

Memorandum

To: Santa Fe County Housing Authority Board
From: Victor Gonzales, Project Manager
Date: June 16, 2014
Re: Capital Fund Program Update for June 2015

Home Sale Unit Work is Complete

The remodel for the home sale Unit at 11 Tusa Drive at the Valle Vista housing site is complete. The home was remodeled and looks great. We will now begin the process of marketing it for sale.

Camino de Jacobo Sewer Line Project

A certified letter was sent to the property owner earlier this month making an offer for the sewer line easement. We are waiting for his response. He was given till June 30th to respond with a yes or no answer. We are prepared to move forward after getting his response.

Infra-structure status at all (3) Housing Sites

(Sewer, Water and Gas)

Valle Vista housing site is complete with all utilities being installed and tenants paying for their own utilities.

The Jacob D. Martinez site has had new water meters installed. Gas meters have also been installed. All that is left is the replacement of the sewer line.

The Santa Cruz housing site has had the sewer lines replaced and gas meters are already installed in each unit. The effort to install individual water meters in each unit still remains as a goal at this location. All newer units at this location have already been metered for water.

**SANTA FE COUNTY HOUSING AUTHORITY
VACANCY REPORT**

April 2015 – September 2015

	April	May	June	July	August	September
Total Units Available for Lease	199	199	199			
Units Off-line Due to Modernization or Home Sales	1	1	1			
Vacant Units (ready for occupancy)	1	0	0			
Total Vacant Units (preparing for occupancy)	5	5	3			
Vacant Units per Site						
<u>Valle Vista</u>	3	4	2			
<u>Santa Cruz</u>	4	2	1			
<u>Camino de Jacobo</u>	0	0	1			
Total Units Under Lease	192	193	195			
	4%	4%	3%			

Average Vacancy Rate FY15– 4.5%

Average Vacancy Rate FY16–

**Santa Fe County Housing Authority
Vacancy and Unit Turnaround**

Valle Vista

June 22, 2015



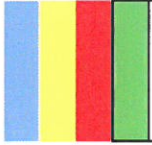
Units / Modernization
Units / Make Ready
Units Ready for Lease Up
Scheduled Lease-up
Homesales
Units Leased FY 2014-2015

Address	Bdr m Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comment
2 T	3	2/28/14	2/28/14						A Valencia	Deceased		Deceased
6B VV	1	8/6/14	8/6/14	10/3/2014	10/3/2014	0	58	58	J Hampleman	Moved Out	A Morelas	Civic Hsg S8
5B T	1	8/8/14	8/8/14	10/31/2014	11/4/2014	4	84	88	R Pacheco	Moved Out	I Garcia	Move in w/ girlfriend
9B SPN	2	9/2/14	9/2/14	2/18/2015	2/20/2015	2	169	171	T Chacon	Evicted		Criminal Activity
10B SMW	2	8/31/14	8/31/14	2/26/2015	2/27/2015	1	179	180	D Archuleta	Evicted	J Torrez	Non Payment
7A T	2	9/9/14	9/9/14	1/28/2015	1/28/2015	0	141	141	C Medina	Moved Out	K Pavon	Moved in with family
7B T	2	12/31/14	12/31/14	2/17/2015	2/17/2015	0	48	48	C Miera	Moved Out	J Herrera	Ghost in unit
5A T	1	2/11/15	2/11/15	3/25/2015	4/16/2015	22	42	64	C Jaramillo	Abandonment	J Cowan	Abandonment
7B SPN	2	2/13/2015	2/13/2015	4/13/2015	4/14/15	1	59	60	D Anaya	Moved Out	D Gonzales	S8 with county
1 LL	3	3/10/2015	3/10/2015	5/28/2015	5/29/2015	1	79	80	H Perez	Moved Out	V Endito	S8 with county
13A T	2	3/13/2015	3/13/2015	6/9/2015	6/12/2015	3	88	91	N Santistevan	Moved Out	L Holland	S8 with county
10 LL	4	4/30/2015	5/1/2015						R Flores	Moved Out		No reason

