

**CITY OF ALAMOGORDO, NEW MEXICO  
HOUSING AUTHORITY BOARD  
SPECIAL MEETING MINUTES  
6:45 P.M., COMMISSION CHAMBERS  
TUESDAY, SEPTEMBER 26, 2006**

**CHAIRMAN DON CARROLL  
VICE CHAIRMAN RON GRIGGS  
MEMBER INEZ MONCADA  
MEMBER ED COLE  
MEMBER MARION LEDFORD  
MEMBER CHRIS LUJAN**

**MEMBER STEVE BROCKETT  
MEMBER ANDY ANDREWS  
CITY MANAGER PAT McCOURT  
CITY ATTORNEY WILLIAM BROGAN  
SECRETARY RENEE CANTIN**

Call Meeting to Order and Roll Call.

Chairman Don Carroll called the meeting to order. Member Andy Andrews was absent. Members Inez Moncada and Marion Ledford were late but present.

1. Minutes of August 8, 2006 Special Meeting.

*Recommendation:* Approve the minutes.

Member Marion Ledford joined the meeting at this point.

**Vice Chairman Ron Griggs made a motion to approve the minutes. Seconded by Member Brockett. A vote was taken, and all voted "aye." The motion carried unanimously.**

2. Statement regarding the Executive Session of August 8, 2006.

*Recommendation:* Approve the statement.

**Member Brockett made a motion to approve the statement. Seconded by Member Cole. A vote was taken, and all voted "aye." The motion carried unanimously.**

3. Approval of the expense for engineering services for sidewalk improvement project at Plaza Hacienda.

*Recommendation:* Approve the expense retroactively.

Housing Director Alicia Rios explained that this is the CBBG grant application that is being submitted to the State. The bid package was needed to beef up the request, and that is why the money needed to be spent quickly. If the City does not get the CBBG grant, they still need to work on the sidewalks on Avenida Amigos, and the information from the engineer will still be utilized.

Chair Carroll further explained that this is a project that the Commission had approved earlier as part of the CBBG application.

Member Cole asked if there are sidewalks on First Street, and Housing Director Rios indicated that they are already there. The City had put them in as part of the First Street project.

**Vice Chairman Griggs made a motion to approve the expense for engineering services for sidewalk improvements projects at Plaza Hacienda. Seconded by Member Brockett. A vote was taken, and all voted "aye." The motion carried 7-0-0.**

Member Moncada joined the meeting at this point.

4. Consider Resolution No. 2006-07 in support of development of plan to promote economic uplift and implementation of a Family Self-Sufficiency program.

*Recommendation:* Approve the resolution.

Housing Director Rios explained that the Family Self-Sufficiency Program is a go-to-work program—go to work and improve your life. They would like to attach it to the home ownership program. She went to Roswell for the Financial Self-Sufficiency Statewide Meeting last week and received commitments from several housing authorities who would assist in developing the program and specifically from Region 6 for assistance in the early development of the program. Four households have shown interest in the program to date, and they would like to get them started as soon as possible. Initially, it won't cost very money to implement the program. The \$10,000 is to eventually have a part-time person in the position of managing the program, and then in next year's budget they will include either part-time or full-time staff for managing the program as it does require case management.

Chair Carroll asked if this was a program that the City had in the past that was fully funded by HUD. He recalled that the program had been successful and had moved a number of housing authority residents out of the housing authority projects into their own homes.

Housing Director Rios said that is absolutely true, and stressed that it is a very beneficial program. She sees it being very successful, and because it had been run before, they already have a lot of equipment and supplies that have already been purchased. It won't take much to revive the program.

Member Cole asked for an explanation regarding the 25 participants, and Housing Director Rios explained that generally it's the family that participates but is usually one person in the family who is actually in the program. When they get to 25, they will be out of trouble status and able to apply for grant funding. Chair Carroll explained that typically the one participating is the designated breadwinner for the family.

Member Cole asked what would happen to the staff position if the program does not reach 25 participants. Housing Director Rios indicated that they are hoping they can continue to fund it out of the operating subsidy. She thinks it will be line item add-on to the operating subsidy if they show that they have a functioning program. Member Cole expressed his support for the program.

Chair Carroll asked if it is their intention to hire another staffer to fill the position or to have someone currently on staff do it and allocate the expenses of the position to the program. Housing Director Rios explained that initially they would work with Region 6 and develop a few households there. She does think, however, that they may need a part-time position. They can't pre-decide, but there are several organizations in town that are trying to get people to work, those with or without disabilities. Housing Director Rios is hoping to utilize them as they work with the Workforce Investment Board, the Department of Labor and other organizations in town. Hopefully, they will get some kind of additional funding for the salary if they need to up the hours. It is still a work in progress as a concept and idea, but it is doable and Ms. Rios believes they ought to give to the tenants in the hope that they can at some point in time buy one of the houses and move into home ownership, which is the ultimate goal.

Member Brockett asked what the experience has been of other communities who have this program up and running. Housing Director Rios indicated that they have had wonderful success, and they heard nothing but great things at the statewide meeting. The program can accumulate quite an amount of money that they can put towards education, vehicles or homes as it can easily be attached to a home ownership program that is already in place to get the idea going.

Member Lujan asked what the biggest risk of the program is, and Housing Director Rios said that it is not having jobs. One of the things that they have to do is to implement an Advisory Board on which both Income Support and the Department of Labor are mandatory members. They are hoping that they will have jobs because there will be those kinds of supports on the Advisory Board. That would seem to be the only risk.

