

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

July 29, 2014

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 10:05 a.m. by County Commission Vice Chair Robert Anaya.

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

Members Present:

Robert Anaya, Commissioner
Liz Stefanics, Commissioner [late arrival]
Miguel Chavez, Commissioner
Frances Ong, Resident Member
Joseph Loewy, Community Member

Member(s) Excused:

Danny Mayfield, Commissioner
Kathy Holian, Commissioner

Staff Present:

Katherine Miller, County Manager
Ron Pacheco, Housing Authority Director
Rachel Brown, Deputy County Attorney
Victor Gonzales, Housing Authority Staff
Molly Saiz, Finance Department
Erik Aaboe, County Manager's Office
Tony Flores, County Manager's Office
Donna Dean, Housing Division
Chris Barela, Constituent Liaison
Lisa Katonak, County Manager's Office

Others Present:

Hank Hughes, Coalition to End Homelessness

III. Introductions

Those present introduced themselves.

THIS DOCUMENT IS A PUBLIC RECORD

IV. Approval of Agenda

Mr. Loewy moved to approve the amended agenda. Commissioner Chavez seconded and the motion passed by unanimous [4-0] voice vote. [Commissioner Stefanics was not present for this action.]

V. Approval of Minutes: June 24, 2014

Commissioner Chavez moved approval of the minutes as submitted and Mr. Loewy seconded. The motion carried unanimously 4-0. [Commissioner Stefanics was not present for this action.]

VI. Approval of Resolution Approving HUD Form 52190-A, a Declaration of Trust (Withdrawn)

VII. Approval of Resolution 2014-13HB, Disclosure of Lobbying Activities Form

Mr. Pacheco stated HUD requires a disclosure of any lobbying done by the Authority. This authority does not lobby and the disclosure form states that.

Commissioner Chavez moved to approve Resolution 2014-13HB and Mr. Loewy seconded. The motion passed by unanimous [4-0] voice vote. [Commissioner Stefanics was not present for this action and arrived shortly thereafter.]

VIII. Approval of Corrective Action Letter to HUD Regarding SEMAP Confirmatory Review

Mr. Pacheco said during the HUD review in March, six or seven corrective actions were identified in the Section 8 program. These included files too thick, problems with sampling selections, follow-up inspections with the correct color of ink, and waiting list procedures. Employees underwent training to remedy these concerns.

The SEMAP test will be retaken in approximately 30 days. Mr. Pacheco asked that a letter to HUD outlining their actions be approved by the Board.

Commissioner Chavez asked why the issues are arising now. Mr. Pacheco indicated HUD had not done a review in several years and there are a number of new Authority staff members. Mr. Loewy asked if there were changes in staff's methodology since Mr. Pacheco took over. Mr. Pacheco said there were not; the changes reflect preferences on the part of HUD and the standards are now clearer.

Commissioner Anaya noted consistent reviews will help. He asked that a draft be sent first, requesting HUD feedback so that any modifications can be incorporated.

Commissioner Chavez moved to send the letter in draft form. Commissioner Stefanics seconded and the motion carried by unanimous [5-0] voice vote.

2014/07/29 10:28 AM

IX. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales stated the City Engineer has signed off on the Camino Jacobo sewer line easement. It will go to the property owner and then the City Manager for signatures. The Mylar should be available for the next meeting.

Material for the IFB for bathroom remodels at Santa Cruz will be going to the Procurement Division.

B. Vacancy Update

Noting that the summer is more difficult for keeping the units occupied, Mr. Pacheco stated they are at about 95 percent occupancy. Mr. Loewy requested that the form have an additional column with a year-to-date average occupancy.

C. Director's Report

Mr. Pacheco stated he has been looking into a possible revenue source program, in conjunction with the bank and the George K. Baum mortgage company by means of a down payment assistance program. Money would be loaned out and recouped with interest. They are currently vetting it vis-à-vis state law and will bring it back at a later meeting. Although the profit would be initially low it would increase as interest rates rise.

Commissioner Chavez asked how much they anticipating making and Mr. Pacheco said that was uncertain and revenue is something of a moving target. Commissioner Anaya asked that they bring back revenue projections, partners, costs and potential clients.

A further possibility for revenue generation would be building on the Galisteo site. An alternate location would have to be found for the voting machines. He mentioned senior housing as a possibility for the site.

Commissioner Chavez asked about selling off the Valle Vista units, and Mr. Pacheco said they are being upgraded and remediated but there have been requests to buy the houses as-is.

