

**Santa Fe County Housing Authority Board Meeting**  
**July 28, 2015**  
**Legal Conference Room**  
**1 p.m.**

**AGENDA**

- I. Call to Order**
- II. Roll Call**
- III. Introductions**
- IV. Approval of Agenda (Action)**
- V. Approval of Minutes (Action)**
- VI. Update and Formal Direction Regarding Affordable Housing Project at the Galisteo Site (Discussion)**
- VII. Housing Authority Updates: (Discussion)**
  - a. Site Improvement Plan/CFP Update**
  - b. Vacancy Update**
  - c. Director's Report**
- VIII. Public Comments (Discussion)**
- IX. Matters from the Board (Discussion)**
- X. Executive Session (Discussion and Possible Action)**
  - 1. Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978**
    - a. Performance Evaluation of the Executive Director**
- XI. Adjournment**

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**HOUSING AUTHORITY BOARD**

**June 30, 2015**

**I.** 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 Old County Courthouse/Admin Building at approximately 1:00 p.m. by County Commission Vice Chair Miguel Chavez.

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

**Members Present:**

Miguel Chavez, Commissioner  
Kathy Holian, Commissioner  
Cathy Hurtado, Resident Member  
Joseph Loewy, Community Member  
Henry Roybal, Commissioner  
Liz Stefanics, Commissioner

**Member(s) Excused:**

Robert Anaya, Commissioner

**Staff Present:**

Katherine Miller, County Manager  
Ron Pacheco, Housing Authority Director  
Victor Gonzales, Housing Authority Staff  
Tony Flores, Deputy County Manager  
Bruce Fredericks, Assistant County Attorney  
Deanna Lopez, Housing Division  
Joseph Gonzales, Housing Division  
Marcus MacDonald, Housing Accountant  
Chris Barela, Constituent Liaison  
Lisa Katonak, County Manager's Office

**III. Introductions**

Introductions were dispensed with.

**IV. Approval of Agenda**

Mr. Loewy moved to approve the agenda as published. Commissioner Holian seconded and the motion passed by unanimous [4-0] voice vote. [Commissioners Roybal and Stefanics were not present for this action.]

**V. Approval of Minutes: May 26, 2015**

Mr. Loewy noted an error on page two, under approval of minutes in that Ms. Hurtado is the new Resident Authority member.

Commissioner Holian moved approval as corrected. Commissioner Chavez seconded and the motion carried unanimously. [Commissioners Roybal and Stefanics were not present for this action.]

**VI. Approval of Resolution 2015-7 HB, Resolution Approving Standard Form LLL, Disclosure of Lobbying Activities**

Mr. Pacheco said he would be presenting a number of HUD required resolutions. The first is the Santa Fe County Housing Authority is required to disclose any lobbying activity in support of our Capital Fund Program Grant award.

The Disclosure of Lobbying Activities form confirms that there has been no active lobbying by anyone associated with this program in support of our CFO Grant award process.

Mr. Loewy moved to approve Resolution 2015-7HB. His motion was seconded by Commissioner Holian and passed by unanimous [5-0] voice vote. [Commissioner Stefanics was not present for this action.]

**VII. Approval of Resolution 2015-8HB, Resolution Approving HUD Form 52190-B, Declaration of Trust**

Mr. Pacheco said Santa Fe County Housing Authority is entrusted by HUD to administer and maintain 199 public housing homes for low income families. On an annual basis the Housing Authority is required to submit for approval by the Housing Board this Declaration of Trust form. He noted that there were three attachments that provide a legal description of the properties.

Commissioner Holian moved to approve Resolution 2015-8HB. Mr. Loewy seconded and the motion passed by unanimous [5-0] voice vote. [Commissioner Stefanics was not present for this action.]

**VIII. Public Hearing Regarding HUD Form 50077, PHA Five Year and Annual Plan**

The Housing Authority is required to submit an Annual Plan outlining the housing priorities that the Authority will be working on and supporting. The plan must be consistent with the City's five-year plan and requires sign-off by the Mayor.

