



# CITY OF LAS VEGAS

1700 N. GRAND AVE. LAS VEGAS, NEW MEXICO 87701  
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**CITY OF LAS VEGAS  
PUBLIC HOUSING AUTHORITY BOARD MEETING AGENDA  
January 20, 2016 – WEDNESDAY – 5:30 P.M.  
City Council Chambers  
1700 North Grand Avenue**

**(The City Council is the Housing Authority Board of Commissioner on any matters concerning the Housing Department.)**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. MOMENT OF SILENCE**
- V. APPROVAL OF AGENDA**
- VI. APPROVAL OF MINUTES**  
Approval/Disapproval of minutes of the Meetings on December 16, 2015.
- VII. PUBLIC INPUT **\*\* (not to exceed 3 minutes per person and persons must sign up at least fifteen (15) minutes prior to meeting)****
- VIII. PRESENTATION **\*\* (not to exceed 10 minutes per person)****

  1. Finance Department – Finance Report Presentation
  2. Going Smoke Free- Shelley Cohen, Project Consultant, Smoke Free@Home, American Lung Association

- IX. HOUSING DIRECTOR'S MONTHLY REPORT**
- X. COMMISSIONER'S REPORT**
- XI. EXECUTIVE SESSION /CLOSED SESSION**

**THE HOUSING AUTHORITY BOARD OF COMMISSIONERS MAY CONVENE INTO EXECUTIVE SESSION IF SUBJECT MATTER OF ISSUES ARE EXEMPT FROM THE OPEN MEETINGS REQUIREMENT UNDER §(H) OF THE OPEN MEETINGS ACT.**

- i. Personnel matters, as permitted by Section 10-15-1(H) (2) of the New Mexico Open Meetings Act, NMSA 1978.**
- ii. Matters subject to the attorney client privilege pertaining to threatened or pending litigation in which the City of Las Vegas is or may become a participant, as permitted by Section 10-15-1(H) (7) of the New Mexico Open Meetings Act, NMSA 1978.**
- iii. Matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1(H) (8) of the Open Meetings Act, NMSA 1978.**

**XII. ADJOURN**

**ATTENTION PERSONS WITH DISABILITIES:** The meeting room and facilities are accessible to persons with mobility disabilities. If you plan to attend the meeting and will need an auxiliary aid or service, please contact the City Clerk's Office prior to the meeting so that arrangements may be made.

**NOTE:** A final Agenda will be posted 72 hours prior to the meeting. Copies of the Agenda may be obtained from City Hall, Office of the City Clerk, 1700 North Grand Avenue, Las Vegas, New Mexico 87701.

**MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON WEDNESDAY DECEMBER 16, 2015 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.**

**CHAIRMAN:** Alfonso E. Ortiz, Jr.

**COMMISSIONERS:** Joey Herrera  
David Romero  
Vince Howell  
Ember Davis  
Tonita Gurule-Giron

**ALSO PRESENT:** Pamela Marrujo, Housing Director  
Barbara Padilla, Housing Manager Supervisor  
Dave Romero, City Attorney  
Elmer Martinez, City Manager

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

Chairman Ortiz Jr. asked for a moment of silence. As the climate is changing and we experience terribly cold days, let us keep in mind those people that are suffering from cold or hunger. If there is anything we can do to assist them. Any little bit of help would do it. If we can, make a contribution to help a family with a few dollars or a service. This is what life is all about.

**APPROVAL OF AGENDA**

Commissioner Joey Herrera made a motion to approve the agenda as is. Commissioner Vince Howell and Commissioner David Romero seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Joey Herrera	Yes
Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

**APPROVAL OF MINUTES**

Commissioner Joey Herrera made a motion to approve the minutes of November 18, 2015. Commissioner David Romero seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner Vince Howell	Yes
Commissioner Joey Herrera	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes

Barbara Padilla re-read the motion and advised the motion carried.

### **PUBLIC INPUT**

None at this time.