Mr. Gonzales said the units are modernized by gutting the interiors and putting in new fixtures and carpeting. However, there is some interest in fixer-uppers. Commissioner Chavez said it would be good to have options.

Returning to issue of the Galisteo site, Mr. Pacheco distributed copies of the Suby Bowden study, which selected this site as the most viable. Any project would be done in collaboration with the Manager and the Affordable Housing Division. He explained that storage for the voting machines require electrical outlets for testing on a moment's notice.

Ms. Miller stated they are looking at the three-campus plan for County facilities and accommodating all the functions currently at Galisteo. The Clerk wants the voting machines as

2014 JUL 29 PM 4:05 PM
SANTA FE COUNTY CLERK
RECORDED
2014 JUL 29 PM 4:05 PM

close as possible, but that would entail higher costs.

Commissioner Chavez said it makes sense to clear the Galisteo site. He asked if other remediation was necessary. Ms. Miller indicated they are working with NMED for a Brownfields grant. It is uncertain what remains to be done.

Mr. Pacheco said if Valle Vista is sold off replacement stock will be needed. The Galisteo site could be shared.

Commissioner Stefanics pointed out this project has been discussed on a number of occasions; she suggested Mr. Pacheco look through the minutes to see what votes have been taken in the past. She also asked what was happening with the trash and weeds at Valle Vista. Mr. Pacheco said some clearing of the field has been done and Jim Siebert was brought in by the property owner and he is now the contact.

Commissioner Anaya emphasized the need for replacement housing. It is important to utilize the funds they have to build and sustain housing using internal resources and to not wait to recruit a developer.

Mr. Loewy agreed, pointing out there were currently 199 affordable units and 496 vouchers, so getting more housing is imperative even if some units would have to be sacrificed to provide room for the voting machines.

Commissioner Stefanics recalled neighborhood meetings wherein current residents were most amenable to senior housing. They want to be part of the discussion.

Mr. Flores pointed out early neighborhood notification meetings were held in 2003. Mr. Pacheco said two meetings were held at the Genoveva Chavez Center and senior housing works with the demographics.

IX. Matters from the Public

Hank Hughes from the Coalition to End Homelessness asked the Authority to consider participation in the National Mayor's Challenge to End Veterans' Homelessness, since the County has VASH vouchers. Data is being gathered and they anticipate being able to identify all the homeless veterans in Santa Fe County within the next six months. He said it would be a manageable number of people.

Commissioner Stefanics stated she attended a NACo meeting with presentations from County Veteran Service Officers who assist vets in getting benefits, including housing. She suggested getting a half-time term employee to assume that role. She was not sure if the Veterans Administration helped financially. Mr. Pacheco added they would like to be able to work with Mr. Hughes' organization and they have requested nine more VASH vouchers for a total of 44.

Mr. Hughes said he can bring more details about the challenge. He suggested convening a working group with the City, County and service providers. Commissioner Anaya said a resolution could be drafted. Mr. Hughes added the Community Housing Trust is also interested

in the Galisteo site, perhaps applying for tax credits. Mr. Pacheco said tax credits can be critical, especially the nine percent.

Commissioner Anaya reiterated the need to research previous decisions from the Commission.

X. Matters from the Board

Mr. Loewy stated he attended a meeting of Live Smoke Free where they commended the County for their work. He is now on the advisory council of that group and Ms. Dean will represent the Housing Authority in that organization.

Commissioner Anaya asked to have a future agenda item regarding enhancing connecting services and resources.

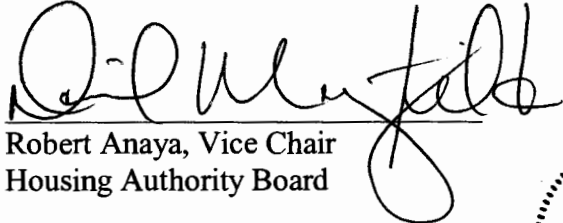
XI. Executive Session

Ms. Miller asked if the Commission wanted to finish the evaluation or to wait until the entire authority is present. Commissioner Anaya recommended waiting so no executive session was deemed necessary.

XII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Commissioner Anaya adjourned the meeting at approximately 11:05 a.m.

Approved by:


Robert Anaya, Vice Chair
Housing Authority Board



ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

8-27-2014


Respectfully submitted by:

Debbie Doyle, Wordwork

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 28TH Day Of August, 2014 at 01:35:18 PM
And Was Duly Recorded as Instrument # 1744650
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Deputy _____ County Clerk, Santa Fe, NM
Geraldine Salazar

FILED
RECORDED