Commissioner Chavez opened the discussion up to the public and there was no one present to speak in regards to this issue.

**IX. Approval of Resolution 2015-9HB, Resolution Approving HUD Form 50077, PHA Certification of Compliance with the PHA Plans and Related Regulations**

Commissioner Holian moved to approve Resolution 2015-9HB and Mr. Loewy seconded. The motion passed by unanimous [5-0] voice vote. [Commissioner Stefanics was not present for this action and arrived shortly thereafter.]

**X. Approval of Resolution 2015-10HB, A Resolution Approving HUD Form 52574, PHGA Board Resolution Approving Operating Budget for FY16**

Mr. Pacheco said on an annual basis the Housing Authority is required to have this Board approve the annual budget. The budget is flat and once approved it is forwarded to HUD. Deputy Manager Flores noted that this is the same budget that was approved by the BCC.

Mr. Loewy noted for the record that next year's budget should have a savings for water at the Santa Cruz site. Mr. Pacheco confirmed that stating that at a recent meeting the City Manager of Española agreed to, 1) provide a 20 percent discount on a \$3,800 bill which was a result of a fire hydrant burst; 2) reduce Santa Cruz' class status to class 2 customer; and, 3) agreed to assist in metering each unit at Santa Cruz. Mr. Pacheco expected to have more concrete information about the class change at the next meeting.

Commissioner Holian moved to approve Resolution 2015-10HB. Mr. Loewy seconded and the motion passed by unanimous [6-0] voice vote.

**XI. Approval of Resolution 2015-11HB, Resolution Approving the Santa Fe County Housing Authority's Payment Standards**

HUD requires the Authority to review the current payment standards to landlords for families living with the assistance of a Housing Choice voucher. The review requires the Authority to confirm that the housing assistance payments to participating landlords are between 90 percent and 110 percent of the fair market rents for this community.

The resolution confirms that Santa Fe County Housing Authority Board approved the current payment standards to be used in the administration of the Housing Choice Voucher Program. The payments have not changed since last year: Studio, \$680; One Bedroom, \$781; Two Bedrooms, \$881; Three Bedrooms, \$1,177; and, Four Bedroom, \$1,259. Voucher recipients never pay the full amount.

Commissioner Stefanics moved approval of Resolution 2015-11HB. Commissioner Holian seconded and the motion passed by unanimous [6-0] voice vote.

**XII. Public Hearing Regarding Updated Schedule of Charges for Costs, Repairs, and Work Orders Relating to the Public Housing Program**

Mr. Pacheco said Housing Authority maintenance staff performs a variety of repairs and cleaning to the unit. Those items can include cleaning the yards, stoves, refrigerators, unclogging sinks, toilets, sewer lines, repairing windows, doors, fences, etc. The Authority charges the client and the schedule of charges for those services have not changed in 15 years.

The schedule has been updated to better reflect costs.

Mr. Loewy said he reviewed the information with staff and affirmed it was correct.

In response to Commissioner Stefanics' question of whether the clients pay these charges, Mr. Pacheco said sometimes and many times the charges are written off as annual bad debt. If the facility is undergoing a REAC inspection staff will clean for a client. A repayment agreement may be at \$5 a month. He noted that many of the clients are frail or disabled and find it difficult to maintain their home. Staff will always work with a client.

Commissioner Chavez invited public comment and none was offered.

**XIII. Approval of Resolution 2015-12HB, Resolution Approving the Santa Fe County Housing Authority's Updated Schedule of Charges for Costs, Repairs and Work Orders Relating to the Public Housing Program**

Mr. Loewy moved to approve Resolution 2015-12HB as presented. Commissioner Holian seconded and the motion passed by unanimous [6-0] voice vote.