### **PRESENTATION**

Finance Director Ann Marie Gallegos presented the Housing Financial report thru November 30, 2015. 42% of the year lapsed. The HA has received 47%. A lot of that is due to the Dwelling rent that has increased as well as transfers that averaged out to 47%. The expenditures are at 33%, which is well in line with the budget.

Commissioner Howell asked Finance Director Gallegos to re-explain the dwelling rent at 56%. Finance Director Gallegos asked Housing Director Marrujo to explain it. Director Marrujo explained that the HA is scheduled to have collected \$162,200 year to date, however, the HA has collected about \$60,000 more. Part of that is because the HA is renting to more families that have income, have jobs, and are therefore paying more rent. Rather than renters who have no income and are given a check for utilities. The HA budgeted conservatively at \$390,000 for the year. However, it looks like the HA is going to exceed that by about 40 to 50 thousand dollars this fiscal year.

Chairman Ortiz Jr. stated to make sure and keep a balance and not deprive lower income people from coming in to Housing. It's good to have a mix but not if it defeats the purpose of low income Housing. Chairman Ortiz Jr. stated there should be a grandfather clause stating people coming in now would be given 6 months to move out if they exceed the income limit. Director Marrujo stated that there are income thresholds that households have to meet in order to qualify for the program. If they are over the income limit they are automatically disqualified from entry into the program. Rents are adjusted according to their income.

Commissioner Gurule-Giron mentioned that there was a news clip that came out with regards to the income. She stated that yes, Public Housing was created for the purpose of helping low income families. She stated she has a huge concern as do a lot of people in the community about renting the homes out regardless of the threshold, to higher income families. She stated that there is a huge concern in the community that we are not using it for its initial intent. Commissioner Gurule-Giron stated there are regulations that must be adhered to from the onset. She stated that if people are over the income, they must be given a notice to move out of the low income Housing units.

Director Marrujo explained that HUD is saying that is something we cannot do. When applicants come into the program, they need to meet that income threshold according the size

of family they have. If they come in under the program and they get a better job or their spouse gets a better job, the HA cannot evict them out for income reasons. Commissioner Gurule-Girron asked Director Marrujo if she was saying you can have families making 80 to 100 thousand dollars a year, which she states is probable for families with two incomes, and we will continue to maintain them there when we have families with 3 or 4 children who are making 20 to 25 thousand dollars a year. Director Marrujo explained that the HA cannot penalize a family because they get a better job. That is what the program is meant for, to be a stepping stone, to help families in a time of need. If in time they are able to afford a home on their own, they will take that step to do so at that time. Our intention is to help low income families that need that head start, but if they better themselves in the process we cannot penalize them, and that is a HUD regulation. Commissioner Gurule-Giron stated that the bottom line is if she was making \$100,000 a year, got grandfathered in and paid \$100 a month, she would pocket the rest in investments and probably stay there for 20 years. Director Marrujo stated that Chairman Ortiz Jr. mentioned having a grandfather clause, however, that was an option he wanted mentioned to HUD, but it is not something that is currently in place.

### **HOUSING DIRECTORS MONTHLY REPORT**

Housing Director Marrujo reported to commission that last month she mentioned she would have dates available of the public input meetings regarding the De minimus project. There will be two meetings, both held at the Housing Authority conference room. One on February 4, 2016 at 3:00 p.m. and one on February 16, 2016 at 5:30 p.m. The HA will also be having Resident Advisory Board (RAB) meetings in between those dates as well.

Director Marrujo stated that the commission approved the HA's annual plan previously. In the annual plan, the HA has a plan to go "Smoke Free". Becoming a Smoke Free Housing Authority has many benefits. Number one would be health reasons, two, to avoid fires, and three, to reduce maintenance costs. At the time it was put into the annual plan, going "Smoke Free" was on a voluntary basis. Now HUD is in the process of finalizing a rule which will require Housing Authorities to go "Smoke Free". It will now become mandatory. As soon as HUD finalizes that rule, we will have 18 months to implement it. Our goal for Las Vegas Housing Authority is to go smoke free by January 2017. This will give us time to engage the residents, get their input, develop policies for it and solicit the public and get Board Commission approval. This will be coming up in the near future.

