



CITY OF LAS VEGAS

1700 N. GRAND AVE. LAS VEGAS, NEW MEXICO 87701
505-454-1401 FAX: 505-425-7335

**CITY OF LAS VEGAS
PUBLIC HOUSING AUTHORITY BOARD MEETING AGENDA
MARCH 16, 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 February 16, 2016.

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

IX. HOUSING DIRECTOR'S MONTHLY REPORT

X. BUSINESS ITEMS

1. Approval/Disapproval of Resolution #16-11 to approve and adopt the Housing Authority's 2016 Annual Plan.

Pamela Marrujo, Housing Director The US Department of Housing And Urban Development (HUD) require Housing Authority's to develop an Annual

Plan in order to receive funds and to ensure a plan is in place for future improvements to the Housing Authority.

2. Approval/Disapproval of Resolution #16-12 to approve and adopt the PHA's 2016 Capital Fund Program (CFP) Budget.

Pamela Marrujo, Housing Director The US Department of Housing And Urban Development (HUD) require Housing Authority's to develop a Capital Fund Program Budget in order to receive funds for future improvements to the Housing Authority.

XI. COMMISSIONER'S REPORT

XII. 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.**

XIII. 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 TUESDAY FEBRUARY 16, 2016 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

CHAIRMAN: Alfonso E. Ortiz, Jr.

COMMISSIONERS: Joey Herrera
David Romero Absent
Tonita Gurule-Giron 5:35pm
Ember Davis
Vince Howell

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. He stated life is precious. If we can avoid some of the negativism that takes place, especially now during elections. He stated we do the best we can, we answer to the public as best we can, but ultimately, we can't please everyone. With those thoughts in mind and thinking as positive as we can for a better future for ourselves individually as well as ourselves collectively, let us devote a moment of silence.

APPROVAL OF AGENDA

Commissioner Vince Howell made a motion to approve the agenda as is. Commissioner Ember Davis 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 Ember Davis	Yes
Commissioner Tonita Gurule-Giron	Not Present at time of approval
Commissioner David Romero	Absent

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 January 20, 2016. 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 Ember Davis	Yes
Commissioner Joey Herrera	Yes
Commissioner Tonita Gurule-Giron	Not Present at time of approval
Commissioner David Romero	Absent

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

PUBLIC INPUT

None at this time.

Chairman Ortiz Jr. wanted to recognize two candidates, Mr. Henry Sanchez and Mr. Bruce Macalister. Chairman Ortiz Jr. thanked them for being here. He also acknowledged Councilor Herrera and Councilor Howell.

PRESENTATION - FINANCE

Finance Director Ann Marie Gallegos presented the Housing Financial report thru January 31, 2016. The Housing Department is showing 68% revenue for the month of January. That includes the transfer in closing out one of the funds within the HA. On the expenditure side it shows 52% of expenditures in the HA.

Commissioner Howell asked if once they approve the resolution for the HUD repayment agreement, when will that take effect. Finance Director Gallegos stated that what's happened in the budget for the year 2016, which is thru June 30, 2016, Mayor and Council did approve a \$10,000 transfer from General Fund over to the HA. Commissioner Howell asked if that is reflected in this report. Finance Director Gallegos stated, yes it is.

HOUSING DIRECTORS MONTHLY REPORT

Director Marrujo discussed the "over income" families. The OIG did an audit for over income families in public housing. On February 3, 2016, HUD published an advanced notice for Proposed Rule Making. HUD is asking for feedback from HA's and the Public to address rules for over income families. Public Housing houses 1.1 Million families in the Public Housing Program. There are only about 2% of families that are over the income limit. It is not a huge percentage or huge problem, but it was addressed in the audit that the OIG did. 53% of those families have less than \$10,000 above the lowest income. This rule is to address those families excessively over income. The City of Las Vegas Housing Authority has 3 families that are over the income. They are not excessively over the income however. It is not a huge problem that we have locally. Federal policies require that a family be income eligible at the time they enter the program, which is the case in our HA. Applicants must meet the income threshold. The HA is not required to evict families over the income limit. This rule is going to allow HA's to develop a policy to address the issue. The HA can develop a policy if the Commission desires. HUD provided some reasons why over income is usually ok. Some of those reasons are that

families might have high medical expensive or high childcare expenses. Those are taken into consideration when a family applies. There may also be multiple low wage earners. The HA utilizes an EID (Earned Income Disregard). When a person has not been employed for over a year, they are given an incentive where if they obtain employment, their new or additional income is not counted for 12 months. After 12 months, only 50% of their new income is included. It is an incentive for individuals who become employed. This is another reason why a family may be considered over the income. HUD also supports mixed income families in order to de-concentrate poverty. Any policies that are created will come to the commission for approval.

