

CITY OF ALAMOGORDO, NEW MEXICO
HOUSING AUTHORITY BOARD
SPECIAL MEETING MINUTES
6:45 P.M., COMMISSION CHAMBERS
AUGUST 26, 2008

CHAIRMAN STEVE BROCKETT
VICE CHAIRMAN CHRIS LUJAN
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

Chairman Brockett called the meeting to order at 6:45 p.m. Roll call was taken and Member Griggs, Member Brewer, and Member Saenz were absent.

1. Minutes of July 22, 2008, Special Meeting.

Recommendation: Approve the minutes.

Member Ferguson moved to approve the Minutes of the July 22, 2008, Special Housing Meeting. The motion was seconded by Vice Chairman Lujan. The motion passed 5-0-0.

2. Consider HA Resolution No. 2008-07 approving and accepting the grant award from the New Mexico Mortgage Finance Authority for minor home repairs.

Recommendation: Approve the resolution.

Alicia Rios, Housing Manager, explained a small repairs grant had been applied for, which was \$500,000 of CDBG money that MFA handled. The repairs would be considered on a case-by-case basis. MFA would reimburse for rehabilitation.

Chairman Brockett noted the paperwork indicated the Housing Authority can rehabilitate three or more homes and asked if it was a minimum of three.

Ms. Rios answered it could be a minimum of three, but there was no restriction on the maximum number of homes up to the amount of the MFA grant.

Vice Chairman Lujan moved to approve Resolution No. 2008-07 approving and accepting the grant award from the New Mexico Mortgage Finance Authority for minor home repairs. The motion was seconded by Member Ferguson. A roll call vote was taken and all voted "aye." The motion passed 5-0-0.

Member Cole stated that at least three were done per year under the other grant program. He asked about the difference between the two programs.

Ms. Rios responded that the other grant, which had been approved previously, concerned larger amounts of money, \$35,000 per house. This grant related to smaller dollar amounts for smaller home repair projects. There was no limit on the dollar amount for each home repair, but it was for smaller home repairs. Ms. Rios reiterated there were two rehab programs in which the City was involved: The three-house project and this project, which was three or more homes.

UNSCHEDULED COMMUNICATIONS:

Chairman Brockett requested that Ms. Rios review the memo from HU Association 8 from Rudy Clarke.

Ms. Rios explained Rudy Clarke was a member for Habitat for Humanity, a non-profit organization that depended upon volunteers and contributions to build houses for families at under 50% of area median income. Mr. Clarke requested the Housing Authority Board to build and sell houses at a low interest rate at 50 to 80% of area median income and then feed that money into Habitat for Humanity so that organization could continue building homes for the lesser-income group. This type of developer is designated as CHDO, Community Housing Development Organization. Mr. Clarke asked the City to indicate support to MFA regarding this new non-profit foundation. A sample support letter was attached to the memo.

Chairman Brockett asked what financial obligations might be assumed under this program.

Ms. Rios responded no financial obligation would be incurred. The non-profit organization was self-funded.

Member Cole objected to the consideration of this request because it was not on the agenda.

Chairman Brockett requested that this be put on the next Housing Authority Board's agenda.

Ms. Rios stated CHDO will be in place in Otero County for the citizens of Otero County and not just for the City of Alamogordo.

Member Cole asked that more research be done and more information be provided.

ADJOURNMENT.

Vice Chairman Lujan moved to adjourn at 7:05 p.m. Member Ferguson seconded the motion. Motion carried with a vote of 5-0-0.

/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 October 14, 2008.