**Santa Fe County Housing Authority
Vacancy and Unit Turnaround**

Santa Cruz

June 22, 2015



Units / Modernization
Units / Make Ready
Units Ready for Lease Up
Scheduled Lease-up
Units Leased FY 2014-2015

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comments
108 CDR	2	1/31/2014	1/31/2014	6/18/2014	7/31/2014	43	138	181	P Martinez	moved out	G Yingling	Moved with family (Medical)
101 CDR	2	3/18/2014	3/18/2014	5/27/2014	7/31/2014	65	70	135	G Benavidez	moved out	M Almanzo	Moved in with family
137 Q	3	4/28/2014	4/28/2014	10/6/2014	10/6/2014	0	161	161	L Valdez	moved out	M Armijo	Abancon
149 Q	2	5/1/2014	5/2/2014	10/31/2014	11/5/2014	5	183	188	J Martinez	moved out	F Munoz (11/5./2014)	Move with family (Medical)
157 Q	3	5/1/2014	5/2/2014	7/10/2014	7/17/2014	7	70	77	M Cuevas	Evicted	Florentina	Non-payment of rent
146 Q	2	7/9/2014	7/9/2014	2/11/2015	2/12/2015	1	217	218	K Tsoodle	Abandoned	K Padilla	7 Day Notice of Abandonment
106 CDR	2	8/1/2014	8/1/2014	8/18/2014	8/21/2014	3	17	20	J Balderamos	Abandoned	A Romero	7 Day Notice of Abandonment
110 CDR	2	10/30/2014	10/30/2014	4/30/2015	5/1/2015	1	182	183	F Ortiz	Evicted	G Trujillo	Damage to unit
99 CDR	2	11/13/2014	11/13/2014	1/6/2015	1/8/2015	2	54	56	R Diaz	Moved out	L Herrera	Rented Trailer
141 Q	2	11/13/2014	11/13/2014	1/13/2015	1/20/2015	7	61	68	J Lawson	Moved out	V Vigil	Move with family (Medical)
128 Q	3	1/23/2015	1/23/2015	3/17/2015	3/19/2015	2	53	55	G Cheykaychi	Evicted	R Trujillo	Damage to unit
150 Q	3	2/28/2015	2/28/2015	3/31/2015	5/1/2015	31	31	62	R Madrid	moved out	E Herrera	Medical
148 Q	3	3/2/2015	3/2/2015	5/6/2015	5/14/2015	8	65	73	J Garcia	moved out	B Avila	S8 Civic
114 CDR	2	3/31/2015	3/31/2015						L Herrera	moved out		Moved (w/ boyfriend)
144 Q	2	3/31/2015	3/31/2015	5/26/2015	5/29/2015	3	56		E Garcia	moved out		Police unit/Homeowner

Santa Fe County Housing Authority
Vacancy and Turnaround
Camino de Jacobo
June 22, 2015



Units / Modernization
Units / Make Ready
Units Ready for Lease Up
Scheduled Lease-up
Units Leased FY 2014-2015

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tenative Tenant	Comment
16 CDJ	3	6/1/14	6/1/14	8/7/14	8/8/14	1	67	68	J Romero	Evicted	E Estrada	Criminal Activity
23 CDJ	2	7/9/14	7/9/14	8/18/14	8/18/14	0	40	40	E Palomino	Transfer	C Padilla	Transfer to larger unit
19 CDJ	2	7/18/14	7/18/14	9/3/14	9/12/14	9	47	56	M Tapia	Evicted	M Cevalillo	Failure to perform
68 CDJ	2	7/25/2014	7/25/2014	11/17/2014	11/17/2014	0	115	115	L Santistevan	Evicted	I Abeyta	Community Service
45 CDJ	1	10/10/2014	10/10/2014	11/26/2014	11/26/2014	0	47	47	R Erlich	Moved Out	D Gribble	Criminal Activity
15 CDJ	2	10/14/2014	10/14/2014	12/16/2014	12/19/2014	3	63	66	J Urban	Moved Out	C Segura	No independent living
62 CDJ	2	12/1/2014	12/1/2014	2/10/2015	2/11/2015	1	71	72	C Gurule	Moved Out	M Armijo	S8 Civic
26 CDJ	2	2/1/2015	3/20/2015	3/26/2015	3/26/2015	0	53	53	J Wright	Moved Out	T Garcia	S8 Civic
12 CDJ	2	5/29/2015	5/29/2015						A Baca	Moved Out		Didn't renew lease (Civic S8)
										Moved Out		Non payment of rent

