

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

August 29, 2017

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 Henry Roybal.

B. Roll Call

A quorum was established with the following Board members present:

Members Present:

Henry Roybal, Commissioner
 Anna Hansen, Commissioner
 Ed Moreno, Commissioner
 Joseph Loewy, Community Member

Member(s) Absent:

Cathy Hurtado, Resident Member
 Robert Anaya, Commissioner
 Anna Hamilton, Commissioner

Staff Present:

Katherine Miller, County Manager
 Joseph Montoya, Housing Authority Director
 Victor Gonzales, Housing Authority Staff
 Joe Gonzales, Housing Authority Staff
 Bruce Frederick, Assistant County Attorney
 Chris Barela, Constituent Services Liaison
 Tony Flores, Deputy County Manager
 Kristine Mihelcic, Communications Coordinator
 Diana Ortiz-Acosta, Housing Authority Staff
 Lorice Griego, Housing Authority Manager
 William Baca, Housing Maintenance Supervisor
 Rodney Martinez, Housing Senior Maintenance Tech
 Ernest Tapia, Housing Maintenance Tech
 Lawrence Gonzales, Housing Inspector
 Joseph Gonzales, Housing Authority Staff
 Rudy Garcia, Manager's Office

Other Present:

Ed Romero, Santa Fe Civic Housing Authority

C. Approval of Agenda

Commissioner Hansen moved to approve the agenda as published. Mr. Loewy seconded and the motion passed by 4-0 unanimous voice vote.

D. Approval of Minutes: July 27, 2017

Mr. Loewy informed the Board that he advised the recorder of corrections.

Commissioner Moreno moved to approve the minutes as corrected. Mr. Loewy seconded. The motion carried by unanimous [4-0] voice vote.

II. Consent Agenda

A. Santa Fe County Housing Authority Board Resolution No. 2017-16HB a Resolution Adopting Flat Rents for Public Housing

Commissioner Hansen moved to approve the resolution. Commissioner Moreno seconded and the motion passed by unanimous [4-0] voice vote.

III. Action Items

None were presented.

IV. Discussion/Information Items/Presentations

A. Housing Authority Updates

1. Director's Report

Mr. Montoya highlighted a number of points contained within his written report:

- HR approved three new position classifications
- The Safety & Security grant was not approved – the grant was awarded by lottery. The budget includes funds that will partially cover the expense
- The Authority has benefitted from the County's program to hire temporary personnel
- The Icast contract for energy assessment is being finalized
- The CDBG recipient(s) will be named within the week
- The Authority has been working together with Pam Roy of the Food & Agriculture Policy Council to ensure the housing residents have access to nutritional foods

Mr. Loewy asked whether there were any outside organizations (Robert Wood Johnson, etc.) that could support safety and security for the facilities. Mr. Montoya said in his experience non-profit foundations do not provide to government agencies. He supported the Authority obtaining a 501(c)(3) status to bring in addition funding. Loew's has been very generous to the Authority.

2. CFP Report

Victor Gonzales reported the following:

- The Camino de Jacobo sewer line project continues – the manholes have been installed, and the water testing for proper drainage and secure fittings has begun
- Reroofing has been completed
- Five HQS (Housing Quality Standards) inspections were completed this month
- The scope of work to repair 25 Camino de Jacobo has been prepared
- Mold testing on three units will be scheduled

Mr. Montoya said when a resident expresses concern about mold staff moves quickly in an effort to eliminate that concern.

3. Financial Report

Joe Gonzales said his written reports included the year-to-date status reports of the two major funds. At this point, they are one month into the new fiscal year and there is very little to report. There were no changes to the capital fund grants from the last report.

4. Vacancy, Section 8, Waitlist, and Inspections Reports

Mr. Montoya announced this was the third month with 100 percent occupancy. The Housing Choice Vouchers are at 90 percent. The public waiting list has increased slightly from last month. Work orders are being addressed with consistency. The receivables continue to be dealt with and he reminded the Board that a collection agency has been contracted with. The receivables are more than one year old.