**XIV. Approval of Resolution 2015-13HB, Resolution Adopting Policies and Procedures to Ensure Compliance with Federal Accounting Requirements**

The Santa Fe County Housing Authority's 2013 audit had four major findings and as a result policies and procedures were implemented to correct the situation. HUD requested memorialization of the procedures in a resolution, which is now being presented. The policies include that:

- All federal financial reports are reviewed and verified by non-report preparer
- The general ledger is verified against the draw request made on behalf of the Authority and verification that the supporting documentation is consistent with the amount of expenditure
- All payroll certifications of contractors include a statement that the prevailing wages paid under the contract comply with the Davis-Bacon Act of 1931
- The Authority will work with the Santa Fe County Procurement Office to assure that vendors providing services to the Authority are not on the federal Excluded Parties List System

Commissioner Stefanics moved approval of Resolution 2015-13HB. Commissioner Holian seconded and the motion passed by unanimous [6-0] voice vote.

**XV. Update and Formal Direction Regarding Affordable Housing Project at the Galisteo Site**

Mr. Pacheco noted two conceptual site plans were provided and Plan B provides the parking on the exterior of the project which enhances buffering and open space. Lloyd & Associates will be presenting final plans at next month's meeting for Board input.

Commissioner Stefanics said it was important that residents have assured parking next to

their building.

Following a review of the Authority's wait list, Mr. Pacheco said the proposed bedroom mix and number of total units will be amended adding more one-bedroom units and reducing the three bedrooms. Due to financial constraints he estimated around 100 units would be built.

Commissioner Stefanics noted this was an important project and finding additional funding would be important. Manager Miller said there are financing options; however, the County will be hard-pressed to get the 9 percent tax credit. She said financing may drive the project. She met with the City's Mayor and Manager and mentioned the senior housing concept at the Galisteo site and their reaction was the site should be developed for a younger, more transit-related generation. She reminded the Board that City approval is required on the project and recommended conducting a market study.

Mr. Pacheco said the wait list for public housing is approximately 300 to 500 and the Section 8 list is 900. Commissioner Stefanics recommended that staff determine the age demographics from the two waiting lists to accurately inform the project.

## **XVI. Housing Authority Updates**

### **A. Site Improvement Plan/CFP Update**

Victor Gonzales, Project Manager, provided the following information:

- The remodel for the home sale unit at the Valle Vista site is complete and will be appraised and then marketed
- A certified letter was sent to the property owner regarding the easement for the Camino de Jacobo sewer line. To date there has been no response

Mr. Pacheco said the Valle Vista unit is 1,087 square feet and he guesstimated it will be marketed at between \$100,000 and \$120,000. Staff has photos of the property available.

Commissioner Stefanics said she received another call regarding the weeds near Valle Vista. Mr. Pacheco said along the fence line where the weeds are is very difficult terrain. The property owner complained about the tipping fees he had to pay last time he cleaned up the area but offered to meet with Mr. Pacheco.

Mr. Pacheco pointed out that the complainant is a private property owner not a resident of public housing. The property that the complainant is concerned about is also private property. Commissioner Stefanics asked that Land Use Code Enforcement division take care of the issue.

Commissioner Holian commented that BuRRT has amnesty days.

### **B. Vacancy Update**

Mr. Pacheco said they are running a 97 percent occupancy rate.

### **C. Director's Report**

Mr. Pacheco reported that the SEMAP (Section 8 Management Assessment Program)

review occurred in May and Santa Fe County Housing Authority was rated Standard performer. He hoped to achieve a High performer status in the future. He acknowledged staff's hard work.

Mr. Pacheco outlined addition services provided to clients which include commodities distribution, information and referral services, VASH, Santa Fe County Resource Directory, transportation to the senior centers, Boys and Girls Clubs, life coaching, homeownership training and resident council meetings for residents to present concerns. He mentioned a summer food drive effort within the County.

**XVII. Matters from the Public**

None were presented.

