

MINUTES OF THE
SPECIAL MEETING
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

May 12, 2026

Santa Fe, New Mexico

1. Opening Business

A. Call to Order: This special meeting of the Santa Fe County Housing Authority was called to order by Chair Justin Greene at 1:15 p.m. on the above-cited date at the Santa Fe County Commission Chambers, 102 Grant Street, Santa Fe, New Mexico.

B. Roll Call: A quorum was present with the following members in attendance:

Members Present:

Commissioner Justin Greene, Chair
Commissioner Adam Johnson, Vice Chair
Commissioner Camilla Bustamante
Commissioner Hank Hughes
Commissioner Lisa Cacari Stone

Member(s) Excused:

None

C. Approval of Agenda

Commissioner Johnson moved approval of the agenda as presented. Commissioner Hughes seconded and the motion passed by unanimous [4-0] voice vote. [Commissioner Cacari Stone was not present for this action and arrived immediately thereafter.]

2. Matters of Public Concern

Chair Greene invited Chris Mechels to address the Housing Authority Board.

Chris Mechels, appearing virtually, informed the Board that he had been a corporate troubleshooter and recognizes troubled situations. Dates, according to Mr. Mechels, demonstrates the depth of the Board's problems. He recommended that the Board stop signing resolutions "that are painfully false on their face" and could result in a perjury charge by the federal government. He urged the Board to stop conducting oversight of the Housing Authority because of their relationship as the BCC creates conflict. Concluding his comments, he asked that the Board start acting legally and assist the director by reassigning board membership to individuals who will be useful.

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There were no other speakers and that concluded matters of public concern.

3. Miscellaneous Action Items
A. Request Approval of the Santa Fe County Housing Authority’s Corrective Action Plan in Response to Fiscal Year 2024 Public Housing Assessment System Designation

LaToya Ricketts, Executive Director, said this meeting serves as formal notice to the Housing Authority Board that the Santa Fe County Housing Authority has been designated as Substandard Management by the U.S. Department of Housing and Urban Development under the Public Housing Assessment System (PHAS) for the fiscal year ending June 30, 2024. Staff is requesting the Board’s approval of the Recovery and Performance Improvement Plan. The plan is due to HUD on May 22, 2026.

Ms. Ricketts provided an overview of the Public Housing Authority Assessment System that looks at four major areas: physical conditions, financial conditions, management/operations, and capital fund program. SFCHA received a score of 70 out of 100 which reflects deficiencies in both physical condition and management operations: Management Operations score was 13 out of 25 and that falls below the required threshold causing the designation to be substandard management. HUD finds that SFCHA is not meeting standards in key areas of operations; however, this provides a clear opportunity to correct course and provide a strategic plan with strong Board oversight.

Ms. Ricketts said the primary areas identified by HUD were:

- Tenant Accounts Receivable (TAR) management
- Accounts Payable reconciliation and financial oversight
- Data integrity and reporting accuracy
- Unit turnover and vacancy management
- Work order completion and operational tracking

Staff will be focused on improvements within these areas. Staff determined that many of these issues are a result of incomplete tenant records, missing security deposit documentation, inconsistent reconciliation and limited operational tracking controls.

Ms. Ricketts noted that HUD has indicated that other PHAs in New Mexico have received similar scores which can be attributed to changes in scoring and new requirements for inspections.

Ms. Ricketts said that, “while the designation is serious, staff is ready to make more progressive changes in several operational areas.” She noted that occupancy performance has significantly improved since the evaluation period with a current occupancy rate of 98.5 percent. The physical inspection included 2022 and upward to 2024. Since that time, there have been investments in unit conditions, infrastructure, health and safety repair, as well as capital improvement projects.

Staff developed an action with a focus on measurable and achievable guidelines. The plan

focuses on HUD’s findings and positions the Authority to achieve long-term improvements.

The improvements include strengthening TAR monitoring and implementing electronic rent collection and accounting tracking systems. Unit turnover time has been improved. Work order tracking has improved and the utilization of CIP funding for infrastructure and unit improvements has been strengthened.

Staff will continue to work and receive technical assistance from HUD. Ms. Ricketts said that the Board’s approval of the Corrective Action Plan is required by HUD and demonstrates commitment to the plan, Board oversight, organizational accountability, and commitment to restoring and improving the PHAS performance score.

Chair Greene thanked staff for the thorough action plan.

Ms. Ricketts said most of the plan action items are in place; however, the electronic pay system will be new. Staff is working to implement a point-and-pay system identified by the County, which will assist in record keeping as well as assist tenants to pay rent.

Commissioner Cacari Stone moved to approve the Santa Fe County Housing Authority’s Corrective Action Plan in response to the FY 2024 Public Housing Assessment System Designation. Commissioner Hughes seconded. The motion passed by unanimous [5-0] voice vote.

- 4. **Concluding Business**
 - A. **Announcements** - None
 - B. **Adjournment**

Upon motion by Commissioner Johnson and second from Commissioner Hughes, Chair Greene declared this meeting adjourned at 1:30 p.m.

Approved by:




 Justin Greene, Chair
 Housing Authority Board

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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 27TH Day Of May, 2026 at 11:51:41 AM and Was Duly Recorded as Instrument # 2084306 of The Records Of Santa Fe County

Deputy  _____
 Witness My Hand And Seal Of Office
 Katharine E. Clark
 County Clerk, Santa Fe, NM