Director Marrujo discussed things to consider when deciding on creating a policy.

Commissioner Herrera said for those families who are over the income, their rent is adjusted accordingly, correct? Director Marrujo stated, yes, that is correct.

Chairman Ortiz Jr. stated there is a dire need for low income housing in Las Vegas. He is glad to hear there are only 3 families that are over the income.

Commissioner Howell stated he believes an emergency shelter is needed. He discussed containerships that are coming out which can provide temporary shelter for individuals.

Director Marrujo discussed the Sagebrush parking issue. She stated it was identified in the 2015 Capital Fund Project Budget, so it will be addressed soon. The HA will be putting out bids in the next couple of months as the weather becomes warmer.

Director Marrujo provided the Commission with a fact sheet provided by HUD on Over Income Families.

Director Marrujo informed the Commission of the annual New Mexico NAHRO Conference taking place in April and provided them with a draft agenda for the Conference. Director Marrujo invited the Commission members to attend. She asked the Commission to let her know so arrangements can be made for them.

BUSINESS ITEMS

No business items

COMMISSIONERS REPORT

Commissioner Gurule-Giron stated she was reviewing the minutes which stated the HA would be addressing the garbage in Loudon. She said she was not certain if it was behind Loudon, but it is between Apache and the Daylight Donut area, to the back. Director Marrujo said she is not sure that property belongs to the City. City Manager, Elmer Martinez said the solid waste department was looking into that last week.

Commissioner Joey Herrera wanted to extend a thank you. He stated this may be his last meeting for Housing as a councilor. He wanted to thank Director Marrujo and all her staff, saying they have been awesome to work with. He appreciates all the hard work everyone has

put into making the city what it is and moving things forward. He stated he looks forward to being part of the city in one way or another in the future.

Commissioner Vince Howell stated he also wanted to reiterate what Commissioner Herrera stated. He stated he has had a lot of pleasure spending time on this commission. He stated he is impressed with Director Marrujo’s take over of the Housing Department. He stated she and her staff have been responsive and attentive to the concerns the commission brings up, and also the concerns that the residents have brought up. He said he wanted to thank Director Marrujo and staff for doing a great job. He also wanted to thank the commission, stating this may also be his last council meeting depending on the March election. He said he appreciates everything he has done with the commission and has been happy to work with them.

Chairman Ortiz Jr. stated this is more than likely his last meeting. He stated he has enjoyed working with Housing. He stated he admires Mrs. Marrujo and her staff for the work they have done. He also said he admires the way the Manager has taken over the city departments. People do not realize how difficult it is being on the council. Every moment has been an enjoyable and challenging moment for him. He sees a lot of good things about the city, especially the people of Las Vegas. He is very pleased that the commission has been working cooperatively. He thanked the commissioners and the Housing Department for everything.

EXECUTIVE SESSION/CLOSED SESSION

No need for executive session.

ADJOURN

Commissioner Tonita Gurule-Giron made a motion to adjourn the meeting. Commissioner Joey Herrera seconded the motion.

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

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

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

Chairman Alfonso E. Ortiz Jr.

ATTEST

Casandra Fresquez, City Clerk

**HOUSING DEPARTMENT-REVENUE COMPARISON
THRU FEBRUARY 29, 2016-67% OF YEAR LAPSED (8 of 12 months)
FISCAL YEAR 2016**

	A	B	C	D	E	G
	FY 2015	FY 2016	FY 2016	FY 2015	FY 2016	(E/B)
	BUDGET	BUDGET	YTD - BUDGET	YTD - ACTUAL	YTD - ACTUAL	% REV
DWELLING RENT	390,000	390,000	227,500	406,726	352,448	90%
OPERATING SUBSIDY	624,600	660,000	385,000	631,260	394,104	60%
HOUSING-OTHER INCOME	8,300	9,800	5,717	8,013	4,734	48%
TRANSFERS IN (CFP FUNDS)	263,009	214,535	125,145	62,855	211,199	98%
TOTAL	1,285,909	1,274,335	743,362	1,108,854	962,485	76%

