

**SANTA FE COUNTY
HOUSING AUTHORITY BOARD
RESOLUTION NO. 2022 - 13 - HB**

**A RESOLUTION AMENDING THE SANTA FE COUNTY
HOUSING AUTHORITY'S FIVE YEAR PUBLIC HOUSING
AUTHORITY PLAN FROM 2022 TO 2026 TO DESIGNATE
ADDITIONAL PUBLIC HOUSING UNITS IN THE SANTA
CRUZ DEVELOPMENT FOR LAW ENFORCEMENT
OFFICERS AND TO INCLUDE PROJECT BASING VOUCHERS
FOR THE HOUSING CHOICE VOUCHER AND VETERANS
AFFAIRS SUPPORTIVE HOUSING PROGRAMS**

WHEREAS, the United States Department of Housing and Urban Development ("HUD") requires Public Housing Authorities ("PHAs") to submit a 5-Year PHA ("Plan") for review and approval in accordance with section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437C-1.B) ("Act"), as amended; and

WHEREAS, the Plan is a comprehensive guide to a PHA's policies, programs, operations and strategies for meeting the local housing goals of their communities, which must be approved by the PHA's Board and reviewed by HUD for compliance with the Act, as amended; and

WHEREAS, HUD requires PHAs to post the Plan, or any amendments to the Plan, for a forty-five-day public comment period, following which a public hearing must be held to obtain public comment, prior to the Plan being approved by the PHAs Board; and

WHEREAS, PHAs are required to submit the Plan on HUD Form 50075-5Y; and

WHEREAS, the Plan must be accompanied by HUD Form 50077-CRT-SM, PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed; and

WHEREAS, on March 30, 2022, the Santa Fe County Housing Authority Board approved Resolution No. 2022-3-HB, approving the Santa Fe County Housing Authority's ("Housing Authority") 5-Year PHA Plan and required forms for the 2022 to 2026 period; and

WHEREAS, since the approval of Resolution No. 2022-3-HB, the Housing Authority has identified additional needs and initiatives that are required to be included in the Plan, if these new initiatives are to be pursued; and

WHEREAS, during calendar year 2022, the Housing Authority has received an increased number of police reports, tenant complaints and citizen complaints regarding criminal activity in the Santa Cruz Development; and

WHEREAS, the documented complaints and police reports show a pattern of incidents that calls for a response from the Housing Authority to ensure the safety and wellbeing of Santa Cruz Residents, including designating additional public housing units for law enforcement officers in the development; and

WHEREAS, during calendar year 2022, the Housing Authority has seen a reduction in participation of landlords in our Housing Choice Voucher ("HCV") and Veteran's Affairs Supportive Housing ("VASH") programs; and

WHEREAS, HCV and VASH voucher holders have had an uncommonly difficult time placing their vouchers in the Santa Fe County area; and

WHEREAS, project basing vouchers would place those vouchers at designated affordable housing units, ensuring that voucher holders selected for a project based voucher would have a unit available upon being selected; and

WHEREAS, the Housing Authority has created a Plan amendment and has posted that amendment for public comment in accordance with HUD requirements; and

WHEREAS, the Housing Authority has consulted with our Resident Advisory Boards who would be affected by the proposed amendments and have received resident support for these changes; and

WHEREAS, on November 29, 2022, the Santa Fe County Housing Authority Board held a public hearing to obtain public comment, and is otherwise in compliance with all other federal requirements necessary to amend the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Santa Fe County Housing Authority Board approves Resolution No. 2022- 13 -HB, amending HUD Form 50075-5Y, the 5-Year PHA Plan, included in Resolution No. 2022-3-HB, to designate additional public housing units in the Santa Cruz Development for law enforcement officers and to include project basing vouchers for the HCV and VASH programs.

PASSED, APPROVED, AND ADOPTED THIS 29 DAY OF November, 2022.

