

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

February 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 10:25 a.m. by County Commission Vice Chair Danny Mayfield.

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

Members Present:

Kathy Holian, Commissioner
Robert Anaya, Commissioner
Miguel Chavez, Commissioner
Danny Mayfield, Commissioner
Liz Stefanics, Commissioner
Frances Ong, Resident Member

Member(s) Excused:

[One vacancy]

Staff Present:

Katherine Miller, County Manager
Rachel Brown, Deputy County Attorney
Ron Pacheco, Housing Authority Director
Erik Abboe, Manager's Office
Penny Ellis-Green, Growth Management Department
Larry Narvaiz, Housing Staff
Deanna Lopez, Housing Administrator
Tracey Young, Senior Accountant
Steve Brugger, Affordable Housing Director
Rosemary Bailey, Affordable Housing
Tim Vigil, Assistant County Attorney
Chris Barela, Constituent Liaison
Molly Saiz, Finance

Other Present:

Joseph Loewy, Board Candidate
Roman Abeyta, Boys & Girls Clubs of Santa Fe
Paul Gonzales, Boys & Girls Club of Santa Fe
Warren Thompson, Developer

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Commissioner Stefanics moved to approve the agenda as published. Commissioner Chavez seconded, and the agenda was unanimously [6-0] approved.

V. Approval of Minutes: January 29, 2013

Commissioner Chavez moved to approve the minutes from the above-cited date as presented. His motion was seconded by Commissioner Stefanics and passed by unanimous [6-0] voice vote.

VI. Presentation: Boys & Girls Clubs in the County

Mr. Pacheco said the Housing Authority has a wonderful working relationship with the Boys & Girls Clubs and he was pleased that CEO Roman Abeyta and Board president Paul Gonzales were present today. The "Clubs" are located at three of the County's housing site providing benefits to the children.

Mr. Abeyta said there are six clubs in the County and he reported the summer recreation program had 459 children; the afterschool program currently has 417 participants. He provided a breakdown of the number of participants at the different sites with 44 percent of children going to County Club facilities. Using a County district map, he was able to show which districts the 417 children resided within: District 1, 106; District 2, 98, District 3, 51; District 4, 82 and District 5, 106. Santa Fe County dollars are having a direct impact on County kids.

Total operating budget for 2013 is \$1+ million with 11 percent coming from Santa Fe County. Forty-four percent of the Club's participants are County residents noted Mr. Abeyta. The Club has a four-year contract with the County for an annual amount of \$115,000. Club programs include literacy programs, guitar, mentoring, homework help, food and nutrition, arts & crafts, computer stations supported by Intel and Zero Divide, an MIT program, drama theatre, and recreation. The Club is open after school five days a week and in the summer five days a week.

Mr. Abeyta highlighted that 85 percent of all funding goes to the programs.

Mr. Abeyta said Boys & Girls Clubs of American asked the Santa Fe Clubs to take over two clubs – one in Chimayo and the other in Abiquiu. Both clubs are located in elementary schools and as of February 1, 2013 the two clubs are now part of Santa Fe. He anticipated that Boys & Girls Clubs of Santa Fe may become Boys & Girls Clubs of Northern New Mexico. With the additions to the new clubs there is a projection of 15+ percent increase in the afterschool programs and the summer programs.

Mr. Abeyta said Pojoaque's Club is supported by Pojoaque Pueblo and they have an excellent relationship with Santa Fe.

Commissioner Mayfield requested a count of County residents using the Santa Cruz Club.

Mr. Abeyta provided statistics from a Columbia University study that evaluated the effects of the Clubs on young people living in public housing. The research indicates that the Clubs made a significant difference in the quality of life for residents in public housing when compared to other housing sites without Clubs. He reported that with a recent \$5,000 grant from Coca Cola the Club will upgrade the Camino de Jacobo park.

With the addition of the Chimayo club, Mr. Abeyta said the Club will be requesting additional funds for operations. He said the operation cost per club is approximately \$35,000.

Commissioner Chavez asked to see the volunteer/in-kind dollars as well as the federal contribution when the monetary request comes forward.