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

**HOUSING DEPARTMENT- EXPENDITURE COMPARISON
THRU FEBRUARY 29, 2016-67% OF YEAR LAPSED (8 of 12 months)
FISCAL YEAR 2016**

	A	B	C	D	E	F	H
	FY 2015	FY 2016	FY 2016	FY 2015	FY 2016	FY 2016	(E/B)
	BUDGET	BUDGET	YTD - BUDGET	ACTUAL	YTD - ACTUAL	AVAIL. BAL.	% BDGT
EMPLOYEE EXP.	666,676	660,702	385,410	533,316	452,854	207,848	69%
OPERATING EXP.	619,233	695,712	405,832	418,040	359,324	336,388	52%
TOTAL	1,285,909	1,356,414	791,242	951,356	812,178	544,236	60%

CITY COUNCIL MEETING AGENDA REQUEST

DATE: 3/4/16

DEPT: HOUSING

MEETING DATE: 3/16/2016

ITEM/TOPIC: Resolution #16-11 to approve and adopt the Housing Authority's 2016 Annual Plan

ACTION REQUESTED OF COUNCIL: Approval/Disapproval of Resolution #16-11

BACKGROUND/RATIONALE: The US Department of Housing And Urban Development (HUD) require Housing Authority's to develop an Annual plan in order to receive funds and to ensure a plan is in place for future improvements to the Housing Authority.

STAFF RECOMMENDATION: Approve Resolution #16-11

COMMITTEE RECOMMENDATION: Discussed at HAC on February 24, 2016.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY MANAGER'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.


SUBMITTER'S SIGNATURE

REVIEWED AND APPROVED BY:


ALFONSO E. ORTIZ, JR.
MAYOR

ANN MARIE GALLEGOS
FINANCE DIRECTOR
(PROCUREMENT)


ELMER J. MARTINEZ
CITY MANAGER

PURCHASING AGENT
(FOR BID/RFP AWARD)

DAVE ROMERO
CITY ATTORNEY
(ALL CONTRACTS MUST BE
REVIEWED)

**STATE OF NEW MEXICO
CITY OF LAS VEGAS HOUSING AUTHORITY
RESOLUTION NO. 16-11**

**A RESOLUTION APPROVING AND ADOPTING THE LAS VEGAS
PUBLIC HOUSING AUTHORITY'S (PHA) 2016 ANNUAL PLAN.**

WHEREAS, it has been deemed necessary by the U.S. Department of Housing And Urban Development (HUD) to establish a new PHA Plan (Annual Plan for 2016) ; and

WHEREAS, the PHA Plan has been set out in Title VI of the Civil Rights Act and is required in accordance with a revised act dated 7/88 ; and

WHEREAS, the PHA produced this plan in accordance with the HUD outlined procedures and conducted Public Input and Resident Advisory Board meetings as required; and

WHEREAS, the Las Vegas Housing Authority Board of Commissioners, having reviewed this plan, believe that it is consistent with Federal Regulations and in the best interest of the Department, do hereby approve the PHA Plans as follows:

- 2016 Annual Plan

NOW, THEREFORE, BE IT RESOLVED, by the Las Vegas Housing Authority Board of Commissioners accepts and approves the Annual Plan.

PASSED, APPROVED AND ADOPTED this _____ day of March, 2016.

Signed:

ATTEST:

Mayor Alfonso E. Ortiz, Jr.

Casandra Fresquez, City Clerk

APPROVED AS TO LEGAL SUFFICIENCY ONLY:

