Boys and Girls Club. Mr. Pacheco said two families own the land, the Tsosies children and the Gillman Company. A discussion ensued regarding potential uses for the property.

XI. Executive Session

None were presented.

XII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chair Holian adjourned the meeting at approximately 11:22 a.m.

Approved by:

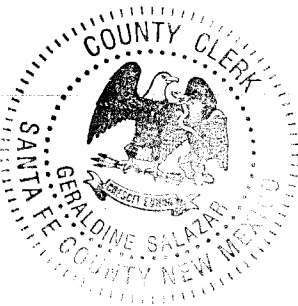
Kathy Holian
Kathy Holian, Chair
Housing Authority Board



Geraldine Salazar
GERALDINE SALAZAR
COUNTY CLERK
1/28/2014

Respectfully submitted by:

Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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I Hereby Certify That This Instrument Was Filed for
Record On The 29TH Day Of January, 2014 at 10:30:07 AM
And Was Duly Recorded as Instrument # 1728718
Of The Records Of Santa Fe County

Deputy Murillo Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

REC'D CLERK RECORDED 01/29/2014