Director Marrujo provided the commission with a handout for the "Lead the Way" for their information.

Commissioner Howell asked Director Marrujo if there have been any complaints in regard to the heating in the units and if so are we taking care of those complaints. Director Marrujo stated the HA has had a number of work orders for lighting furnace pilots now that it has become more frigid. Anytime a tenant calls that they need their pilot lit or their furnace is not working, maintenance goes out right away to fix the issue. Heaters/furnaces are also replaced as needed.

### **BUSINESS ITEMS**

No business items

**COMMISSIONERS REPORT**

Commissioner Joey Herrera wanted to wish Happy Holidays to Director Marrujo and her staff, stating she has done an excellent job this year. Continue the good work and we look forward to seeing what you have planned for 2016-2017 .

Commissioner Vince Howell reiterated what Commissioner Herrera stated. He stated, tis the season to be caring for others and we just need to make sure our consumers in Housing are kept warm throughout the season. There are a lot of people out there that may not have the heat to stay warm. He thanked Director Marrujo for all her hard work.

Commissioner Gurule-Giron stated to continue working toward improving her department and Merry Christmas to everyone.

Chairman Ortiz Jr. wished Happy Holiday’s to every employee. He stated he is very proud of the fact Director Marrujo and her team are doing what they are doing. He stated he has not had any complaints from tenants that things are not going well at Housing. Overall it seems like things are going very good and he wants his appreciation conveyed to all the staff on behalf of the governing body.

**EXECUTIVE SESSION/CLOSED SESSION**

No need for executive session.

**ADJOURN**

Commissioner Joey Herrera made a motion to adjourn the meeting. Commissioner Ember Davis and Commissioner Vince Howell seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner Joey Herrera	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

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Chairman Alfonso E. Ortiz Jr.

ATTEST

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Casandra Fresquez, City Clerk

**HOUSING DEPARTMENT-REVENUE COMPARISON  
THRU DECEMBER 31, 2015-50% OF YEAR LAPSED (6 of 12 months)  
FISCAL YEAR 2016**

	A	B	C	D	E	G
	FY 2015 BUDGET	FY 2016 BUDGET	FY 2016 YTD - BUDGET	FY 2015 YTD - ACTUAL	FY 2016 YTD - ACTUAL	(E/B) % REV
DWELLING RENT	390,000	390,000	195,000	406,726	265,712	68%
OPERATING SUBSIDY	624,600	660,000	330,000	631,260	289,343	44%
HOUSING-OTHER INCOME	8,300	9,800	4,900	8,013	3,249	33%
TRANSFERS IN (CFP FUNDS)	263,009	214,535	107,268	62,855	209,533	98%
<b>TOTAL</b>	<b>1,285,909</b>	<b>1,274,335</b>	<b>637,168</b>	<b>1,108,854</b>	<b>767,837</b>	<b>60%</b>

(Other income includes: interest, late fee charges and unit repair materials)

**HOUSING DEPARTMENT- EXPENDITURE COMPARISON  
THRU DECEMBER 31, 2015-50% OF YEAR LAPSED (6 of 12 months)  
FISCAL YEAR 2016**

	A	B	C	D	E	F	H
	FY 2015 BUDGET	FY 2016 BUDGET	FY 2016 YTD - BUDGET	FY 2015 ACTUAL	FY 2016 YTD - ACTUAL	FY 2016 AVAIL. BAL.	(E/B) % BDGT
EMPLOYEE EXP.	666,676	660,702	330,351	533,316	329,649	331,053	50%
OPERATING EXP.	619,233	695,712	347,856	418,040	240,507	455,205	35%
<b>TOTAL</b>	<b>1,285,909</b>	<b>1,356,414</b>	<b>678,207</b>	<b>951,356</b>	<b>570,156</b>	<b>786,258</b>	<b>42%</b>