**XVIII. Matters from the Board**

In regard to the neighborhood block parties, Mr. Pacheco offered to obtain more information on whether it is focused on just the neighborhood. He mentioned that County Corrections staff was very helpful in the neighborhood cleanups.

**XIX. Executive Session**

1. **Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978**
  - a. **Performance Evaluation of the Executive Director**

In the absence of Commissioner Anaya who asked that this item be placed on the agenda, Commissioner Stefanics moved to temporarily table this item. Commissioner Holian seconded and that motion passed by unanimous [6-0] voice vote.

**IX. Adjournment**

Having completed the agenda and with no further business to come before the Authority, Commissioner Chavez adjourned the meeting at approximately 2:10 p.m.

Approved by:

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Miguel Chavez, Vice Chair  
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR  
COUNTY CLERK

Respectfully submitted by:

Karen Farrell, Wordswork

# Memorandum

**To: Santa Fe County Housing Authority Board**

**From: Victor Gonzales, CFP Coordinator**

**Date: July 20, 2015**

**Re: Capital Fund Program Update for July 2015**

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## **Home sale Unit**

Pictures of remodeled unit that will now be for sale are attached.

## **Camino de Jacobo Sewer Line Project**

Mr. Brecher the owner of the property in question was contacted by phone and was sent the request for easement along with the appraisal. He is reviewing the information and has been given till the end of July as a date to provide a response to the request for easement.

## **Upcoming Projects**

1. The replacement of kitchen cabinets at the Valle Vista Site will continue in the new fiscal year. There are approximately thirteen (13) homes left to complete the entire site.
2. We are beginning the process of replacing furnaces at our Santa Cruz Site. In this process there are approximately fifteen (15) furnaces that will be replaced as this process moves forward.





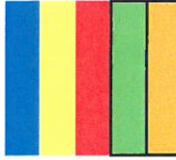
**SANTA FE COUNTY HOUSING AUTHORITY  
VACANCY REPORT  
April 2015 – September 2015**

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

**Average Vacancy Rate FY15– 4.5%**

**Average Vacancy Rate FY16– 4%**

**Santa Fe County Housing Authority  
Vacancy and Unit Turnaround  
Valle Vista  
July 22, 2015**

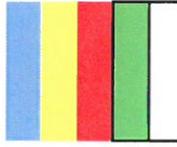


Units / Modernization  
Units / Make Ready  
Units Ready for Lease Up  
Scheduled Lease-up  
Homesales  
Units Leased FY 2014-2015

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	2/13/215	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
13B T	2	5/15/2015	5/15/2015	7/21/2015					J Duran	Moved Out	J Ruiz	S8 with county

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

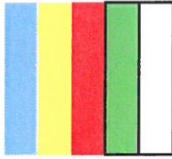
**Santa Cruz  
July 22, 2015**



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
133 Q	3	6/25/2015	6/25/2015						M Casillas	Abandoned		Abandoned

**Santa Fe County Housing Authority**  
**Vacancy and Turnaround**  
**Camino de Jacobo**  
**July 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 Community Service
68 CDJ	2	7/25/2014	7/25/2014	11/17/2014	11/17/2014	0	115	115	L Santistevan	Evicted	I Abeyta	Criminal Activity
45 CDJ	1	10/10/2014	10/10/2014	11/26/2014	11/26/2014	0	47	47	R Erlich	Moved Out	D Gribble	No independent living
15 CDJ	2	10/14/2014	10/14/2014	12/16/2014	12/19/2014	3	63	66	J Urban	Moved Out	C Segura	S8 Civic
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	Didn't renew lease (Civic S8)
12 CDJ	2	5/29/2015	5/29/2015						A Baca	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: **7/22/2015**  
Re: **July 2015 Director's Report**

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## **Report on the Boys & Girls Clubs in Santa Fe County**

Attached is the monthly Report for June 2015 from the Boys & Girls Club. The report outlines the monthly services provided to children at each County Club location including detail of each activity and the number of children participating in each activity. This report is provided on a monthly basis as required by the MOU between the County and the Boys & Girls Club. Attendance by Club staff at monthly Resident Council meetings is also required in order to address concerns in a timely fashion.

