

SECRET  
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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 10:15 a.m. by County Commission Chair Kathy Holian.

**Members Present:**

**Member(s) Excused:**

**Danny Mayfield, Commissioner**  
[One vacancy]

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

HOUSING MINUTES  
PAGES: 5

I Hereby Certify That This Instrument Was Filed for  
Record On The 3RD Day Of June, 2013 at 10:52:52 AM  
And Was Duly Recorded as Instrument # 1707586  
Of The Records Of Santa Fe County

Joseph Loewy, Board Candidate

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

Those present introduced themselves.

#### **IV. Approval of Agenda**

Noting that Commissioner Mayfield was excused because of jury duty and that he wanted to participate in the selection of a new community board member, Commissioner Anaya amended the agenda tabling items X and XI. Commissioner Chavez seconded and the motion passed by unanimous [5-0] voice vote.

#### **V. Approval of Minutes: March 26, 2013**

An error was noted on page 3, first paragraph, striking the word not: It was agreed that none of the special program vouchers, for instance those for veterans, would ~~not~~ be included in the count.

Commissioner Stefanics moved to approve the minutes as corrected. Her motion was seconded by Commissioner Anaya and passed by unanimous [5-0] voice vote.

#### **VI. Approval of Resolution 2013-05HB: A Resolution Approving Santa Fe County Housing Authority's Payment Standards**

Mr. Pacheco said the Board is charged to approve the payment standards annually. Staff has reviewed the current average contract rents for the units under a Housing Assistance Payment Contract and has determined that the payment standards be established at 90 percent of the published FMR with the exception of the one bedroom payment standards which will be set at 95 percent. He pointed out that the Code of Federal Regulations requires that housing authorities adopt payment standards for each fair market rent area in the authority's jurisdiction.

Mr. Pacheco noted that Sequestration has caused a loss in HUD funding which he estimated at 20 percent. Staff developed payment standards that addresses the reduced HUD funding and maintains affordable housing.

Ms. Young said payment standards must be at 90 percent of what HUD sets as fair market or 110 percent of the fair market. With one exception, the five unit sizes are at the lowest possible rate.

Commissioner Anaya understood that if the rents are not in sync with the local area HUD's calculations could be reevaluated. He said he would like to discuss this issue further with staff.

Commissioner Anaya moved to approve Resolution 2013-05HB as presented. His motion was seconded by Commissioner Chavez and passed by unanimous [5-0] voice vote.

#### **VII. Housing Authority Updates**

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

Project Manager Victor Gonzales reported on the following items:

- A resurvey for the main sewer line at the Jacob D. Martinez site is scheduled for next

- week.
- Re-roofing of Valle Vista units has begun
  - Abatement and renovation of a Santa Cruz unit is moving forward.

Commissioner Anaya requested a matrix delineating the number of units abated, sold, renovated and other specifics.

## **B. Vacancy Update**

Mr. Pacheco said when the report was printed the vacancy rate was 96 percent. He mentioned that the agency was short staffed this month and he was pleased the vacancy rate was holding.

Commissioner Anaya expressed concern about the number of evictions and abandonments and requested that the agency's program staff dealing with self-sufficiency and job training attend the next Authority meeting. He said a reinvigoration of those programs may be necessary. Mr. Pacheco said staff will present the successes as well as challenges within the program.

Regarding the units that have been vacant for approximately 100 days, Mr. Pacheco said the issue is maintenance/remodeling. Mr. Gonzales said it takes time to get a contractor to renovate a unit as does the installation of features for the disabled.

Noting there were major improvements necessary, Commissioner Stefanics said the Authority needs to discuss the future of Valle Vista. Mr. Pacheco said all the units in Valle Vista are slated for sale; however, because they are in such poor condition they are not marketable. He suggested renting them and seeking subsidy to rehabilitate them. Commissioner Stefanics suggested the sale price could be reduced for the current tenants.