Commissioner Anaya asked Mr. Abeyta to consider adding County to the name, making it the Boys & Girls Clubs of Santa Fe County. The Commissioner asked Mr. Abeyta to focus on recruiting Section 8 and public housing residents.

Mr. Gonzales pointed out that the County logo is on the Clubs' masthead and they spent over \$30,000 a year to bus kids from the schools to the clubs. Currently, they are working with the SFPS transit system to get kids dropped off at the clubs.

Ms. Miller said this fiscal year budget includes funds for summer programs and an RFP will be issued.

Commissioner Stefanics asked whether the Mobile Health Van could be useful to the Clubs. Mr. Abeyta said the Club currently has a program with a local dental group and with advance notice, he felt the van could be useful. The Commissioner asked Mr. Pacheco to follow up on the van idea.

Mr. Abeyta commented that the MOA the Club has with the County is being used a model throughout the country.

VII. Approval of Resolution 2013-02HB: Allowing a Transfer of VASH Funds to Section 8 Program Funds

Mr. Pacheco said Veterans Affairs Supportive Housing (VASH) is a voucher-based assistance program dedicated to housing homeless veterans. Approval of this resolution will allow a transfer of monies from the VASH fund into the fund specifically dedicated to Housing Choice Voucher program.

Commissioner Stefanics moved to approve Resolution 2013-02HB. Her motion was seconded by Commissioner Chavez and passed by unanimous [5-0] voice vote. [Commissioner Mayfield was not present for this action.]

VIII. Review of Applications: Resident Board Membership and Possible Appointment

Mr. Pacheco noted that Frances Ong submitted a letter declaring her interest in reappointment to the Authority that was included within the packet.

Mr. Pacheco said the Authority advertised the vacancy at the offices as well as the newsletter. Along with Ms. Ong there were two other interested candidates. In accordance with the direction he received at the last meeting from the Board, Ms. Ong's interest for reappointment would be addressed prior to acting on other candidates. It was noted that Ms. Ong has served on the Board two years this March.

Commissioner Anaya moved to reappoint Ms. Ong. Commissioner Chavez seconded and by unanimous voice vote, Frances Ong was reappointed to the Housing Authority Board.

Commissioner Stefanics asked that the two other candidates be encouraged to participate with the Authority. Mr. Pacheco said he would invite those individuals to participate in the monthly meeting he has with Ms. Ong to discuss housing site issues.

IX. Review of Applications: Community Board Membership and Possible Appointment

Chair Holian said the candidates were a very impressive group of people. She suggested that the Authority review the applications in executive session or over the next month and take action in March or take action now.

Ms. Miller said typically the conflict of interest statement and background check will have been accomplished before staff makes a recommendation.

Following discussion, Mr. Pacheco was directed to obtain conflict of interest statements, review/vet the candidates and recommend three. Then the Authority can meet in executive session to make the selection at the March meeting.

X. Presentation: Options Regarding Proposed Cooperative Agreement from Civic Housing Authority

Mr. Pacheco said since he has been with the Authority he has been asking the City to allow County Section 8 clients to "house-up" to the City. City Civic Housing has been leasing up in the County and one of the issues has been that the County has to get City permission to house in the City but the City was not requested the same from the County. Usually an administrative fee is obtained from the other authority to administer their residents/clients. He said it has been difficult to get Civic Housing Director Ed Romero to agree to the reciprocal administrative fees. However, as a developer, Civic Housing has been advised by HUD to settle outstanding issues with Santa Fe County and other governmental entities. The Civic Housing Authority has proposed a new MOU which does not address the County's needs.

Mr. Pacheco said he would like have a meeting with Ms. Miller, the Mayor and City Manager to discuss the issues and hopefully get support to open the jurisdiction. He explained the importance of locating clients near the hospital and other support facilities.

Stating the County always allows for a designee from the City on boards and councils, Commissioner Mayfield suggested asking the Mayor to appoint Mr. Pacheco to the Civic Housing Board.