As the successful partnership between the County and the Boys & Girls Club continues, it has come to the attention of the Housing Authority that there are capital issues of concern at each Club site that will need to be addressed as we move forward. As a result of the daily use of these facilities at each site the wear on the building and the systems associated with these buildings are in need of upgrades and repairs. With the limited capital funding provided by HUD, the Housing authority is unable to provide the amount of funding assistance required to keep these facilities in good working order. At each location there are building upgrades such as LED light system replacements, VCT flooring tile, air-conditioning units (to replace outdated swamp coolers), complete exterior windows with frames and security needs like cameras and alarms. These items as well as similar types of repairs are needed at each County Club location. Currently the Housing Authority maintenance Staff provide service for regular maintenance needs and repairs at each County Club location.

In discussions regarding these issues with the Executive Director of the Boys & Girls Club I have mentioned the fiscal challenges facing the Housing Authority regarding the capital funding needed to address these improvements. The Clubs Executive Director has expressed a willingness to formulate a plan to pursue funding sources in an effort to implement these improvements. Housing CFP Staff are formulating a list of the priority need repairs at each location. The list should be completed in the next two weeks. At that point staff will provide the list and possible funding sources to address the needs listed. Any suggestions that can be made as to how we might address these items in the next year are welcome. The services provided by the Boys & Girls Clubs are valuable to each community that houses them and to the children living in public housing at each of these locations. With the recent opening of the south-side Zona del Sol location of the Boys & Girls Club a greater access to their services has been provided. Even with the opening of this new Club site attendance at County centers has been consistent.

# La Voz de la Gente

July 2015

## Santa Fe County Supports Fair Housing

### After Hours Emergency Telephone Numbers

William Baca – 490-0345

Joseph Gonzales – 412-1613

Carlos Maestas – 412 -1613

Rodney Martinez – 412-1613

### Resident Council Meetings

July 14th – Valle Vista Resident Council will meet at the Valle Vista Office at 6:00 PM

July 16<sup>th</sup> – Santa Cruz Resident Council will meet at 153 Camino de Quintana (Office) at 10:00 AM

July 20<sup>th</sup> – Jacobo Resident Council will meet at 57 Camino de Jacobo at 5:00 PM

### Volunteers Needed to Join the Santa Cruz Resident Council

The Santa Cruz Resident Council is seeking volunteers to serve on the council. The council needs a Vice President and Treasurer. Council members receive a \$25.00 per month stipend and their community service obligation is fulfilled. Please contact Lorraine at 992-3059 if interested. This is your community and the council needs your help.

### REAC has come and gone!

The Santa Fe County Housing Authority has received their score. It was 82, three points down from last year. For the last six weeks the Housing Authority has informed the tenants regarding issues in the past that affects our score and funding. Broken outlet covers, broken or missing smoke detectors, block window with furniture. Guess what? Some of the tenants did not listen, they did not call in a work order for these or other issues at their unit and is reflected in the score.

REAC is one tool that HUD (Housing and Urban Development) uses to grade housing authorities; which is directly tied to funding of the public housing program. Lower scores translate to less funding (money). Less money means less a housing authority can provide to maintain units and grounds. Less money means less people the housing authority can help.

The Housing Authority would like to thank the residents that helped by doing their part in the REAC process. And for the ones, who didn't and caused the housing authority to lose points, let's rethink your priorities. If you want a place to lay your head at night, you need to be proactive in the process.

### Valle Vista Block Party – Fund Raiser

July 25<sup>th</sup> on Las Lomas Drive in the Valle Vista Community from 5 PM until 8 PM. Enjoy the music and buy a Frito Pie to support your neighborhood held events.



### The Annual Community Yard Sale

July 18, 2015 from 8:00 AM until 2:00 PM at 57 Camino de Jacobo

The proceeds go to buy school supplies for the Jacobo neighborhood kids.

