

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON WEDNESDAY SEPTEMBER 17, 2014 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

CHAIRMAN: Alfonso E. Ortiz, Jr. – Arrived at 5:36 p.m.

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Mayor Pro temp Joey Herrera asked for a moment of silence for the people to the south of us who may be losing family members and their homes due to Hurricanes.

APPROVAL OF AGENDA

Commissioner Vince Howell made a motion to approve the agenda as is. Commissioner Ember Davis seconded the motion

Mayor Pro temp, Joey Herrera asked for a roll call. Roll call was taken and reflected the following.

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

Commissioner Vince Howell

Yes

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

APPROVAL OF MINUTES

Commissioner Vince Howell had a question regarding the minutes. He asked Commissioner Tonita Gurule-Giron if she was present at the last meeting. Commissioner Gurule-Giron stated that she was not at the last meeting.

Commissioner Vince Howell made a motion to approve the minutes of August 20, 2014 as is. 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 Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes

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

Chairman Alfonso E. Ortiz Jr. apologized for being late, stating that he was at an open house for what used to be the Surf Theater.

PUBLIC INPUT

Mr. Bruce Macalister stated he remembered when he first attended a meeting for the Housing Authority and thought, what opportunity lies before us. He wanted to come back to share some 8 years later, that we have made tremendous progress. He stated we have come back and moved to maybe the top 10 in the state. He stated we have done some wonderful things, and he wanted to thank the Commission.

PRESENTATION

Finance Director Gallegos presented the Housing Department financial report. The Housing Department Revenue and Expenditures report for August was presented. The HA should be at 17% of revenue. The HA has received about 16 % of the revenues. This is right along what was proposed on budget. On expenditures, the HA is at 15% of the budget which is a good thing. Mrs. Gallegos stated she knows the HA has some expenditures that are coming out of Capital Fund. Those will be presented to the commission in the month of September.

HOUSING DIRECTORS MONTHLY REPORT

Housing Director Marrujo informed the Commission that the Commissioners training that was scheduled with HUD in Raton on September 5th and 6th had been canceled. They are hoping to reschedule something in Santa Fe in October. Director Marrujo said she will keep the Commission posted on the next available training.

Housing Director Marrujo stated that the invitation for bid for Construction has gone out on the 7 unit remodel project. Bid opening is on October 8th. This will include 3 UFAS units. Also the invitation for bid for construction on the 9 unit remodel project will be going out at the end of the month. That bid opening will be October 22, 2014. Housing Director Marrujo said she may be asking for a special meeting at the end of October to award those contracts. Both projects will be funded by the Replacement Housing Factor Fund grants.

The windows project that was approved at the last meeting is in the design phase. That will be going out for construction bid in mid October.

BUSINESS ITEMS

1. Approval/Disapproval to Rescind Resolutions #13-41 (Accumulation of 2nd increment of RHFF Grants) and #13-42 (Accumulation of 1st increment of RHFF Grants).

Housing Director Marrujo stated this had been discussed briefly at the last Commission meeting. These resolutions were passed one year ago on September 18, 2013. The RHFF is a 10 year grant fund. These 2 resolutions were requesting permission to accumulate for certain projects. #13-41 was to accumulate the 2nd increment of the RHFF to replace 80 Public Housing units in the Macario Gonzales area. Those grants accumulated to about \$482,000.00. That amount is not sufficient to complete a project of that type. Additionally, resolution #13-42 was to accumulate the 1st increment of RHFF grants to remodel 39 Public Housing units. That accumulation was about \$601,000.00 and again that amount is not sufficient to complete 39 units. Housing Director Marrujo wants to now rescind these resolutions so they are not out floating. HUD has allowed us to use the RHFF for the 7 unit remodel and the 9 unit remodel. A plan will be brought to the commission later on the next three grants which is the 2015, 2016, and 2017 grants.

Chairman Alfonso E. Ortiz said he can understand the reasoning for rescinding those resolutions.

Commissioner Howell asked if HUD was in approval of rescinding these resolutions. Housing Director Marrujo stated that yes, HUD is in agreement with the plan that we have.

Commissioner Howell made a motion to approve to Rescind Resolutions #13-41 (Accumulation of 2nd increment of RHFF Grants) and #13-42 (Accumulation of 1st increment of RHFF Grants). Commissioner Joey Herrera seconded the motion.

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

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

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

2. Approval/Disapproval of Resolution #14-53 Flat Rent Schedule.

Housing Director Marrujo explained that the Housing Authority is required to update the flat rent schedule based on the fair market rent for San Miguel County. This is an annual procedure that is required. Last month resolution #13-49 was passed to approve the flat rent significant amendment and to amend the ACOP, Flat Rent section. On this Flat Rent Schedule we calculated the flat rent at no less than 80% of the fair market rent as required by HUD. Tenants are offered both a flat rent and income based rent. There is a very small percentage of tenants that pay Flat Rent, the majority pay income based rent. The new rules for flat rent requires that the Housing Authority deduct a utility allowance from the flat rent amount.

