

**Certification of Compliance with
PHA Plans and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 1. Resident Advisory Board consultation process
 2. Membership of Resident Advisory Board
 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
 8. For a PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

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- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Santa Fe County
PHA Name

NM050
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2023 - 2027

Annual PHA Plan for Fiscal Year 2023

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Anna T. Hamilton

Title Housing Authority Board, Chair

Signature
Anna T. Hamilton

Date
3/30/22



ATTEST:
Katharine E Clark
Katharine E Clark, Santa Fe County Clerk

Date: 4/1/22

APPROVED AS TO FORM:
Roger Shaffer for
Gregory Shaffer, Santa Fe County Attorney

**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: 02/29/2016

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

A.1 PHA Name: Santa Fe County Housing Authority PHA Code: NM050

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 7/1/2022
 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.

Members of the Public may obtain copies of the 5-Year and Annual Plan at the Administrative Offices of the Santa Fe County Housing Authority, located at #52 Camino de Jacobo Santa Fe, NM 87507. The 5-Year and Annual Plan will also be posted on the Santa Fe County Housing Authority's website, along with information on submitting public comment during the public comment period.

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:					

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<p>B.1</p>	<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 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>
<p>B.2</p>	<p>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.</p> <p><u>Public Housing Program</u></p> <ul style="list-style-type: none"> • 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 a community literacy program, including mini-library locations at 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. <p><u>Housing Choice Voucher Programs</u></p> <ul style="list-style-type: none"> • 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. <p><u>Family Self-Sufficiency/ROSS Program</u></p> <ul style="list-style-type: none"> • 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. <p><u>New Development and Creation of Non-Profit</u></p> <ul style="list-style-type: none"> • 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.

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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 to supply of affordable housing in Santa Fe County; and • 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 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>
B.5	<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, and 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; • Material changes to 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.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide 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>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>

JUNTY OF SANTA FE)
 STATE OF NEW MEXICO) ss

HOUSING RESOLUTION
 PAGES: 5

I hereby Certify That This Instrument Was Filed for
 Record On The 1ST Day Of April, 2022 at 03:26:11 PM
 and Was Duly Recorded as Instrument # 1984923
 The Records Of Santa Fe County



Witness My Hand And Seal Of Office

County Destiny Romero Katharine E. Clark
 County Clerk, Santa Fe, NM Page 3 of 3