

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

July 31, 2018

I. Opening Business

A. Call to Order

This regular 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 1:00 p.m. by County Commission Chair Anna Hansen.

B. Roll Call

A quorum was established with the following Board members present:

Members Present:

Anna Hansen, Commissioner
Anna Hamilton, Commissioner
Joseph Loewy, Community Member
Cathy Hurtado, Resident Member
Ed Moreno, Commissioner
Henry Roybal, Commissioner[1:20 arrival]

Member(s) Excused:

Robert Anaya, Commissioner

Staff Present:

Tony Flores, Deputy County Manager
Joseph Montoya, Housing Authority Director
Victor Gonzales, Project Manager
Alex Cintron, Housing Accountant
Rudy Gonzales, Manager's Office
Rachel Brown, Deputy County Attorney

C. Approval of Agenda

- 1. Amendments**
- 2. Tabled or Withdrawn Items**

Commissioner Hamilton moved to approve as published. Commissioner Moreno

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seconded and the motion passed by unanimous [5-0] voice vote. [Commissioner Roybal was not present for this action.]

D. Approval of Minutes: June 26, 2018

On page 3, it was noted that the new employee, Henry Roybal, is Jr.

Mr. Loewy moved to approve as amended. Commissioner Hamilton seconded and the motion carried by unanimous [5-0] voice vote. [Commissioner Roybal was not present for this action.]

II. Consent Agenda

A. Miscellaneous

1. Request Approval of Memorandum of Understanding between Santa Fe County Housing Authority and the Turquoise Trail Resident Council, the Jacob D. Martinez Resident Council and the Valle de Esperanza Resident Council

Commissioner Hamilton moved to approve. Mr. Loewy seconded and the motion passed by unanimous [5-0] voice vote. [Commissioner Roybal was not present for this action and arrived shortly thereafter.]

III. Action Items - None were presented.

IV. Discussion/Information Items/Presentations

A. Housing Authority Updates

1. Director's Report

Regarding a piece of property that the Authority has made an offer on, Mr. Montoya said the price has come down and there may be some tax credits the seller can take advantage of. He plans to provide additional information at next month's meeting.

The application has been submitted to HUD regarding the energy program and Mr. Montoya anticipated HUD's review would take three months. Solar panels are still be explored. There are several non-profits that have loan funds the Authority may tap into.

Commissioner Hamilton advocated state support in solarizing affordable housing. Mr. Montoya said the Authority is a strong supporter of sustainability as is the County. A tax credit for solar panels would be valuable to bring back.

Deputy Manager Flores said the BCC will be considering its legislative agenda the second meeting in November. Energy efficiency can certainly be included.

Mr. Montoya mentioned that due to national trends regarding HUD's RAD (Rental Assistance Demonstration), vouchers may be more difficult to use and tax credit have lost value making it difficult to put a deal together for affordable housing. The Vista Linda apartments, located in the County, notified its tenants that they are opting out of the Low-Income Housing

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Tax Credit (LIHTC) program, and rent limits will not apply to new residents. Following a three-year period, Vista Linda will no longer accept Housing Choice Voucher and an unregulated market rent will apply to all residents. He estimated there were close to 1,000 units in the City that will be impacted by these changes.

Mr. Montoya said the loss of tax credits increases the challenges in developing affordable housing.

Commissioner Hamilton asked staff to quantify the challenges and losses. Having something quantifiable will assist in educating the legislators of the negative impacts on affordable housing as a result of the recent administration's changes regarding tax credit incentives.

Mr. Flores highlighted that, aside from the guaranteed higher rent, the facilities may no longer accept vouchers which greatly impacts the low-income population. The County does not have the capacity to accommodate the residents who may not be able to stay in an unregulated market rental. He advocated that the Authority Board and Commission be pro-active in this regard and develop mitigation plans to assist individuals forced out of affordable housing.

Mr. Montoya said LIHTC facilities that are going on the market by law have to notify the community's housing authority/civil house and they have the first-right of refusal. Trust fund money should be considered for these purchases. While it may cost a great deal of money to purchase these properties, he noted that the cost to the community not to will be far greater.

2. CFP Report

Victor Gonzales stated they received six responses for the Camino de Jacobo road improvement design. A preconstruction meeting and notice to proceed for the CDBG re-roofing was held on July 11th and construction is slated to start August 13th. He reported on other projects that are being developed to include landscaping, water leak detection and cost estimates for REAC findings.

Chair Hansen asked that staff keep a keen eye on the CDBG program for additional funding.

Mr. Montoya said the water bill at Santa Cruz continues to be high; however, staff is working with Española and it may be billing related. Alex Cintron said Española was combining the water and sewer charges and those charges will be separated in the future for better tracking. At this point, it does not appear there is an anomaly in the charges. Mr. Cintron said the internal line items will be separated in the future.

3. Financial Report

Mr. Cintron reviewed his reports noting July was the start of FY19 and reflects data as of July 10th. He reviewed the balances in the different CFP grants. In response to the Deputy Manager's question, Mr. Cintron said staff was closely monitoring the close of CFPs 15 and 16. He expected CFP 19 funds to be available in October. The agency has been very prudent and is keeping a close eye on finances.

Mr. Loewy requested that staff highlight any anomalies in the budget.

4. Vacancy, Section 8, Wait List, Work Orders, Inspections Reports, Accounts Receivable Report and FSS Report

Mr. Montoya stated occupancy is at 100 percent. One unit was taken offline for substantial renovation. The voucher program is at 96 percent and staff is working to increase it to 100 percent. Work order responses are trending well within the federal and state timelines.

Mr. Montoya commended Lorenzo, the Authority's inspector, for his excellent work. The receivables report has improved and payments are being made on a more timely basis.

Mr. Loewy congratulated staff for the improvement in the collections numbers. Chair Hansen noted that the County Treasurer's office has had tremendous success in collecting taxes and could be tapped to help train the Authority's staff in this regard.

Mr. Montoya discussed the utilities reimbursement that the Authority provides.

Chair Hansen said she was pleased to see the newsletter.

8. CDBG Report

Discussed under Mr. Gonzales' report.

V. Matters from the Board

Ms. Hurtado said Camino Jacobo has started its back-to-school supplies and backpack distribution program.

VI. Matters from the Public

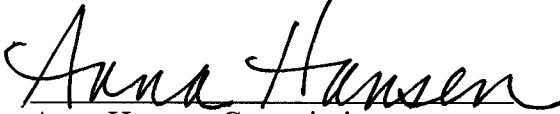
None were presented.

VII. Concluding Business

- A. Announcements** – Next Meeting August 28th at 1 p.m.
- B. Adjournment**

Chair Hansen adjourned the meeting at approximately 1:50 p.m.

Approved by:
Housing Authority Board Chair


Anna Hansen, Commissioner

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ATTEST TO:

Geraldine Salazar
GERALDINE SALAZAR
COUNTY CLERK

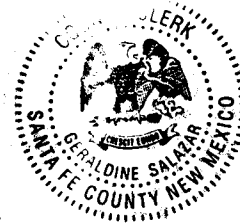


Respectfully submitted by:

Karen Farrell, Wordswork

COUNTY OF SANTA FE) HOUSING MINUTES
STATE OF NEW MEXICO) ss PAGES: 5

I Hereby Certify That This Instrument Was Filed for
Record On The 29TH Day Of August, 2018 at 04:18:39 PM
And Was Duly Recorded as Instrument # 1866307
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Geraldine Salazar

Deputy *Estrella* County Clerk, Santa Fe, NM
Martinez

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