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Executive Director, Santa Fe County Housing Authority
Date: 6/22/2015
Re: June 2015 Director's Report

A SEMAP Confirmatory Review by HUD was Conducted Last Month at the Housing Authority

In May HUD staff conducted a Confirmatory Review of our (SEMAP) Section Eight Management Assessment Program for fiscal year 2014. The review went well as housing staff were able to provide needed information for the review process. After the review and during the exit conference the Housing Authority was rated as a Standard Performing Housing Authority. The Housing Authority is now working on items that will help us achieve a High Performer status in future reviews. These items include updating of the Housing Authority's Administrative Plan as it applies to purging of wait lists, conduction of quality control inspections and expansion of housing opportunities for low income families. Housing staff have discussed these items and will be addressing them as we move forward and prepare for the next review from HUD.

Additional Services Provided to families Participating in Housing Authority Programs

- Commodities Distributions of Fridays
- Information and referral services for alternative housing opportunities in Santa Fe County.
- Family Self Sufficiency Program monthly Trainings posted in monthly newsletters to include: budget, time-management, life coaching
- VASH supportive housing for veterans who are homeless
- Santa Fe County Resource Directory for Families with Children provided by our Health Office
- Senior Transportation services from the City and County Senior Programs
- Boys and Girls Clubs at each housing site in Santa Fe County
- Home ownership trainings to VASH and FSS clients
- Monthly Resident Council Meetings for public housing residents to present concerns

Summer Food Drive Effort is Underway County-wide

The Housing Authority is participating in a summer food drive to benefit the Food Depot sponsored by the County's Community Services Department. With the increase in need for food during the busy summer months when children are out of school, a donation box has been placed at the Housing Authority's main office for placement of food donations. All types of non-perishable food items are welcome.

UTILIZATION OF HOUSING CHOICE VOUCHERS (HCV) FOR HUD FY15

	JULY 2014	AUG. 2014	SEPT. 2014	OCT. 2014	NOV. 2014	DEC. 2014	JAN. 2015	FEB. 2015	MAR. 2015	APR. 2015	MAY 2015	JUNE 2015
HOUSING CHOICE VOUCHER (SECTION 8) LEASED	217	219	219	218	215	217	223	223	226	230	231	233
VASH (VETERANS) LEASED	33	32	32	32	32	31	32	34	37	38	40	40
HOUSING CHOICE VOUCHER (SECTION 8) SEARCHING	13	14	18	22	30	18	22	34	21	8	23	16
VASH (VETERANS) SEARCHING	2	3	3	3	3	6	5	6	1	4	4	5
TOTAL	265	268	272	275	280	272	282	297	285	280	298	294

TOTAL HCV PER ACC 241
 TOTAL VASH PER ACC 44
 TOTAL VOUCHERS 285

AVERAGE TOTAL OF
 VOUCHERS 7/2014 - 5/2015 281

La Voz de la Gente

June 2015

Santa Fe County Supports Fair Housing

Maintenance After Hours

Emergency Telephone

Numbers

William Baca – 490-0345

Joseph Gonzales – 412-1613

Carlos Maestas – 412-1613

Rodney Martinez – 412-1613

Resident Council Meetings

Valle Vista – June 9, 2015, at 6:00 PM at the Valle Vista Office

Santa Cruz- June 11, 2015, at 10:00 AM at the Santa Cruz Office at 153 Camino de Quintana

Jacobo – June 15, 2015, at 5:00 PM at 57 Community Building at 57 Camino de Jacobo

Block Party – Fund Raiser

The Valle Vista Resident Council is planning a Block Party for the neighborhood on July 25, 2015, from 5PM until 8PM. There will be music and food for sale to raise money for other community events. We need all of the community to come and support your neighborhood and council. More information to come soon.

