

**CITY OF ALAMOGORDO, NEW MEXICO
PUBLIC HOUSING AUTHORITY BOARD
SPECIAL MEETING MINUTES
MUNICIPAL BUILDING, 1376 E. NINTH STREET
7:15 P.M., COMMISSION CHAMBERS
JUNE 22, 2004**

**CHAIRMAN DON CARROLL
VICE CHAIRMAN RON GRIGGS
MEMBER INEZ MONCADA
MEMBER DON COOPER
MEMBER ED COLE
MEMBER JOHN ROBERTSON**

**MEMBER MARION LEDFORD
MEMBER EUGENE EVERETT
CITY MANAGER PAT McCOURT
CITY ATTORNEY KEN S. MCDANIEL
SECRETARY ANGIE RAHN-BROYLES**

The Meeting was called to order at 7:15 p.m. Member Marion Ledford was absent.

PUBLIC HEARING:

1. Public Hearing to receive comments concerning proposed changes to the Section 8 Administrative Plan.

Recommendation: Approve the recommended changes to the Plan.

Ms. Cheryl Town mentioned that they had not received any comments in writing from anyone affected or from the public. She said they held a tenant/landlord meeting on June 14, 2004, and only Staff was present. The only comments they had received were from Staff and the City Commission.

Ms. Town explained that a "per unit month" was the term that they used on a regular basis in Public Housing, and it was the basis for all of their funding. She said their funding was based on each month that a unit was leased with a voucher.

Ms. Town stated that the only other change they needed to make to the document was on Page 26. She said the City Attorney had pointed out that the paragraph right below the table should be deleted because it no longer applied since they were increasing the number of people in the bedroom.

Member Cooper moved to approve the proposed changes to the Section 8 administrative plan. Member Robertson seconded the motion. All voted "aye." Motion carried by a vote of 7-0-0.

OTHER BUSINESS:

2. Minutes of Special Meeting of May 25, 2004.

Recommendation: Approve the Minutes.

Member Cole moved to approve the minutes. Member Cooper seconded the motion. All voted "aye." Motion carried by a vote of 7-0-0.

3. PHA Resolution No. 2004-07 removing uncollectible and unsecured accounts from the Public Housing Authority's Accounts Receivable.

Recommendation: Approve the Resolution. [Roll Call Vote Required]

Ms. Town stated that this was an annual requirement of HUD; it was considered housekeeping on the books. She said everyone they were writing off still owed the Housing Authority money

and it would continue to show up on that person's credit report. She noted that if in the future someone wanted to clean up their credit report and had to pay their debts to do so, they certainly accept their money. Mayor Carroll asked if they still had an agreement with the collection agency to continue to try and collect the debt. Ms. Town replied that they did.

Commissioner Robertson asked if the City had to pay the bills after the tenants left without paying their bills, and whether that was reflected on the report. Ms. Town replied that they did and only the water bill would be reflected because the other utilities would not be charged to them.

Mayor Carroll said that since they switched over to the individual meters, he wondered if the responsibility to pay the City for the water would fall back to the Housing Authority or whether it was a write-off that would fall on the City. Ms. Town replied that if they moved out and left a bill so large that their deposit would not cover it, the Housing Authority would pay the balance owed.

Mayor Carroll stated that at some point in time they would not be comfortable writing-off water bills because the Housing Authority had the resources to pay. Mr. McCourt replied those were not the water bills that they were previously writing-off. Mayor Carroll stated that under the new billing system the City should not be writing-off any more water bills.

Ms. LeeAnn Nichols explained that prior to the individual units at PHA being set up as individual meters and assigned to the renters, PHA paid the bills. As the property owner, PHA would still be responsible for the bills. There would not be a decrease in delinquent accounts in Water Billing because of this change. Mr. McCourt stated that it was not the water users that were residing at the Public Housing Authority that were causing the write-offs of water used.

Commissioner Robertson asked if the figures shown were from rent that people owed after being evicted. Ms. Town replied that he was correct. Commissioner Robertson asked what their policy was regarding evictions as far as how much time they had to get out once they were evicted and if they complied with the State regulations. He wondered if it took two to three months to evict them. Ms. Town replied that it could take two to three months to evict them, depending on when they received a court date. Mayor Carroll noted that they had to comply with HUD regulations, in addition to the State regulations.

Commissioner Robertson asked if they were asking the maximum of HUD's allowances. Ms. Town stated that HUD reviewed everything and approved everything that the Commission was looking at and if they felt anything was out of line, they would call her.

Member Cooper moved to approve PHA Resolution No. 2004-07. Member Cole seconded the motion. All voted "aye." Motion carried by a vote of 7-0-0.

Mayor Carroll mentioned that Member Eugene Everett had recently been reappointed to Public Housing Authority Board, and he wanted to thank him for his continued interest and participation on the Board.

Member Cooper moved to adjourn. Member Robertson seconded the motion. All voted "aye." Meeting adjourned at 7:25 p.m.

/s/Donald Carroll

Chairman Donald E. Carroll

ATTEST:

/s/Angie Rahn-Broyles

Secretary Angie J. Rahn-Broyles
(SEAL)

Approved at the Public Housing Authority Board Special Meeting of August 10, 2004.