SANTA FE COUNTY HOUSING AUTHORITY BOARD

By: Ruby Garcia For
Anna T. Hamilton, Chair

ATTEST:

Katharine E Clark
Katharine E Clark, Santa Fe County Clerk

Date: 12/12/2022



APPROVED AS TO FORM:

Roger Precioso For
Jeff Young, Santa Fe County Attorney

SFC CLERK RECORDED 12/12/2022

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

SFC CLERK RECORDED 12/12/2022

A. PHA Information.

A.1 PHA Name: Santa Fe County Housing Authority PHA Code: NM050
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2022
The Five-Year Period of the Plan (i.e. 2019-2023): 2022-2026
PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements. Required for all PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>It is the mission of the Santa Fe County Housing Authority to provide drug-free, safe, decent and sanitary housing for low-income and very low-income families in an environment that fosters self-sufficiency, community pride and the efficient management of resources. The Santa Fe County Housing Authority will promote personal economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing, including homeownership. For elderly and disabled residents who receive fixed income and are unlikely to transition out of subsidized housing, it is the mission of the Santa Fe County Housing Authority to provide all necessary support to ensure these tenants have their basic needs met, and to provide the necessary resources to promote their quality of life. The Santa Fe County Housing Authority will continue to address the affordable housing needs of our local community by exploring the development of new multifamily development projects within our jurisdiction.</p>

SFC CLERK RECORDED 12/12/2022

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Public Housing Program

- Obtain and maintain a 98% occupancy rate;
- Continue to systematically address site appearance, yard inspections, street maintenance and common areas;
- Complete all tenant requested work orders between seven (7) and twenty-one (21) days of request;
- Prepare vacant units for occupancy within twenty-one (21) days of vacancy;
- Obtain and maintain a "High Performer" PHAS status;
- Keep receivables at or below 2.5% of monthly rent and contract with collections agency for receivables owed;
- Utilize data collected from a 2021 Tenant Needs Assessment Survey to establish programs, trainings and events designed to meet tenant needs;
- Provide ongoing tenant information for self-improvement and self-sufficiency;
- Establish and community literacy program, including mini-library locations and each public housing development;
- Continue to identify and apply for federal and non-federal capital funding to conduct large scale public housing capital projects directly related to increasing the long-term viability of our public housing stock;
- Continue to submit capital requests to local, state and federal government resources to upgrade site infrastructure, including roads, sidewalks and other site infrastructure; and
- Update and approve a new revision to the Santa Fe County Housing Authority ACOP and residential lease.
- Request continued special use authorization for 2 units currently occupied by law enforcement officers in the Santa Cruz and Valle Vista Developments (28 Sierra Place North and 144 Camino de Quintana).
- Establish a safety plan and designate two (2) additional police officer units in the Santa Cruz Housing site to help prevent criminal activity and increase community safety in the development (106 Camino de Roberto and 156 Camino de Quintana).

Housing Choice Voucher Programs

- Maintain a 98% voucher utilization rate for Section 8, VASH and Mainstream Voucher Programs;
- Implement a monthly HCV Newsletter;
- Achieve and maintain a "High Performer" SEMAP status;
- Maintain a MTCS Reporting Rate of no less than 97%;
- Work with State Officials and the local Continuum of Care to promote and implement vouchers issued through the Foster Youth to Independence Initiative;
- Apply for additional rental vouchers (including special program vouchers) in an effort to expand the supply of assisted housing; and
- Update and approve a new revision to the Santa Fe County Housing Authority Administrative Plan.
- Project base vouchers for the Section 8 and VASH programs at new multifamily properties within Santa Fe County.

Family Self-Sufficiency/ROSS Program

- Maintain a minimum of 35 program participants for the FSS Program;
- Maintain a minimum of 50 program participants for the ROSS Program;
- Continue to develop resident programs and events designed to meet tenant needs, including food distribution programs, health events, and financial literacy trainings;
- Market the FSS and ROSS programs to increase client participation;
- Continue to promote FSS and ROSS Coordinator participation in the Santa Fe County CONNECT Program;
- Establish monthly community forums to promote resident engagement with the PHA;
- Establish a mechanism for digital communication and emergency alerts for all tenants and program participants; and
- Work with community resource agencies to identify resources and contacts for program participants.