Holidays In June

June 14th – Flag Day

June 17th – First of Ramadan begins

June 21st – Father's Day

June 21st – First Day of Summer

Happy Fathers Day



Summer is Here

Now that summer is here and the weather is getting hotter, it's time to make sure your yards are cleaned at all times.

Now let's talk about the dogs in the neighborhood. First, all dogs must be contained in your yard and not running freely in the neighborhoods. Secondly, you must clean up after your dog; this includes your yard and any area your dog relieves themselves.

REAC Is Coming

REAC (Real Estate Assessment Center) who are contract by HUD to assess Housing Authorities across the U.S. They will be at our Housing Authority on June 23rd and 24th. If there are any issues with your unit please call the Housing Authority to have them fixed. However, you are responsible to replace any broken or missing outlet covers, outside light fixtures are to have a light bulb in the socket and a jar cover, remove any furniture in front of the windows, and clean your house and yard.

Summer Myths or Truths

1. Avoid hot showers when you're sunburned.
2. Hopping on one foot while banging the side of your head with your hand dislodges water from your ear.
3. Scratching mosquito bites makes them worse.
4. Your eyes can get sunburned.
5. There are ways to soothe sunburn beyond aloe vera.
6. Swallowing watermelon seeds causes appendicitis.

1) Truth 2) Myth 3) Truth 4) Truth 5) Truth 6) Myth

La Voz de la Gente

June 2015

Condado de Santa Fe apoya Feria de vivienda

Mantenimiento después de horas números de teléfono de emergencia

William Baca – 490-0345
Joseph Gonzales – 412-1613
Carlos Maestas – 412-1613
Rodney Martinez – 412-1613

Junta de Concillio de Residentes

Valle Vista – 09 de junio de 2015, a 18:00 en la oficina del Valle Vista

Santa Cruz- 11 de junio de 2015, a 10:00 en la oficina de Santa Cruz en 153 Camino de Quintana

Jacobo – 15 de junio de 2015, a 17:00 en comunidad edificio 57 Camino de Jacobo

Block Party – Fund Raiser

El Consejo de residentes de Vista Valle está planeando a una fiesta para el barrio el 25 de julio de 2015, de 17:00 hasta 20:00. Habrá música y comida a la venta recaudar fondos para otros eventos comunitarios. Necesitamos que toda la comunidad venga y apoye a su barrio y Consejo. Más información pronto.

Vacalones en Junio

Junio 14th – Flag Day
Junio 17th – First of Ramadan begins
Junio 21st – Father's Day
Junio 21st – Primer día del verano

Happy Fathers Day



Verano Aquí

Ahora que el verano está aquí y el clima está más caliente, es hora para asegurarse de que limpien sus patios en todo momento.

Ahora hablemos de los perros del vecindario. En primer lugar, todos los perros deben contener en su jardín o encerrados. Los perros no pueden funcionar libremente en los barrios. En segundo lugar, usted debe limpiar después de su perro; Esto incluye su jardín y cualquier área

Renaca Viene

Reñaca (Real Estate Assessment Center) que son contrato por HUD para evaluar a las autoridades de vivienda en los Estados Unidos. Estarán en nuestra autoridad de la vivienda el día 23 de junio y el día 24 de junio.. Si hay que algún problema con su unidad por favor llamen a la autoridad de vivienda para tenerlos compuestos. Sin embargo, usted es responsable de reemplazar cualquier cubre enchufes rotos o ausentes, fuera de luz son tener un foco de luz en la toma de corriente y una tapa de la jarra, eliminar cualquier mueble delante de las ventanas y limpiar su casa y la varda.

Verano mitos o verdades

1. Evite duchas de agua calientes cuando estás quemado.
2. Saltando en un pie mientras golpeando al lado de la cabeza con su mano desaloja el agua de la oreja.
3. Rascarse las picaduras de mosquitos les empeora.
4. Los ojos pueden quemarse.
5. Hay maneras de aliviar las quemaduras solares más allá de aloe vera.
6. La ingestión de semillas de la sandía causa apendicitis.

2) Verdad 2) Figurado 3) Verdad 4) Verdad 5) Verdad 6) Figurado