

REC CLERK RECORDED 07/01/13 09:33

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

May 28, 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 10:20 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
Miguel Chavez, Commissioner
Danny Mayfield, Commissioner
Liz Stefanics, Commissioner
Frances Ong, Resident Member
Joseph Loewy, Community Member [*appointed following executive session*]

Member(s) Excused:

Robert Anaya, Commissioner

Staff Present:

Katherine Miller, County Manager
Rachel Brown, Deputy County Attorney
Ron Pacheco, Housing Authority Director
Deanna Lopez, Housing Administrator
Tracey Young, Senior Accountant
Steve Brugger, Affordable Housing Director
Victor Gonzales, Housing Authority Staff
Tim Vigil, Assistant County Attorney
Chris Barela, Constituent Liaison
Molly Saiz, Finance
Lisa Roybal, Manager's Office
Lorraine Fede, Housing staff



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 1ST Day Of July, 2013 at 11:59:07 AM And Was Duly Recorded as Instrument # 1710750 Of The Records Of Santa Fe County

III. Introductions

Those present introduced themselves.

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

IV. Approval of Agenda

Commissioner Stefanics moved to amend the agenda moving Items XI. Executive Session, and XII. Appointment of a Community Board Member, directly following approval of Minutes. Commissioner Chavez seconded and the motion passed by unanimous [5-0] voice vote.

V. Approval of Minutes: April 30, 2013

Commissioner Stefanics moved to approve the minutes from the above-cited date as presented. Her motion was seconded by Commissioner Chavez and passed by unanimous [5-0] voice vote.

XI. Executive Session Regarding Limited Personnel Issues – Discussion of Appointment of a Community Board Member

Commissioner Chavez moved to meet in Executive Session to discuss limited personnel issues. His motion was seconded by Commissioner Stefanics. Upon roll call vote with Board members Holian, Chavez, Mayfield, Stefanics and Ong all voting in the affirmative the Board met in closed session.

[The Board met in Executive Session from 10:22 to 10:45]

A motion was made to come out of Executive Session by Commissioner Mayfield, declaring the only item discussed was that of appointment of a Community Board Member. Commissioner Stefanics seconded and the motion passed by unanimous voice vote.

XII. Appointment of a Community Board Member

Commissioner Chavez moved to appoint Joseph Loewy to the position of Community Board Member to the Santa Fe County Housing Authority. Commissioner Stefanics seconded and the motion passed by unanimous [5-0] voice vote.

Mr. Loewy was welcomed to the Board.

Mentioning the candidates were all exceptionally qualified, the Board directed staff to send each applicant a note thanking them for volunteering and asking if they would like the County to keep their application on file.

VI. Approval: MOU between Santa Fe Civic Housing Authority and Santa Fe County Housing Authority

Mr. Pacheco said the previous agreement expired and he was comfortable with the new agreement which gets the County 120 vouchers and establishes the 2010 City/County boundaries. He acknowledged County staff that worked on the agreement and said he was confident the County could work with this agreement for several years; however, he would continue to work for open jurisdiction.

Chair Holian noticed a revenue decrease from what was budgeted for some of the voucher programs. Ms. Young said the budget was developed with the original expectations from HUD, however, HUD has cut funding to Section 8 vouchers payment and administrative fees. She attributed the decrease to sequestration.

Mr. Pacheco said staff has worked hard to insure the residents are not affected by the cuts.

B. Vacancy Update

Mr. Pacheco reported that during April and May the occupancy rate was at 96 and 97 percent.

C. Director's Report

Mr. Pacheco reported on the following:

- Staff is reviewing and updating the Admissions and Continued Occupancy Policy Manual (ACOP) last updated in 2006. This manual defines the daily duties of the Authority in the administration of the public housing program
- Staff is preparing for the annual REAC inspections – the three public housing sites will be inspected in July
- Humane capture and release of prairie dogs at the Jacob Martinez housing site appears to have been successful

Commissioner Mayfield remarked that the Santa Cruz site needs grounds improvements. Mr. Gonzales said once the sewer project is completed staff will determine if there is funding available for improvements.

Ms. Ong said she is working at the community garden and people are participating. Mr. Pacheco said the word has been spread about the gardens at the sites and he offered to promote the gardens further.

Commissioner Stefanics recalled the energy expended for the first garden effort and suggested it was needed at the other sites.

Chair Holian asked that when the ACOP is presented to this Board for action that the changes be highlighted.

Mr. Pacheco reminded the Board that at this afternoon's BCC meeting Victor Gonzales will be recognized for receiving the New Mexico Chapter of National Association of Housing and Redevelopment Officials (NAHRO) Maintenance Employee of the Year. Mr. Gonzales shares this award with the team he works with.

IX. Public Comments - None were offered.

X. Matters from the Board

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In an effort to get residents involved, Commissioner Mayfield recommended holding an Authority Board meeting at the authority sites.

Commissioner Stefanics asked that affordable housing issues be brought before the Board. Mr. Pacheco said with the completion of the MOU with City Civic Housing he was ready to develop a team for affordable housing projects.

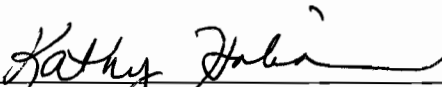
Commissioner Stefanics asked how the affordable housing issue will be handled in the future. Ms. Miller said affordable housing has been forwarded to the BCC during its regular meetings. Mr. Brugger will provide an update during the June BCC meeting.

Commissioner Stefanics recommended a special study session to discuss the affordable housing issues.


XVII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chair Holian adjourned the meeting at approximately 11:40 a.m.

Approved by:


Kathy Holian, Commission Chair
Housing Authority Board




GERALDINE SALAZAR
COUNTY CLERK

Submitted by:

Karen Farrell, Wordswork