**Member Brockett made a motion to approve Resolution NO. 2006-07. Seconded by Member Lujan. A roll call vote was taken, and all voted "aye." The motion carried unanimously.**

5. Consider Resolution No. 2006-08 to increase capitalization threshold from \$500 to \$5,000.

*Recommendation:* Approve the resolution.

Chair Carroll explained that during the 2005 Legislative Session the Legislature amended Section 12-6-10 of NMSA 1978 to allow the increase of the capitalization threshold to \$5,000. This becomes the level at which an asset must be inventoried and listed with the Office of the State Auditor. The current level is \$500, and the City has in fact adopted the \$5,000 level. This will satisfy a recommendation that was put forth by the auditors, and it will not affect any assets that are currently listed in the inventory.

**Member Cole made a motion to approve Resolution No. 2006-08. Seconded by Member Brockett. A roll call vote was taken, and all voted "aye." The motion carried unanimously.**

6. Award of Contract for Housing Unit Modernization #2006-14.

*Recommendation:* Award the contract to Tony Noriega Construction Co. in the amount of \$160,560.75, including NMGRT.

Mr. Ray Robinson explained that this would bring the remaining 22 units up to speed. He has pursued this to the fullest, and Mr. Noriega has assured him that he will have bonding as soon as he has the signed contract in his hand. That will be faxed, and Mr. Robinson will have a copy. Additionally, this will help to get the Department out of trouble status, and once the units are turned around and occupied, the vandalism will go down. He is looking forward to the completion.

Chair Carroll asked if there were any other bidders on the project, and Mr. Robinson said that there were.

Member Ledford asked if a bid bond was required, and Mr. Robinson said that it was not but there will be a performance bond.

**Member Cole made a motion to approve the award of PHA unit modernization #2006-14. Seconded by Member Moncada. A vote was taken, and all voted "aye." The motion carried unanimously.**

**Unscheduled Communication**

Member Cole asked if individuals from the flood areas qualify for one of the housing units or those from the trailer court on Indian Wells and what kind of turnaround time there would be for them to move into the units. Housing Director Rios said that generally they tell people it will take three to six months. If they lived in town, PHA is working with DPS to get criminal background checks done as quickly as possible.

Member Cole has been asked what the time frame would have been for victims of Katrina, and there were some expedited procedures that HUD allowed them to use because they were working directly with FEMA. That is the big difference between Katrina and Alamogordo's flood situation. They have already housed a couple of the Mountain View residents, but Ms. Rios didn't know if

there were any individuals from Abbott. Member Cole said the Mountain View area was the correct area for the questions on the flood.

Ms. Michelle Richhart explained that Katrina was declared a federal disaster, and that has to come into play whether it is state, local or otherwise. As far as Mountain View, they had applicants come in previous to the flooding taking place, and some have come in and filled out the documentation. Staff explained to them what they have to look for in terms of the last three years. Once they send out the information and it comes back, they can house them. However, it has to be kept in mind that there are individuals on the waiting list already that are ahead of them. There is nothing in the policy that would allow them to jump over that. They have to follow the rules and regulations that have been put forth. They did have some applicants come in, but once staff explained to them what would be asked about their background, they didn't want anything to do with it.

Member Cole asked for clarification as to whether the time necessary for placement would be more like three to four months. Ms. Richhart said that is the average time that it takes. Member Cole asked if anybody had contacted their office from the trailer court on Indian Wells regarding housing and whether the federal regulations were explained to them in terms of the time it takes to get them moved in. Ms. Richhart indicated that staff explains that information to everyone who comes in.

Member Cole asked if the President had declared the flood in Alamogordo a disaster if they could have moved in under similar conditions then, and Ms. Richhart explained that they would then have a different preference. They would still have to do certain things, but it would have perhaps moved them onto a faster track if they met the qualifications.

Chair Carroll pointed out that within the guidelines that PHA is required to follow there are different categories where depending on the individual and their circumstances they could in fact wind up on a separate list that would have a higher priority than people who did not meet some of those qualifications.

City Manager McCourt reminded the Board that there is a program available that is no longer directly administered through the Housing Authority that they may also be eligible for. Applications for that program are provided at the Housing Authority; however, it does still require the same kind of background check.

Housing Director Rios assured the Board that they have analyzed the procedures and policies, and there will be some shifts in terms of the way that they do business such as working with Sam at DPS to get background information quicker. If there is anything else that they can think of to expedite things, it is being worked on. In addition, PHA is working with the Counseling Center in connection with some of the Mountain View individuals for those with disabilities to help get all of their paperwork together quickly. With a disability they shuffle up the list a little bit, and they will hopefully be placed as soon as possible.

Member Cole expressed his appreciation for the information.

City Manager McCourt reminded the Board that there are ongoing rehabilitation programs also, and as quickly as those units come on the market they are placing people in them.

Member Lujan asked if there is anything that can be done to slow the traffic down on Alta Vista by the school.

Housing Director Rios said that they just completed a traffic study, and it should be on her desk when she gets back tomorrow. They are thinking of either making it a one-way street or putting speed bumps in. They began addressing that a couple of months ago because there were a lot of kids on the street.

**Vice Chairman Griggs made a motion to adjourn. Seconded by Member Moncada. A vote was taken, and all voted "aye." The motion carried unanimously.**

The meeting was adjourned at 7:10 p.m.

---

Chairman Donald E. Carroll

ATTEST:

---

Secretary Renee L. Cantin

(SEAL)

(Prepared by Ubiquis Reporting)

Approved at Special Housing meeting on November 7, 2006.