New Development and Creation of Non-Profit

- Create new non-profit, or partner with current non-profit, for the purpose of multifamily development;
- Develop a new, affordable, multifamily apartment development on Camino de Jacobo via the Low-Income Housing Tax Credit ("LIHTC") Program;
- Move forward with Architecture and Engineering for 120-130 unit LIHTC development;
- Apply for and utilize all available financial resources to increase affordability of the development and ensure the viability of the development;
- Begin construction of LIHTC Project;
- Work with County and other Community Partners to identify other development sites and identify future development projects.

B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> • Developed and are currently maintaining Public Housing Maintenance Plan to address deferred maintenance, site appearance, yard inspections, and common areas; • Obtained and maintained high performer score for SEMAP; • Maintained an average Public Housing occupancy rate of 98%; • Maintained MTCS Reporting rate of no less than 97%; • Applied for and received additional housing vouchers for the Mainstream and Foster Youth to Independence Initiative to expand the supply of affordable housing in Santa Fe County; • Exceeded the goal number of program participants in the ROSS and FSS Programs; and • Have successfully marketed self-sufficiency programs and resources to tenants.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Santa Fe County Housing Authority acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g. a poor credit history, a record of previous damage to an apartment or rental unit, a prior arrest record) that would warrant denial under the Santa Fe County Housing Authority's policies. Therefore, if the Santa Fe County Housing Authority makes a determination to deny admission to an applicant family, the Santa Fe County Housing Authority will include in its notice of denial information about the protection against denial provided by VAWA in accordance with Section 16-VII.C of our ACOP, as well as include a copy of the form HUD-50066. The Santa Fe County Housing Authority will request that an applicant wishing to claim this protection notify the Santa Fe County Housing Authority within ten calendar days.</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A "significant amendment or modification" to the 5-Year Plan and/or Annual Plan is a change in policy that significantly and materially alters the Santa Fe County Housing Authority's stated mission, goals, objectives and activities as stated in the Plan, unless they are adopted to reflect changes in HUD regulations or requirements. If a change is considered a significant amendment to the 5-Year Plan or to the Annual Plan, it must undergo a public process that includes consultation with the Resident Advisory Boards; public notice and public comment period; a public hearing; approval by the Santa Fe County Housing Board; and submission to and approval by HUD.</p> <p>Significant amendments are defined as including the following:</p> <ul style="list-style-type: none"> • A change that materially revises the agency's mission, goals, or objectives; • Materially changes admissions policies or organization of the waiting list; • Additions of a Capital Fund project or non-emergency work items that are not in the current Annual Statement or 5-year Action Plan in an amount equal to or greater than \$250,000, excluding projects arising out of federally-declared major disasters; acts of God beyond the control of the Authority, such as earthquakes, fires, and storm damage; civil unrest; or other unforeseen significant events; • Material changes in regard to demolition, disposition, designation, or conversion activities; and • Any other event or activity that the Authority's Board determines to be a significant amendment to the approved 5-Year Plan or Annual Plan.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

SFC CLERK RECORDED 12/12/2022

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: N/A

Describe fair housing strategies and actions to achieve the goal

N/A

Fair Housing Goal: N/A

Describe fair housing strategies and actions to achieve the goal

N/A

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

N/A

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

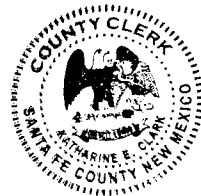
Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

HOUSING RESOLUTION
PAGES: 11

I Hereby Certify That This Instrument Was Filed for
Record On The 12TH Day Of December, 2022 at 02:39:16 PM
And Was Duly Recorded as Instrument # **2002972**
Of The Records Of Santa Fe County

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



SFC CLERK RECORDED 12/12/2022