

**CITY OF ALAMOGORDO, NEW MEXICO
PUBLIC HOUSING AUTHORITY BOARD
SPECIAL MEETING MINUTES
MUNICIPAL BUILDING, 1376 E. NINTH STREET
7:15 P.M., COMMISSION CHAMBERS
AUGUST 10, 2004**

CHAIRMAN DON CARROLL MEMBER MARION LEDFORD

VICE CHAIRMAN RON GRIGGS MEMBER EUGENE EVERETT

MEMBER INEZ MONCADA CITY MANAGER PAT McCOURT

MEMBER DON COOPER CITY ATTORNEY KEN S. MCDANIEL

MEMBER ED COLE SECRETARY ANGIE RAHN-BROYLES

MEMBER JOHN ROBERTSON

The Meeting was called to order at 7:15 p.m. City Manager Pat McCourt was absent. Assistant City Manager Matt McNeile was present. Chairman Carroll explained that the members have a revised agenda before them with the addition of item 4.

1. Minutes of Special Meeting of June 22, 2004.

Recommendation: Approve the Minutes.

Member Cooper moved to approve the Minutes of the Public Housing Board Special Meeting of June 22, 2004. Seconded by Member Robertson. All voted "aye". The motion carried by a vote of 8-0-0.

2. Grant of Easement at 800 Azelia Street for Qwest Communications.

Recommendation: Approve the easement.

Barbara Jenkins from PHA addressed the Board by providing the following background information. Ms. Jenkins explained that Qwest needed the extra space to install control boxes to run fiber optics.

Vice Chairman Ron Griggs indicated his concern that by granting the easement, the tract of land will be much larger and he would like assurance that the entire piece of property including the easement will continue to be maintained by the landowner. Ms. Jenkins responded that the lady that lives on the property has worked very hard to keep the weeds down.

Member Cooper moved to accept the easement at 800 Azelia Street for Qwest Communications. Seconded by Member Robertson. All voted "aye". The motion carried by a vote of 8-0-0.

1. PHA Resolution No. 2004-08 approving the Management Assessment Sub System (MASS) Certification for the period ending June 30, 2004.

Recommendation: Approve the Resolution.

Cheryl Town explained that this is an annual report required by HUD. There are several areas that are tracked within our software concerning work orders, the amount of time it takes to turn around a unit, capital fund expenditures, completion of work orders, and most importantly, addressing any health or safety items within 24 hours.

Member Cole asked about the status of work orders for home improvements or maintenance and whether this supports or supplements that program? Ms. Town asked if Member Cole was talking about the

homeownership program and Member Cole stated yes. Ms. Town indicated that the homes that remain which were part of the original 22 are still part of the low rent ACC and those numbers are used. Member Cole asked if this is part of that plan. Ms. Town responded that this is part of this report. Member Cole stated so that would assist you in knowing the necessary information to make the program successful. Ms. Town explained the purpose of the report is to ensure staff is responding in a timely manner.

Member Cooper moved to accept PHA Resolution No. 2004-08 approving the Management Assessment Sub System Certification for the period ending June 30, 2004. Seconded by Member Robertson. All voted "aye". The motion carried by a roll call vote of 8-0-0.

2. Post approval of Homeownership Expenditure.

Recommendation: Post approve purchase of home located at 711 Dewey Lane.

Ms. Jenkins described the house as a nice little house. Ms. Jenkins continued that she has a single gentleman that needs a two-bedroom house and there are no two-bedroom homes in inventory at this time. Chairman Carroll asked if the purchase price for this home falls under the \$50,000 limit requiring approval? Ms. Jenkins responded right.

Member Everett asked if the foundations are inspected for rot and/or termites. Ms. Jenkins explained that a termite certificate is obtained. Vice Chairman Griggs requested implementation of a mechanism for showing how much is left of the original budget amount of \$250,000 after one or two houses are purchased. Ms. Jenkins indicated this is the first house purchased this year. Ms. Jenkins stated she uses the amount left in the line item number. Member Ledford asked for the identity of the seller of the house. Ms. Jenkins indicated she thought it was being sold out of an estate with the last name of Sanders. Chairman Carroll stated he does not think the seller is any relation to the broker. Ms. Jenkins confirmed no, its not.

Member Cooper moved to post approve a homeownership expenditure of \$44,909.43. Seconded by Member Robertson. All voted "aye". The motion carried by a vote of 8-0-0.

UNSCHEDULED COMMUNICATIONS:

Member Robertson asked Cheryl Town if the Public Housing Authority looks at houses that have been repossessed for purchasing under PHA's program? Ms. Town responded that the way the purchase of a house is determined is the amount of repair required to bring the house up to code. Location of the house is also analyzed. Ms. Town continued that a lot of these homes are selling quickly and PHA has missed a couple because they have missed getting a bid in on time. A lady with this particular realtor has been trained to know exactly what PHA is looking for in a house, which saves everyone time. She is previewing these homes prior to PHA inspection. Ms. Town stated that Barbara does look at a lot more homes than PHA purchases. Member Robertson stated there are a lot of houses being repossessed by the government and they are sitting empty. Ms. Town responded that she would like to see the list. Member Moncada asked what is the reason for all the empty houses between Alaska and Cuba. Ms. Town explained that PHA has avoided housing anyone in that area because of the infrastructure improvements we have been making over the past few years. We had major electrical problems, insulation problems, and infestation problems in this area. Last summer, we had a combined capital fund and CDBG project that tore up the streets completely and to prevent any complications, we have avoided moving anyone to that area. We continue to do so because of the possibility of the tax investor project. Under this project, the Alta Vista units would be rebuilt, so PHA is trying to fill up Plaza Hacienda first. Member Moncada asked if all these homes are empty. Ms. Town responded no, there are about 20 families there now. Member Moncada asked if PHA would eventually move these families to the other location. Ms. Town explained that if the tax investment project is approved, PHA will have to pay to relocate those families. Member Moncada asked if that would be relocating them to the other units. Ms. Town indicated that means placing them in Plaza Hacienda or giving them a Section 8 voucher. Member Moncada asked if each and every one of these empty homes will be remodeled and eventually open them up or what is the plan? Ms. Town stated only if someone insists on living in that neighborhood. Member Moncada asked if we were just going to let these homes sit idle? Ms. Town explained unless she has an overflow at Plaza where she has to house someone down there, these homes will remain empty. Ms. Town continued that \$200,000 has been budgeted out of this capital fund to help maintenance turn units around.

Right now, the waiting list does not indicate a need for that many units. Ms. Town stated of course, that can always change. Right now, PHA has a waiting list of 90. Historically, 30% of those people will come through with all the necessary paperwork, pass their criminal background checks, and past landlord checks.

Chairman Carroll adjourned the meeting at 7:28 p.m.

/s/Donald E. Carroll

Chairman Donald E. Carroll

ATTEST:

/s/Angie Rahn-Broyles

Secretary Angie J. Rahn-Broyles

(SEAL)

(Prepared by Laura Sanchez)

Approved at the Public Housing Authority Board Special Meeting of December 7, 2004.



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