Dave Romero, City Attorney

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: <u>City of Las Vegas Housing Authority</u> PHA Code: <u>NM007</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2016</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>267</u> Number of HCV units: _____
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3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">MISSION STATEMENT</p> <p>The City of Las Vegas Housing Authority provides safe, adequate, and affordable housing to low-income families, in an environment that fosters cultural preservation, self-sufficiency and community pride.</p>
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5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p>The City of Las Vegas Public Housing Authority will focus on three major areas: Housing Management, CFP Grant Program and Maintenance.</p> <p>The Housing met the goals in the previous five years by being successful in rent collection, maintaining the vacancy rate and the management standards. The CFP programs have been obligated and expended in a timely manner. In addition, the maintenance staff continues to be aggressive with work orders and made quick turnarounds in vacant units.</p> <p>The LVHA will work toward creating a smoke free Housing Authority.</p>
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6.0	PHA Plan Update (a) Violence Against Women Act (VAWA). <ul style="list-style-type: none"> • The City of Las Vegas Housing Authority offers a "Victims of Domestic Violence" preference on the waiting list as described in Section 4-III.B of the ACOP. The City of Las Vegas Housing Authority must verify that the family qualifies for the preference with supporting documentation from an Agency recognized as a legitimate/legal organization as described in Section 4-III.B of the ACOP. (b) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> • CFP 2012 to Cover A/E Services for 7 Unit Remodel • CFP 2013 to Cover A/E Services for Window Projects (c) Identify the specific location(s) where the public may obtain copies of the Affordable Housing Plan, 5-Year and Annual PHA Plan: For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <ul style="list-style-type: none"> • City Web page: www.lasvegasnm.gov/ (under "Departments" and then "Las Vegas Housing Authority") • Housing Authority Administrative Office
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7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>The Housing Authority discontinued the Homeownership Program and utilized accumulated Replacement Housing Factor funds to complete a 12 unit remodel of boarded up units in the Yucca/Cholla/Sandoval area. The remaining boarded up units will be addressed one by one with funds available to the Housing Authority to remodel and bring back to the rent roll. There are 5 boarded up units that are beyond repair and the Housing Authority will be going through a DeMinimis Process to eliminate those units. 24 CFR 970 allows the lesser of five units or 5% of units that are beyond repair to be demolished every five years. (2413&2415 Yucca, 2410&2412 Yucca, 302 Sandoval) This process should be completed within the 2016 calendar year.</i>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.1, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Source: Tables AaA. A108. A12. A9k A9B. A9C, ASB. ASC. All Source of Information: U.S. Census Data: the Comprehensive Housing Affordability Strategy (CHAS) data set</p> <p>The North Central region comprises Rio Arriba, Taos, Colfax, Mora, San Miguel, Santa Fe, and Los Alamos Counties. It includes the communities of Taos, Espanola, Los Alamos, Santa Fe and Las Vegas. The region includes 14.7 percent of the State's population. This region can be characterized as a high cost region. This region also has a significant cost burden among both renters and owners. Upward pressure on housing prices in Santa Fe, Taos and Rio Arriba Counties means that affordability is the greatest housing problem. The priority housing needs in this region are for special needs populations, especially the mentally ill, homeless families, the elderly, and people with HIV/AIDS. There is also a priority need for deep subsidies for both renters and homeownership/ homebuyers. This includes flexible financing and new development.</p> <p>Counties are considered high-needs if they satisfy at least three of the following criteria:</p> <ul style="list-style-type: none"> • More than 6 percent of housing units are overcrowded; • More than 20 percent of housing units are mobile/manufactured homes; • More than 20 percent of its population living in poverty, or • More than 50 percent of the county's population earning less than \$20,000 is cost burden. <p>Luna, McKinley, More, Dona Ana, Hidalgo, Chaves, San Juan, Rio Arriba, Socorro, Otero, Roosevelt, San Miguel, Taos, and Valencia Counties satisfy at least three of the four criteria. Source of Information: State of NM Consolidated Plan (2006-2010) (MFA).</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Housing Authority ended the Homeownership program and plans to renovate all designated homeownership units to add to the rent roll.</p> <p>The Housing Authority will continue its efforts to implement the "Affordable Housing Plan" recommended strategies, specifically establish "Partnerships" within our community, create capacity through local lenders to provide loan products, create opportunity for private sector housing development and create a system of incentives for builders to create reasonably-priced homes.</p> <p>The Housing Authority will continue its efforts with development plans to replace/renovate public housing units by engaging the private and nonprofit building sectors in a collaborative development scenario(s).</p> <p>The City of Las Vegas Housing Authority is planning to explore options for the Macario Gonzales Property. The Housing Authority has adopted an "Affordable Housing Plan" and that plan identifies the needs of the community related to housing. Within that plan, Macario Gonzales Property is identified as an area that could be developed to provide affordable housing. There is also a "New Mexico Consolidated Plan" provided by Mortgage Finance Authority (MFA) that is known as the "Consolidated Plan for Housing and Community Development." It is intended to comprehensively fulfill three basic goals of providing decent housing, expanding economic opportunities and providing a suitable living environment. Those are all goals that we have for our Las Vegas community and utilizing the Macario Gonzales Property to accomplish those goals is the Housing Authority's intention. The Housing Authority plans to hold public input and Charett meetings to discuss the community's ideas for the site.</p>
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <ul style="list-style-type: none"> • The City of Las Vegas Housing Authority focused on three major areas: Housing Management, CFP Grant Program and Maintenance. The Housing met the goals in the previous five years by being successful in rent collection, maintaining the vacancy rate and management standards. The CFP programs have been obligated and expended in a timely manner. In addition, the maintenance staff continues to be aggressive with work orders and provide additional assistance to reduce the amount of vacant units. The high vacancy rate under PHAS is a result of the homeowner units being counted against our management assessment scores and is of concern. The units have been vacant for many years. They are boarded up and in disrepair. Plans are to bring them back to the rent roll using capital funds, capital outlay or other sources over a period of years. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> • Significant Amendment or Modification to the Annual Plan <ul style="list-style-type: none"> ○ The City of Las Vegas Housing Authority will consider the following definition to be significant deviations to the annual plan for the purposes of submitting a revised plan and meeting full public process requirements: <ul style="list-style-type: none"> • Changes to the City of Las Vegas Housing Authority overall mission. • Changes to the goals and objectives that affect services to program participants. <p>(An exception may be made for any of the above definitions that are adopted by the Housing Authority in response to changes in HUD regulatory requirements.)</p> <p>In FY2014 there was a significant amendment regarding the Flat Rent Rule ACOP 16.11.B.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form 50077- CR, Civil rights Certification</p> <p>(f) Form 50077-SL, <i>State and Local Certification of Consistency with Consolidated Plan</i></p> <p>(g) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p>
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EXHIBIT A