Commissioner Chavez said the older units will continue to cost the County money and he suggested flexibility with a lease option to buy and the notion of sweat equity.

Commissioner Anaya said he'd like to sell the older units and create an inventory of units that are easier to manage. He recommended reopening the discussion on the strategies of home sales and using the profits to build rental units. Mr. Pacheco said he would develop historical data for the next meeting to help the Authority consider plans for the sites.

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

Mr. Pacheco announced that Victor Gonzales was recognized as the Maintenance Employee of the Year by New Mexico NAHRO (National Association of Housing, Redevelopment). The Authority and those present congratulated Mr. Gonzales. A proclamation would be prepared and an announcement would be forwarded to NMAC.

Mr. Pacheco said the negotiations with Santa Fe Civic Housing Authority continue to be

challenging. Ms. Young said the County currently has 150 vouchers within the City of which 30 have been ported to City/Civic Housing. Civic Housing has approximately 63. Without a signed agreement, Civic Housing will have to send the Authority the 63 vouchers for administering. The County has more exposure in the current set up and the City has a greater inventory. She noted that the boundaries continue to change in the City's favor. Ms. Young said there were other options the Authority was exploring as part of the agreement.

Commissioner Anaya said he opposed permitting the City to dictate who the County serves.

Mr. Vigil said the City was interested in the Cook property. He referred to a 1999 agreement and obligations to port. Ms. Miller said the new agreement has some good points clearing up ambiguities. She too took issue with Civic Housing dictating where and what population the County should target.

Commissioner Stefanics said she wanted the agreement to be balanced. She asked that the legal department, housing and the manager's office return to the Authority with a specific recommendation for action. Mr. Pacheco said he would forward the agreement and information to the Authority for review.

Commissioner Chavez spoke as a proponent of erasing the jurisdictional lines and serving the population.

Mr. Pacheco said overall the Federal Sequestration has had little effect on Public Housing and Housing Choice Vouchers.

Mr. Pacheco reported on the Linkages program and said the program has been very difficult to administer because LifeLink is not provided adequate casework management. The invitation to bid on the program is coming up and staff is concerned that without adequate case management the safety of the other residents may be jeopardized.

Ms. Young said LifeLink has a contract with MFA for the caseworker and the Authority has the housing side with MFA. Staff is considering not applying for the program.

Commissioner Anaya said this is a policy issue that should be brought before the Authority before a decision is made.

Mr. Pacheco said the contract requires the Authority to rely on inadequate case management. The landlords housing these clients are upset because their property is being destroyed. He said the money for this contract is very low and does not adequately fund the program – basically the Authority manages a landlord program.

Commissioner Stefanics asked that staff investigate whether detention staff can serve as case management. Ms. Miller said she needs to review the issue further and would talk to Mr.

Sedillo. Commissioner Stefanics suggested that the behavioral health providers contracted through the Indigent Fund could assist in this program.

Mr. Pacheco said staff could apply for the funds and work through the detail in the future, he emphasized that his concern was the County's liability in this issue. Commissioner Anaya suggested staff phone DFA and request an extension to the deadline. Ms. Young pointed out that the RFP was issued less than two weeks ago.

Commissioner Anaya asked that in the future, staff keep the Authority apprised of problem programs.

Chair Holian requested that staff provide a history of the program outlining the problems.

### **XIII. Public Comments**

Joseph Loewy, Board Candidate, complimented the Authority on the degree of detail and their support for the director and housing staff.

### **IX. Matters from the Board**

Chair Holian encouraged staff to continue to promote the community gardens. She suggested staff tap into Santa Fe's community of gardeners.

### **X. Executive Session: Limited Personnel Matters**

### **XI. Appointment of a Community Board Member**

These two items were tabled.

### **XII. Adjournment**

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 11:25 a.m.



GERALDINE SALAZAR  
COUNTY CLERK

Approved by:

*Kathy Holian*  
Kathy Holian, Commission Chair  
Housing Authority Board

Submitted by:  
Karen Farrell, Wordswork