

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

September 24, 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 10:45 a.m. by County Commission Vice Chair Danny Mayfield.

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

Members Present:

Danny Mayfield, Commissioner
Robert Anaya, Commissioner
Liz Stefanics, Commissioner
Frances Ong, Resident Member
Joseph Loewy, Community Member

Member(s) Excused:

Kathy Holian, Commissioner
Miguel Chavez, Commissioner

Staff Present:

Rachel Brown, Deputy County Attorney
Ron Pacheco, Housing Authority Director
Steve Brugger, Affordable Housing Administrator
Victor Gonzales, Housing Authority Staff
Tim Vigil, Assistant County Attorney
Deanna Lopez, Housing Division
Teresa Martinez, Finance Department
Chris Barela, Constituent Liaison
Erick Aaboe, County Manager's Office
Molly Saiz, Finance

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Commissioner Stefanics moved to approve the agenda. Commissioner Anaya seconded and the motion passed by unanimous [5-0] voice vote.

V. Approval of Minutes: August 27, 2013

Commissioner Stefanics moved approval and Commissioner Anaya seconded. The

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motion carried [5-0] unanimously.

VI. Approval of Resolution 2013-08HB: Approval of a Resolution Requesting Authorization to Make a Budget Adjustment for the Linkages Program.

Mr. Pacheco stated the three resolutions on the agenda are housekeeping items. The contract between the Housing Authority and the Mortgage Finance Authority expired July 1st and was not renewed. However, there was one month of spending and this BAR will account for that and allows the County to bill for it.

Commissioner Stefanics moved to approve, Commissioner Anaya seconded and the motion passed unanimously [5-0]

VII. Approval of Resolution 2013-09HB: Approval of HUD Form 50071, Certification of Payments to Influence Federal Transactions

Mr. Pacheco said HUD requires certification that the Authority does not influence or hire lobbyists to get grants.

Chair Mayfield asked who does internal lobbying, and Mr. Pacheco said that may be done in local legislation but they do not lobby for federal grants. This is funded the same way year after and establishes the program perennially. He added there was a surprise visit from HUD the day before and the representatives were given a tour, and it all went well. This gave them a chance to see the Authority is following procedure. Additionally, documentation is sent in to HUD on a weekly or biweekly basis.

Chair Mayfield asked if there were opportunities for additional funding through advocacy work. Commissioner Anaya said there are always opportunities in communicating. Mr. Pacheco noted that they have had to work hard to avoid cuts from sequestration. However, if it continues, they will have to look at cutting staff. Chair Mayfield said he visits Washington, DC and would be happy to do advocacy.

Upon motion and second, the resolution passed by unanimous [5-0] voice vote.

VIII. Approval of Resolution 2013-10HB: Approval of HUD Form 52190-B, Declaration of Trust

Mr. Pacheco indicated this form confirms that grant funds will be used to assist the Housing Authority properly to improve public housing units, in accordance with the manner specified in the grant application.

Mr. Loewy moved approval and Commissioner Stefanics seconded. The motion carried by unanimous [5-0] voice vote.

IX. Santa Fe County Support for a New Southside Boys and Girls Club

Mr. Pacheco noted there was direction to work with the Boys and Girls Club on their new site. Since that, two things have occurred. The head of the Affordable Housing Division

said he made a site visit with Mr. Abeyta. The plan is to keep half of the property and improve the Boys and Girls Club and to sell the other half, possibly to the County. Mr. Pacheco said the Boys and Girls Club has been added to the CIP list. Legal issues are being explored.

Commissioner Anaya mentioned there was discussion associated with the Boys and Girls Club following the path of the City in aiding their Boys and Girls Club. He asked about the legal process to accomplish that. He said he would be willing to expend some of his capital dollars towards that.

Commissioner Stefanics said if the County is not going to do housing there, other aspects do not fall under the purview of the Housing Authority. She supported expanding youth programs, including the summer intern programs, but this is an issue for the BCC. Commissioner Mayfield agreed this should be a discussion for the BCC.

Ms. Ong asked about the Boys and Girls Club programs at the other public housing sites. Commissioner Anaya said there was no interest in replacing the activities at the existing sites. Mr. Pacheco said the contract with the Boys and Girls Club runs for another year and they will continue to work with the club on all three sites. He added they were interested in finding ways to lower utility costs at those sites.

X. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales stated two options remain for the main sewer line at the Jacob D. Martinez site. The first is to go down Camino Jacobo and cross Fourth Street. The second is to connect to the sewer on Airport Road. The problem with this option is that the City controls the easement.

Commissioner Anaya said this item is taking way too long, having been under way for over 15 years. It constitutes a health problem since the lift stations fail regularly. Mr. Pacheco said Tim Vigil has been helping with the problems.

Mr. Vigil indicated they are doing research on the easements. If the City is willing, the line could be tied into the existing sewer. Barring that, there would be an easement on 4th Street. Chair Mayfield asked if there was a prescriptive easement for a pipe that's in the ground. Mr. Vigil said it was unclear whether there was any improvement there, but the easement is definitely granted to the City. He said he didn't know if there was piping under 4th Street.

Chair Mayfield asked how is the site served currently. Mr. Gonzales explained the northern half of the site goes downhill to Rufina Street and the southern part gets pumped up by the lift station. He said the language would have to be changed on the contract. Commissioner Anaya said the lines are owned by the County, as is the lift station. The trunk lines are the City's responsibility. The desire is to abandon the lift station because it is so unreliable and go to a gravity-flow system.