Below is a list of Agencies that provide activities, services and or programs to victims of domestic violence, dating violence, sexual assault, and/or stalking. Many of these agencies serve the Northern New Mexico Tri-County Area, which consists of San Miguel, Mora and Guadalupe County.

- **NM 4th Judicial District Attorney Victim's Assistance Unit**
Address: PO Box 2025/1800 New Mexico Avenue Las Vegas, NM 87701
Phone: (505) 425-6746 **Fax:** (505) 426-8949 **Toll Free-** 1-800-730-7919
E-mail- tmelton@da.state.nm.us
Services: Advocacy for victims of crime, notification of court hearings, attend hearings with victims, crime victim reparations, assistance for medical expenses & assistance for loss of wages for those who qualify, community outreach.
Contact: Alicia Duran (Victim Advocate NM 4th Judicial District Attorney Victim Assistance)
- **Tri-County Family Justice Center of Northern New Mexico**
Address: 2534 Ridgerunner Road Las Vegas N.M
Phone: 718-7300 **Toll Free:** 1-866-575-SAFE
Services:

Children's Counseling	Community
Outreach/Education Community Training	Housing assistance
Public Schools Education and Training	Life skills
District Attorney Assistance	NM Legal Aid
Assistance	Chaplaincy
Services	Law Enforcement Assistance
Specialty programs focused around women	Mentoring program
Human Services/Income Support Division Support	Advocacy
Individual/Group Domestic Violence/Abuse Counseling	Referral Services
Emergency Shelter; long/short term residence assistance	
- **Somos Familia (Counseling)**
Phone: (505) 425-8120 **Fax:** (505) 426-0190 **Toll Free-** 1-866-898-8021
Address: 1216 9th Street Las Vegas NM 87701
Services: Batters Intervention Program, Domestic violence restraining orders, legal aid referral, Crisis intervention, Counseling services-Family, Couples, and Multi Family Therapy, Drug and substance abuse services, Assessments & Evaluation, Tobacco and Alcohol Prevention- (2PAC) Tobacco use and Prevention Control-Alcohol use and prevention control, DWI Screening, Individual Therapy, Conflict Resolution & Mediation, Stress Management, Life Skills training, Substance Abuse Counseling and Parenting Classes. 4-7 months Substance Abuse Counseling.

- **Children's Protective Services—San Miguel/Mora**
Address: 2518 Ridge Runner Road, Las Vegas, NM 87701
Phone: (505) 425-9335 **Toll Free:** 1-800-797-3260
Description: Provides services mandated by state law on behalf of persons ages 0-18 years, including investigation of reports of abuse, neglect and/or exploitation; protective placement; family services; and legal services (filing for guardianship/conservator ship, juvenile justice services, foster and adoption program)
- **Ride to Pride Partnership Inc.**
Address: P.O Box 806 Las Vegas, NM 87701
Phone: (505) 454-9738 **Fax:** (505) 425-9285
Email: ridetopride@zianlink.com

Description: Helping children, families and communities to understand that they live in a world of unlimited possibilities. By providing a variety of services and equine assisted programs, Ride to Pride actively addresses substance and alcohol abuse, sexual abuse, child abuse and neglect, behavioral and emotional problems, and communication issues within families.

