

**CITY OF ALAMOGORDO, NEW MEXICO
HOUSING AUTHORITY BOARD
SPECIAL MEETING MINUTES
6:45 P.M., COMMISSION CHAMBERS
TUESDAY, JULY 22, 2008**

**CHAIRMAN STEVE BROCKETT
VICE CHAIRMAN CHRIS LUJAN
MEMBER ED COLE
MEMBER RON GRIGGS
MEMBER MARION LEDFORD
MEMBER ERIC BREWER**

**MEMBER JOE FERGUSON
MEMBER NINA WALKER SAENZ
INTERIM CITY MANAGER MATT McNEILE
CITY ATTORNEY STEPHEN THIES
SECRETARY RENEE CANTIN**

CALL MEETING TO ORDER AND ROLL CALL

Vice Chairman Lujan called the meeting to order at 6:45 p.m. The City Clerk called the roll, and Chairman Steve Brockett was absent as well as Member Ferguson.

1. Minutes of June 10, 2008 Special Meeting.

Recommendation: Approve the minutes.

Member Nina Walker Saenz made a motion to approve the minutes of the June 10, 2008 Special Housing Meeting. Member Ferguson seconded the motion. A vote was taken, and all voted "aye." The motion carried with a vote of 6-0-0.

2. Consider HA Resolution No. 2008-05 requesting approval for any staff member to occupy any Alta Vista Unit to enhance visibility.

Recommendation: Approve the resolution.

Ms. Alicia Rios offered to answer questions regarding this item, and Member Griggs stated that the paragraph indicates the individual would receive a reduced rental rate in return for the obligation to perform certain duties. At the end of that section, it states that the staff resident would be paid a monthly allowance equal to the market value of the apartment that is assigned. He asked if those were the same thing, and Ms. Rios said that it was the same. She explained that the value of the apartment is \$426/month for a two-bedroom unit with electricity included. That is going to be the amount of the stipend that the staff person receives. They in essence will get free rent, but they will have to pay utilities except for the electricity, which is included in the \$426. They have to set it up that way because the \$426 is taxable. Member Griggs asked what benefits they would receive, and Ms. Rios said that they would be getting presence. The benefit of that is intangible. The security at Alta Vista has always been an issue, and the primary lease violations they have occur at Alta Vista. Having someone there to keep an eye on the place and walk around making sure that all of the security lights are on is a benefit. There are a few tangibles like written reports, but most of what is really not measurable. People will know that somebody is there to keep an eye on the place. The police officer that lives there also helps quite a bit, but they don't recognize lease violations and they don't necessarily know who all of the tenants are or which units should be occupied. Those are some of the things they are hoping the resident staff person will take care of. In August they will also have a big paint job going on, and somebody has to keep an eye on that.

Member Ledford asked how many staff people would be contracted to do it, and Ms. Rios said it would just be one. They will be trained on what they can and can't do. They have gone over some of the guidelines already and put that in the plan as part of what needs to go to HUD. HUD still has to approve it.

Vice Chairman Lujan asked what size unit would be used, and it is a two-bedroom unit. Ms. Rios stated that they have already identified a staff member to take this on, and Vice Chairman Lujan asked if they understood that people from Alta Vista would probably be coming at all hours and knocking on their door over every little thing. Ms. Rios said she would be addressing that with the tenants by sending them a memo or by putting that into their newsletter. She will address those kinds of things and insist that the staff person abide by that. Vice Chairman Lujan asked if there was a 24-hour on-call before having this staff person, and Vice Chairman Lujan asked if the resident staff person would be taking over those responsibilities. Ms. Rios said that individuals would continue to be on call because it is required that they respond to calls at both Plaza Hacienda and Alta Vista. Ms. Michelle Richhart further explained that they have guys on standby who change off every week. When that individual is not on standby, there are things that he is going to be doing. The on-site officer can deal with criminal activity, but the resident staff person will handle the lease violations. Ms. Richhart also explained that they have an officer at one end, and the resident staff will be put at another end. Ms. Rios also stated that the resident staff individual cannot be doing maintenance when he's not on call; he can't actually do work orders. They can't because of Fair Labor Standards which require that he do no maintenance during his off time.

Member Saenz said that if they put it in place at the very beginning that residents should follow the same procedures as far as an emergency, it shouldn't be a problem. Procedures need to be put in place, and they need to be stuck to.