Mr. Pacheco said they are close to resolving the situation. Chair Mayfield asked that a map be brought in to illustrate the area.

Returning to the updates, Mr. Gonzales passed around a sample contract for the Authority to peruse.

X. B. Vacancy Update
C. Director's Report

Mr. Pacheco said the occupancy rate is holding strong at around 96 percent plus. It has been challenging recently with people leaving. Additionally, with staff vacations, turnover can be delayed. He noted the REAC scores are in the packet and another inspection will occur in December and they are preparing for that.

A proposal for the Galisteo site will be coming before the BCC later that afternoon. It was decided that the Housing Authority should be backing out of the process to remain independent. Should an accepted RFP include assets or the cooperation of the Housing Authority, Mr. Pacheco said they want to avoid any appearance of conflict of interest.

He thanked the Authority for facilitating the foreclosure prevention program. The fourth home was just sold to someone who had been living in public housing, went through the FSS program, got into Section 8 and has recently leveraged the vouchers into home ownership.

Mr. Loewy asked if sheriffs were occupying units at all of the sites. Mr. Pacheco said a member of the State Police just signed on at Santa Cruz. This works well because there are not the jurisdictional issues that arise with other agencies. They are pursuing having other law enforcement living at other sites.

Commissioner Anaya asked that comparisons be provided on the REAC scores. Regarding the RFP for the Galisteo site, he said Housing Authority resources are a hinge for the project. He wants the Authority to be part of the discussions, although discussions with potential respondents could taint the RFP.

Mr. Pacheco said heretofore he has not been engaged in any discussions with any developers. He said it's not certain that any developer can come in and take the Housing Authority proceeds and develop a project. It's difficult for a developer to take public funds and succeed with a project due to the difficulty of raising the revenue monthly to cover the note. Additionally, there could be challenges from the neighborhood to a very low-income development. He said he wasn't ruling out the possibility, but it would be easier for a developer to work with higher market-based rents.

In order to avoid appearance of a conflict, it was decided the scope could continue and go before the BCC without the Housing Authority being involved beyond early discussions.

Commissioner Anaya referred to a prior case from the early 1990s where the director got a \$5.9 million grant, the County would sell its existing housing stock, build more modern, easily maintained stock. When that director left chaos ensued and the Authority went into troubled status. The County stepped in and took over the board and Commissioner Anaya became the executive director. At that point HUD approved a plan for home sales. New units

were built and the proceeds from sales were used for affordable housing opportunities, not for specifically restricted public housing requirements, thus there were fewer strings attached. He asked Mr. Pacheco to check into the background. He said the resources can be used to augment a potential project on Galisteo.

Commissioner Anaya noted that HUD is comprised of many different bureaucracies with different requirements. He urged being creative and leveraging funds for gap financing with other housing projects. He mentioned the Special Applications Center which is responsible for oversight.

Mr. Pacheco spoke of the dearth of opportunities for very low-income families. He appealed to the Board to use the resources for those at 10 to 50 percent AMI.

Commissioner Stefanics asked if there was recent data on the need for low-income public housing versus affordable housing. Mr. Pacheco referred to statistical census data on poverty. Commissioner Stefanics said she was referring to local information. She said there is ongoing activity with Rancho Viejo, Homewise and the Community Trust and it would be good to have statistics on it.

Commissioner Anaya said there is a huge need for rental stock. Tax credit properties target income at or below 60 percent AMI. It's unrealistic to think all of a tax credit property could be brought down to very low rates. A property at 60 percent and below would serve a huge need, including those on waiting lists.

Mr. Loewy asked if it would be possible to break down those on the waiting list as to where they are vis-à-vis AMI. Mr. Pacheco said that would be possible. Ms. Lopez pointed out there are 1,600 on the waiting list for Section 8 and public housing is over 300. She said they could provide data gleaned from the applications.

XI. Matters from the Public

None were presented.

XII. Matters from the Board

Chair Mayfield asked for information from the residents council and the concerns that arise at meetings. Mr. Pacheco said he gets feedback from Ms. Huerta and Ms. Fede and he can provide an update at the next meeting. Mr. Loewy said he has been to meetings and the information could easily be recapped by staff.

Chair Mayfield suggested that contact information for the Commissioners and for Mr. Pacheco be included on *La Voz de la Gente*.

Chair Mayfield asked if there were incentive credits for residents assisting in site cleanup. Mr. Pacheco said residents who are not working are required to do monthly service in the yards, however, this often does not happen. They work with them to the degree that they can. The rains have brought a lot of weeds. There is no offset credit, but they do get to remain there.

XIII. Executive Session

None were presented.

X. Adjournment

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



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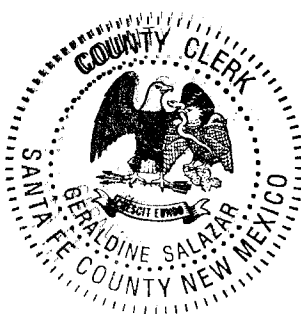
Geraldine Salazar by *VT*
11-21-13
GERALDINE SALAZAR
COUNTY CLERK

Approved by:

Danny Mayfield
Danny Mayfield, Vice Chair
Housing Authority Board

Submitted by:

Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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