Services offered: Equine Assisted Psychotherapy- for individuals, groups, & families; Engages juvenile offenders and troubled, abused and neglected children; Life Skills; Educational Services- for special needs students; Clinical Counseling Services for individuals and families; School-based Day Treatment Services.

Referrals: Local Schools, Juvenile Probation and Parole Office, Child Protective Services, Private Referrals from individuals, families and caregivers, other Mental Health Agencies

Eligibility: Behavioral health problems or other self-esteem issues
- **NM Behavioral Health Institute—Community Based Services**
24 Hour Crisis Hotline (505) 425-1048
Address: 700 Friedman Ave. Las Vegas, NM 87701
Phone: (505) 454-5100
Services: Will see walk in clients for crisis services, otherwise an intake can be done by phone or in the office and a follow-up appointment will be set.
Sexual Assault Services provides a comprehensive array of counseling and advocacy services to survivors of sexual assault.

- **Domestic Violence Advocacy Program**
Address: 903 University Ave. in Purchasing Building, NMHU Campus
Phone: (505)454-3445
Contact Person: Kimberly Blea
Services: This program provides a network of collaborative services and support to NMHU students who are victims/survivors of domestic violence, dating violence, sexual assault and stalking. Services include counseling, advocacy, and connection with community service providers

- **SANE (Sexual Assault Nurses Examiners Program)**
Address: 318 Moreno Street
Phone: (505)425-7504
Contact Person: Sgt. Pamela Sandoval
Services: Facilitates victims of domestic violence, and sexual assaults to necessary resources.

- **Kids Counseling Inc.**
Address: 2528 Ridge Runner Road
Phone: (505)425-2622
Services: Counseling Services for: Abuse and Neglect Issues, Juvenile Justice Issues, Adolescent Mental Health, Trauma, Complex Trauma, ADHD, ADD, Physical and Sexual Abuse, Depression and Anxiety, Domestic Violence, Post Traumatic Stress, Stress and Anger Management, Self-Esteem Issues, Grieving and Bereavement, Parent Child Relationship Problems, Behavior Problems, Relationship Issues, and Divorce Issues.

Also The City of Las Vegas Housing Authority in Conjunction with these programs offers a "Victims of Domestic Violence" preference on the waiting list as described in Section 4-III.B of the ACOP. The City of Las Vegas Housing Authority must verify that the family qualifies for the preference with supporting documentation from an Agency recognized as a legitimate/legal organization as described in Section 4-III.B of the ACOP.

Attached are the forms given to our tenants regarding Domestic Violence as well as the notification of Rights and Obligations of our tenants referencing the Violence Against Women Act.

DOMESTIC VIOLENCE FORM

Tenant _____ Unit No. _____

Address: _____

1. The Tenant acknowledges that he/she understand that the City of Las Vegas Housing Authority takes Domestic Violence seriously and will not allow it in the HUD housing programs.
2. The Tenant agrees that the Tenant shall not permit a violent person to live in the unit without the Executive Director written approval.
3. The Tenant understands that if the violent person lives in the unit without the Executive Director written approval, the Housing Authority may terminate the lease.

Tenant's Signature _____ Date _____

HA Staff Signature _____ Date _____

**NOTIFICATION OF RIGHTS AND OBLIGATIONS
VIOLENCE AGAINST WOMEN ACT**

To: _____

From: City of Las Vegas Housing Authority

In January 2006, President Bush signed a law known as the Violence Against Women and Department of Justice Reauthorization Act of 2005. Portions of this law create new protections for victims of domestic violence, dating violence and stalking who are residents in public housing or who are assisted with section 8 rental assistance.

The following is a brief summary of the principal provisions of the new law, which is known as "VAWA". Additional details are set forth in the housing authority VAWA policy delivered with this notice.

You should know that:

1. **Admissions:** That an applicant is or has been the victim of domestic violence, dating violence, or stalking (see LVHA's VAWA Policy for definitions of these terms) is not an appropriate basis on which to deny program assistance or for denial of admission if the applicant otherwise qualifies for assistance or admission.