Member Ferguson made a motion to approve Resolution No. 2008-05 requesting approval for any staff member to occupy any Alta Vista Unit to enhance visibility. Member Saenz seconded the motion. A roll call vote was taken, and all voted "aye." The motion carried with a vote of 6-0-0.

3. Consider HA Resolution No. 2008-06 approving and accepting the grant award from the New Mexico Mortgage Finance Authority.

Recommendation: Approve the resolution.

Ms. Rios explained that Barbara has applied for a grant from NMFA to do major rehab, and another one is being considered for small repairs. They were approved for three houses at \$135,000, which is about \$45,000 per house. The administrative fee for that is \$13,500.

Member Cole made a motion to approve Resolution No. 2008-06 approving and accepting the grant award from the New Mexico Mortgage Finance Authority. Member Ferguson seconded the motion. A roll call vote was taken, and all voted "aye." Motion carried with a vote of 6-0-0.

4. Post approval of a purchase for a house located at 500 Panorama.

Recommendation: Approve the purchase.

Ms. Barbara Jenkins explained that the house is a nice, old house, and she has a family ready to move into it. She paid less than what they were asking for.

Member Griggs asked about the credits that were shown on the printout. He asked what those were, and Ms. Jenkins said that the property tax is prorated when they sign the papers. That becomes a credit to the Housing Authority plus the \$500 that they had paid for earnest money.

Vice Chairman Griggs asked about the repairs for \$2,500 that took place after they purchased the home and if that was the full cost of all repairs that would be done before it would be ready to be sold. Ms. Jenkins said that it was, and the repairs were an upgrade to the electric panel and some cosmetic repairs.

Member Griggs made a motion to approve the purchase of a house located at 500 Panorama. Member Cole seconded the motion. A vote was taken, and all voted "aye." The motion carried with a vote of 6-0-0.

Ms. Rios stated that on the post approval they were talking with City Attorney Thies and because they are authorized by ordinance to spend up to \$65,000, it may be an unnecessary step in that process. She said she didn't know how they would want to deal with that.

Vice Chairman Lujan said that he likes the way it is going.

City Attorney Thies said that the difficulty he has is if it's approved after the closing has taken place and the purchase is disapproved, the Housing Authority would be breaching the purchase agreement. It's a done deal by the time it's presented to the Board. Member Ledford asked if the Ordinance has a post-approval requirement. City Attorney Thies said that he thought it contained some language to the effect that the Housing Authority Board was supposed to approve it. That could be stricken from the Ordinance authorizing them to purchase a house up to \$65,000. Member Ledford said that he thought it probably would be a good idea to have an ordinance change.

Ms. Rios also stated that she and Evelyn have been researching how to get the \$1.2 million for their distribution system, and there is further electrical work that needs to be done. The poles and transformers are not adequate to carry the load at Plaza Hacienda, and she stated that there are several financing options that they would like to consider. They would like to sit with the Board to talk about them because it would require the Board's support and a lot more interaction. She would also like Steve, Matt and LeAnn to be a part of that process.

Member Ledford asked for clarification on what Ms. Rios was talking about, and it was explained that PHA owns everything past the meters. Ms. Rios said that up until now the City has provided the service of changing the transformers. Member Ledford asked if they had talked about it at budget time, and Ms. Huff said they had talked about it at different times. They have been looking at different financing options, and they would like to discuss that in further detail. They have a better cost estimate now and a better understanding of what options are available. Member Ledford asked why they don't meter all of the units. If they do that, PNM would take over all of the poles and transformers. They have been very helpful. Commissioner Cole asked why Ms. Rios couldn't work with staff on developing the best type of program they think they should enter in to and then it could be brought to the Board or Commission. Ms. Huff thought that 45 minutes to an hour would be reasonable to get through the information in a meeting before the Commission meeting, and if it develops into something larger, they would schedule another meeting.

Ms. Rios said that they may be asking for a meeting at a minimum of once a month before the regular commission meeting. There is a lot of information. Vice Chairman Lujan asked that they bring the total cost that would be needed for everything and estimate the urgency.

ADJOURNMENT.

Member Nina Walker Saenz made a motion to adjourn at 7:15 p.m. Member Ledford seconded the motion. A vote was taken, and all voted "aye." The motion carried with a vote of 6-0-0.

/s/Steve Brockett

Chairman Steve Brockett

(SEAL)

ATTEST:

/s/ Reneé L. Cantin

Secretary Reneé L. Cantin

(Prepared by Ubiquis Reporting)

Approved at the Special Meeting held on August 26, 2008.