Commissioner Anaya recommended that first step is for staff to request this Authority be placed on the Civil Housing Board's next agenda, to discuss the issues with that Board and ask the Mayor to attend the meeting as it relates to the ongoing annexation issue.

Ms. Miller offered the first step should be to meet with the Mayor and Manager to obtain their support and then meet with the Board. She agreed with Commissioner Anaya that the annexation is a big issue.

Commissioner Chavez suggested preparing an amended MOA reflecting the County's desires. Mr. Pacheco said the agreement with Bernalillo includes an open jurisdiction and he would forward the drafted agreement to the Board.

Commissioner Stefanics said the Civic Housing Authority has advertised green buildings which appears to be inaccurate and she mentioned that a complaining Civic Housing resident was advised to move to a County facility.

XI. Update: 5(h) Homeownership Plan

Mr. Pacheco outlined the potential uses of home sales money: trust fund, new development, assistance to low-income families. Former director Dodie Salazar forwarded a letter to the Special Applications Office and a response was not received. Mr. Pacheco said he contacted the Office and was informed that they found two issues: the proposal is too broad and proposed programs need to be added to the 5(h) Homeownership Plan. Mr. Pacheco said a detailed response has been developed and forwarded to the Special Application Office and he will provide additional information at the March meeting.

Commissioner Anaya thanked Mr. Pacheco for following up on this matter.

IX. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Pacheco commended Mr. Narvaiz for his efforts and said there is currently a 98 percent vacancy rate.

Larry Narvaiz reported the following:

- The cabinet replacement project is anticipated to be completed next week.
- Extension of the main sewer line at the Jacob D. Martinez site project is being finalized.
- The Santa Cruz sewer line work will be performed by Subsurface Construction and a contract agreement is being worked out with the City of Santa Fe.
- Unit turnaround has improved with Sol Systems' help.
- The County will have a number of roofing firms under contract so re-roofing and preventive maintenance can occur in a timely manner.

Commissioner Anaya estimated that millions have been spent on the housing authority roofs. Tracking warranty work is very important. He said staff should investigate modifying the roofs.

Commissioner Chavez encouraged staff to conduct a needs assessment on the Housing Authority buildings and develop a five-year plan to address those needs with the necessary budget.

B. Vacancy Update

Mr. Pacheco said the big news is the 98 percent vacancy rate. He recognized the tremendous team work of staff.

C. Director's Report

Free Income Tax Service: Mr. Pacheco said it was determined by County Legal that the program had liabilities. Staff will provide information directing residents to other available free services for tax preparation and seniors can receive free transportation to obtain tax help.

Update on Writing-off Uncollectable Debt from former tenants of public housing continues to be addressed with staff sending letters to past tenants. The list will be presented at the March meeting.

Information on Preferences: Mr. Pacheco reviewed a preference list for working individuals, families, and disabled.

High Occupancy Rate: Mr. Pacheco said the sequestration could affect the Housing Authority. It could impact the vouchers the County obtains and he would review the issues.

Commissioner Stefanics said she would not want any residents displaced because of sequestration.

XI. Public Comments - None were offered.

XII. Matters from the Board

Ms. Miller congratulated Tracey Young for passing her CPA test.

A moment of silence was observed for the son of Donna Bradley. Mr. Pacheco was directed to send a condolence note to Ms. Bradley from the Authority.

XIII. Executive Session: Limited Personnel Matters – It was deemed unnecessary.

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SANTA FE COUNTY
CLERK
RECORDED

XVI. Adjournment

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 11:55 a.m.

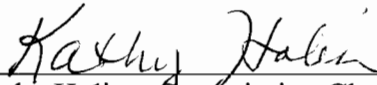


ATTEST TO:

3/27/13

GERALDINE SALAZAR
COUNTY CLERK

Approved by:


Kathy Holian, Commission Chair
Housing Authority Board

Submitted by:

Karen Farrell, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

HOUSING MINUTES
PAGES: 7

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of April, 2013 at 09:43:39 AM
And Was Duly Recorded as Instrument # 1701028
Of The Records Of Santa Fe County

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