

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION SPECIAL HOUSING AUTHORITY BOARD MEETING MINUTES  
6:30 P.M., COMMISSION CHAMBERS  
OCTOBER 14, 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 Steve Brockett called the meeting to order at 6:30 p.m. Roll call was taken, and Member Eric Brewer was absent.

**CALL OF THE CONSENT CALENDAR: Items #1, 2, 3, & 4.**

**Chairman Brockett asked if any members cared to pull any item from the consent calendar for consideration, and heard none.**

CC 1. Minutes of August 26<sup>th</sup>, 2008 Special Meeting.

*Recommendation:* Approve the minutes.

CC 2. Consider HA Resolution No. 2008-08 approving the revision of chapters 4 and 14 of the Admissions and Continued Occupancy Policy.

*Recommendation:* Approve the resolution. [Roll call vote required]

CC 3. Consider HA Resolution No. 2008-09 revising the HA budget for FY 2008-2009.

*Recommendation:* Approve the resolution. [Roll call vote required]

CC 4. Consider HA Resolution No. 2008-10 authorizing one unit in each complex to be designated for use by a licensed and employed law enforcement officer.

*Recommendation:* Approve the resolution. [Roll call vote required]

**Member Ferguson moved to approve items #1, 2, 3 & 4 of the consent calendar. Vice Chairman Lujan seconded the motion. A roll call vote was taken. Motion carried with a vote of 7-0-0.**

**CONTRACTS AND AGREEMENTS:**

5. Approval of a letter of support for the Humanities Enterprises Association.

*Recommendation:* Approve and sign the letter of support.

Chairman Brockett asked if Alicia Rios was present, which she was. He then provided some background as follows: the City of Alamogordo was approached by Rudy Clark regarding support for a non-profit entity in the community called H.E. Association, Inc. This non-profit is requested to have CHDO status granted. It is affiliated with Habitat for Humanity, but a separate body with a different board. It is committed to working with a wide range of affordable housing needs.

In order to achieve CHDO status through MFA, H.E. Association needs to provide letters of community support. Ordinance 1245 cannot be applied to H.E. Association, as there is not yet a valid affordable housing plan linked with the ordinance. Chairman Brockett asked Ms. Rios to address the situation and then field some questions from members regarding the organization of H.E. Association, Inc.

Ms. Rios said that at this time she does not have an objective for the H.E. Association. She knows that they are looking for Community Housing Development Organization status through MFA, which is a development agency that is devoted to affordable housing in the communities it serves. That is all the history she has on it, other than that it is going to be a separate entity from Habitat for Humanity. However, any profit that H.E. Association makes will go into the Habitat for Humanity coffers. They will be supporting the building of housing for up to 50% of area median income, but the H.E. Association is going to sell houses to people at 50-80% of area median income at a very low rate of interest. This is Ms. Rios' understanding of the H.E. Association.

Chairman Brockett stated that other than Mr. Clark's letter, we really do not know much about this organization. That is what we were concerned about last time, when Member Cole brought up some questions regarding who these people are. If the last few weeks in the financial markets tell us anything, it is that we need to do our due diligence and find out more about them. Ms. Rios said she understands that.

Chairman Brockett said that he personally would not sign the letter of support prior to finding out more information, whether that means them coming down and visiting with us personally, or providing a written description of H.E.; which is up to them. He recommended withdrawing this until we get more information. Ms. Rios said that was fine. Chairman Brockett asked the Members if that was acceptable to them.

Member Ledford suggested that, as this is a non-profit organization, he does not want to issue a letter of support for something we know nothing about. He suggested requesting to see the supporting documents of non-profit status, rather than just accepting it as fact. He would have to find out we are writing a letter for something that is not factually established. He would ask for the Letter of Determination from the IRS, as well as a copy of its bylaws, to determine if we can support this. Chairman Brockett noted that would fall under due diligence.

Ms. Rios noted that she requested a copy of the bylaws today, but they were not available today. She confirmed that Housing Authority is requesting proof of non-profit status. Member Ledford asked if they do not have bylaws. Ms. Rios said she was unable to get a copy of them today, but she has requested them. Member Ledford said it sounds like a great organization, but we need to check out the validity of it by looking at paperwork. Chairman Brockett asked Ms. Rios to express to Mr. Clark that a phone call will not be sufficient, and that we will need documentation.

Member Griggs suggested it would also be beneficial to them if they would bring something from Habitat outlining their relationship with them. Member Cole asked if bylaws would include anything on the expenditure or trail of money that would be going to Habitat for Humanity. He suggested that Member Ledford may know. Member Ledford said he assumes they are probably incorporated, so they should have articles of incorporation that they converted to tax-exempt status, which would include bylaws. That would give the information and show what their exempt purpose is and what they are doing with the money they raise. He agrees with Member Griggs that we need to see something from Habitat for Humanity defining their and relationship with H.E.

6. Approval of support letter to New Mexico Mortgage Finance Authority for Rural Communities Assistance Corporation to assist the city in developing an affordable housing plan.

*Recommendation:* Approve the letter of support.

Chairman Brockett said that NMMFA will contact directly with the Rural Community Assistance Corporation to assist in developing this plan. It is a technical assistance grant-type situation valued at approximately \$20,000. MFA will pay RCAC \$10,000. The other \$10,000 will be in-kind provisions from RCAC staff and City staff, for the most part. He noted the commitment letter is attached in the agenda book. He asked Ms. Rios if she had any more information. Ms. Rios said we need an affordable housing fund in order to enact the ordinance, and the fastest way to get it done is to contract with RCAC.

Chairman Brockett invited Maureen to speak. Maureen noted that RCAC is a non-profit, and they offered to assist with the plan. Her understanding is that they will be contracting directly with the Mortgage Finance Authority, and all they need on our part is the commitment to show that we would like to benefit from that relationship. That will allow us to use the affordable housing ordinance that we have had in place for three years now, but didn't have the plan behind it to make the process feasible.

Chairman Brockett asked if any Members had questions, and heard none.

**Member Cole made a motion to approve the letter of support. Member Saenz seconded the motion. A vote was taken, and all voted "aye." Motion carried with a vote of 7-0-0.**

### **ADJOURNMENT**

**Member Lujan made a motion to adjourn at 6:45 p.m. Member Ferguson seconded the motion. A vote was taken, and all voted "aye." The motion carried with a vote of 7-0-0.**

*/s/Steve Brockett*

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Chairman Steve Brockett

(SEAL)

ATTEST:

*/s/Reneé L. Cantin*

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Secretary Reneé L. Cantin

*(Prepared by Ubiquis Reporting)*

*Approved at the Special Meeting held on February 10, 2009.*