Commissioner Tonita Gurule-Giron asked if this was approved by the Housing Board. Housing Director Marrujo stated this was reviewed and approved by the Housing Board on August 22, 2014.

Commissioner Vince Howell asked if the HA made a very strong attempt to communicate this to all the residents. Housing Director Marrujo said yes. Commissioner Howell asked if there was any response or questions from the residents. Director Marrujo explained that a public hearing was held on August 7, 2014, at which time the projected flat rents were explained in detail.

Commissioner Vince Howell made a motion to approve resolution #14-53 Flat Rent Schedule. Commissioner David Romero seconded the motion.

Resolution #14-53 was presented as follows.

CITY OF LAS VEGAS HOUSING AUTHORITY

RESOLUTION NO. 14-53

Resolution Approving New Flat Rent Schedule

WHEREAS, The Quality Housing and Work Responsibility Act of 1998 (QHWRA), Section 523, establishes Family Choice of rental payment, effective September 1, 1999; and

WHEREAS, each Public Housing Authority (PHA) must adopt a policy that gives residents the choice between two types of rent payment- a flat rent or an income-based rent; and

WHEREAS, there have been changes to the Flat Rent Requirements- 2014 Appropriations Act; and

WHEREAS, the new flat rent requirements are considered a significant change therefore the established flat rents schedule needs to be revised; and

WHEREAS, new flat rents are calculated based off 80% of the Fair Market Rent (FMR) less the utility cost for their area;

WHEREAS, The City of Las Vegas Housing Authority Board of Commissioners has reviewed the Flat Rent Schedule attached; and

NOW, THEREFORE, BE IT RESOLVED, the Las Vegas Housing Authority Board of Commissioners accepts and approves this resolution and the attached Flat Rent schedule.

PASSED, APPROVED AND ADOPTED this _____ day of September, 2014.

Signed:

ATTEST:

Mayor Alfonso E. Ortiz, Jr.

Casandra Fresquez, City Clerk

APPROVED AS TO LEGAS SUFFICIENCY ONLY:

Dave Romero, City Attorney

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

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

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

Chairman Ortiz Jr. stated that the reason he does not call for discussion is because it is already in agreement with the governing body that if there is discussion, we will stop the vote and go to discussion. The discussion item is always on the table.

COMMISSIONERS REPORT

Commissioner Howell stated that he had a person who just recently came to the community, who is disabled, ask him how he can get Housing. Commissioner Howell said he advised the person to go to the Housing office and the staff would be able to give him the information he needs.

Housing Director Marrujo explained to the Commission the application process, as well as the preferences for Public Housing.

Commissioner Tonita Gurule-Giron wanted to commend Housing Director Marrujo and all the staffers who work diligently with the constituents who are on the waiting list and the tenants who are in Housing.

Commissioner Tonita Gurule-Giron asked if the HA is keeping up with the weeds on the Apache area. Housing Director Marrujo explained that the HA is doing our best to take care of the weed situation, with Maintenance hitting a different area every Friday.

Commissioner Tonita Gurule-Giron asked if the HA is doing any side walk projects. Housing Director Marrujo explained that the HA does not have any sidewalk projects going on currently but if there is a sidewalk that needs to be repaired, the HA does try to address it. Commissioner Gurule-Giron asked who the current contractor is for sidewalks. Housing Director Marrujo explained that the HA does not currently have an sidewalk projects going on and therefore there is no contractor assigned.

Commissioner Gurule-Giron then directed the question to Chairman Ortiz Jr. as to who has been the contractor for the city. Chairman Ortiz Jr. stated that Mark Dominguez has been the contractor.

Discussion ensued regarding the expiration of Mr. Dominguez contract and Commissioner Gurule-Giron's concern that other contractors were not given the opportunity to bid on sidewalk projects. Acting City Manager, Elmer Martinez stated he will look into Mr. Dominguez contract.

Chairman Ortiz Jr. stated that there were serious problems in Housing and he appreciates the comments that were made by Mr. Macalister. We are resolving the issues little by little and have made a lot of progress in the last year. Chairman Ortiz Jr. thanked Housing Director Marrujo for her hard work.

EXECUTIVE SESSION/CLOSED SESSION

Housing Director Marrujo stated there was not a need for Executive Session.

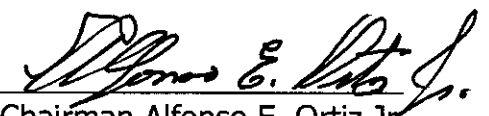
ADJOURN

Commissioner Vince Howell made a motion to adjourn the meeting. Commissioner Tonita Gurule-Giron 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.


Chairman Alfonso E. Ortiz Jr.

ATTEST


Casandra Fresquez, City Clerk