Chair Roybal commended Authority staff for maintaining 100 percent occupancy.

B. Ed Romero, Santa Fe Civic Housing Authority

Mr. Montoya introduced the Ed Romero, Director of Santa Fe Civic Housing, as one of the state's leading innovators in public housing.

Mr. Romero said the Civic Housing Authority has gone through a number of different funding mechanisms to re-establish their portfolio. Most of their properties, similar to the County's, were built in the '60s and '70s and present with asbestos, insulation, electricity and plumbing issues. Over the last 10 years they have closed seven tax credit deals which will enable the authority to eliminate public housing stock in favor of stock serving the same clientele but be within a project based system of the RAD (Rental Assistance Demonstration) initiative. The RAD is an initiative of HUD that allows for selling housing stock into a partnership that generates enough capital to rebuild those units thus creating new stock. This time next year, the City will have revitalized all its housing with the exception of an Española site. The units are all rebuilt to meet LEED platinum standards and have rooftop solar systems. Their energy consumption has been reduced by 60 to 70 percent. Mr. Romero said the units are considered "age in place," not necessarily ADA, because they lack the necessary parking.

Mr. Romero discussed their reduced dependency on HUD. The Civic Authority sees the future in converting to RAD and having a fixed contract with HUD. He invited the Board to visit their units.

Mr. Romero remarked on Albuquerque's aggressiveness in going after tax credit. He recognized that Santa Fe City and County have great needs for housing and they may benefit from coordinating efforts to increase the number of affordable units.

Commissioner Hansen commended the Civic Authority and thanked him for attending today's meeting. She agreed that working together may be an effective way to meet the needs of the population.

C. Award for Three Months of 100 percent Occupancy

Speaking from experience, Mr. Loewy said achieving 100 percent occupancy is a tremendous feat. He said staff's accomplishment is a milestone.

Mr. Montoya introduced his staff, their unique responsibilities and presented a "Certificate of Accomplishment" to each of the following individuals: Diana Ortiz-Acosta, Loric Griego, Billy Baca, Rodney Martinez, Joseph Gonzales, Ernest Tapia and Lawrence Gonzales. Their terms of service to the Authority range from under one year to twenty years.

Staff received a round of applause.

D. Presentation on Camino de Jacobo Site

Mr. Montoya said staff was charged to investigate possibilities for additional public housing. He said there is a 6.6-acre tract on Camino de Jacobo by the new sewer line on the market for \$800,000 and zoned C-2. The site has electric, gas and will have sewer. The property is rather odd in that it is somewhat landlocked. The City is not interested in requiring road improvements in the immediate area. Mr. Montoya explained how an easement can be left open for future use. He acknowledged the financial risk in the property but said that would be present in all development.

Mr. Montoya said from a market standpoint, it would be difficult for anyone other than the County to develop the site. Density on the property can be greater than what is possible at the Galisteo site which is 12+ acres. The units around the property are three- and four-stories. Access is peculiar and may be best addressed by developing storage units within the thin strip of land that opens to access.

The Board asked that staff continue to investigate this property.

V. Matters from the Board

Commissioner Hansen said Maria Rotunda was working on a proclamation for Sharron Welsh, Santa Fe Community Trust, who was retiring.


VI. Matters of the Public

None were presented

VII. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chair Roybal adjourned the meeting at approximately 2:05 p.m.

Approved by:


Henry Roybal, Commissioner
Housing Authority Board




GERALDINE SALAZAR
COUNTY CLERK

Respectfully submitted by:

Karen Farrell, Wordswork

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I Hereby Certify That This Instrument Was Filed for
Record On The 3RD Day Of October, 2017 at 11:00:31 AM
And Was Duly Recorded as Instrument # 1837881
Of The Records Of Santa Fe County

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