**Come One Come All!!**

### FSS Training – CREDIT DISPUTE

This month's training for the Family Self-Sufficiency Program (FSS) is provided by the Guadalupe Credit Union. They will show how to dispute items on a credit report. It will be on July 21, 2015, at 10:00 A.M. and 5:30 P.M. at 57 Camino de Jacobo. All housing residents can attend the training, however, it is mandatory for all FSS Participants

# La Voz de la Gente

July 2015

## Condado de Santa Fe apoya vivienda justa

### Después de los números de teléfono de emergencia horas

William Baca – 490-0345

Joseph Gonzales – 412-1613

Carlos Maestas – 412 -1613

Rodney Martinez – 412-1613

### Junta de Concillio de Residentes

14 de julio – Consejo de residentes de Valle Vista se reunirán en el Valle Vista Office a las seis de la tarde.

16 de julio – Consejo de residentes de Santa Cruz se reunirán en 153 Camino de Quintana (oficina) a las diez de la mañana.

20 de julio – Consejo de residentes de Jacobo se reunirá a las 57 Camino de Jacobo a las cinco de la tarde.

### Voluntarios para unirse al Consejo de residentes de Santa Cruz

El Consejo de residentes de Santa Cruz está buscando voluntarios para servir en el Consejo. El Consejo necesita un Vicepresidente y un Tesorero. Los miembros del Consejo reciben un \$25.00 dolares por estipendio al mes y cumplir su obligación de servicio de la comunidad. Póngase en contacto con Lorraine en 992-3059 si está interesado. Esta es tu comunidad y el Consejo necesita tu ayuda.

### REAC han venido y ya se han ido

La autoridad de vivienda del Condado Santa Fe ha recibido su puntuación. Fue 82, tres puntos abajo del año pasado. Durante las últimas seis semanas la autoridad de vivienda ha informado a los inquilinos con respecto a problemas en el pasado afecta nuestro puntaje y de financiación. Enchufe roto cubiertas, detectores de humo rotos o faltantes, ventana de bloque con muebles. ¿Adivina qué? Algunos de los inquilinos no la escuchó, no han llamado en una orden de trabajo para estos u otros problemas en su unidad y se refleja en la partitura.

REAC es una herramienta que utiliza la HUD (Housing and Urban Development) para autoridades de vivienda de calidad; que está ligada directamente a la financiación del programa de vivienda pública. Puntuaciones más bajas se traducen en menos fondos (dinero). Menos dinero significa menos que una autoridad de vivienda puede proporcionar para mantener unidades y terrenos. Menos dinero significa que menos personas la autoridad de vivienda pueden ayudar.

La autoridad de vivienda quiere agradecer a los vecinos que ayudaron a hacer su parte en el proceso de REAC. Y para los que no y causaron la autoridad de vivienda de perder puntos, vamos a repensar sus prioridades. Si quieres un lugar para reposar tu cabeza por la noche, necesita ser proactivo en el proceso.

### Vista del valle Block Party – recaudación

25 de julio en Las Lomas en coche en la comunidad de Valle Vista de 17:00 hasta 20:00. Disfrutar de la música y comprar un frito pastel para apoyar a su vecindario.



### La venta de yarda de comunidad anual

18 de julio de 2015 de 8:00 hasta 14:00 a la 57 fuentes de Camino de Jacobo los ingresos van a comprar la escuela para los niños del barrio de Jacobo.

### Formación de FSS-disputa de crédito

Formación de este mes para el programa de autosuficiencia familiar (FSS) es proporcionado por Guadalupe Credit Union. Enseñará a elementos en un informe de crédito. Será en Julio 21, 2015, a las diez de la mañana y a las cinco y media de la tarde 57 Camino de Jacobo. Todos los residentes de la vivienda pueden participar en los entrenamientos, sin embargo, es obligatorio para todos los participantes de FSS.