2. **Lease terms:**

- **An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of that violence.**
- **Additionally, your tenancy, assistance or occupancy rights will not be terminated as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of your household, a guest or another person under your control, and you or an immediate family member is the victim.**

You should also know that there are some limitations to these protections:

- **Your tenancy and/or assistance *may be* terminated if the housing authority can demonstrate "an actual and imminent threat" to other tenants or to persons employed at or providing services to the development.**
- **So long as the housing authority does not apply a more demanding standard to you than to other tenants, your tenancy and/or assistance *may be* terminated for lease violations that are not based on an incident or incidents**

of domestic violence, dating violence or stalking for which VAWA provides protections.

- If you claim protection under VAWA against termination of your tenancy or assistance, the owner, manager, or housing authority may require you to deliver a certification concerning the incident or incidents that you believe raises the VAWA protections. If you do not deliver this certification within the time allowed, you will lose your legal protections under VAWA.

3. **Certification:** There are three way to certify if the owner, manager or housing authority requests you to do so. The law allows you to fill out a HUD-approved form, which will be delivered to you by the housing authority, or you may provide a police report or court record, or you may have a professional person whom you consulted about the domestic violence, dating violence or stalking provide documentation as described more fully in the attached brochure. You must deliver the certification in one of these three ways within 14 business days after your receipt of the owner, manger or housing authority's request for certification.

4. **Confidentiality:** Information provided by you about an incident or incidents of domestic violence, dating violence or stalking involving you or a member of your household will be held by the owner, manager, or housing authority in confidence and not shared without your consent, except that this information may be disclosed in an eviction proceeding or otherwise as necessary to meet the requirements of law.

5. **Removal of/Termination of Assistance to Perpetrator of Physical Violence:** VAWA contains a new provision of federal law that allows the owner or manager to terminate the tenancy of and evict a tenant or other lawful occupant, and/or the housing authority to terminate assistance to a participant in the Section 8 program, who engages in criminal acts of physical violence against family members or others. This action may be taken against the individual alone, without evicting, terminating the tenancy of, removing, denying assistance to, or otherwise penalizing other household members.

6. **Portability/Moving to Another Location.** If you are otherwise in compliance with your lease and other the Section 8 requirements, and you must relocate in order to protect the health or safety of a person who was or is the victim of domestic violence, dating violence, or stalking you may move (port) to another location even though you are breaking your lease when doing so. However, the victim must have a reasonable belief that he or she is imminently threatened by harm from further violence if he or she remains in the present location.

**For additional information, please consult the attached [brochure/housing authority VAWA policy] or you may contact _____ at Tel. No. _____
E-mail _____.**

[Optional acknowledgment of receipt]

**I certify that I have received a copy of this Notification and the attached
[brochure/housing authority VAWA policy] this date.**

Print Name _____

Date: _____



Resident Advisory Board Meeting

Wednesday, February 10, 2016

4:00pm

City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701

Re: Annual Plan/CFP Budget

Name: Mike Baca Address: 2435 Sage Brush Phone: 1-505-310-8096

Please share your comments:

Could you try to cut those big trees
By John Lovato on the north side of the
house ALL so they can make
these people to move their junk car
And trucks they look pretty bad
on ~~the~~ ~~neighbor~~ ~~hood~~ Neighbor hood

Mike Baca
Signature



Resident Advisory Board Meeting

Wednesday, February 10, 2016

4:00pm

City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701

Re: Annual Plan/CFP Budget

Name: Marla Armijo Address: 2325 Calle Cordoba^{#8} Phone: (505) 484-9767

Please share your comments:

Good job

Marla M. Armijo
Signature



Resident Advisory Board Meeting

Wednesday, February 10, 2016

4:00pm

City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701

Re: Annual Plan/CFP Budget

Name: Lupe Torres Address: 2325 Calle Convento #1 Phone: 454-3869

Please share your comments:

great plans.

Lupe Torres
Signature



Resident Advisory Board Meeting

Wednesday, February 10, 2016

4:00pm

**City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701**

Re: Annual Plan/CFP Budget

Name: Antoinette Spodis Address: 2801 Zuni Phone: 505-803-4047

Please share your comments:

Great plans

Antoinette Spodis
Signature

1940's
Housing Blvd



Resident Advisory Board Meeting

Wednesday, February 10, 2016

4:00pm

City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701

Re: Annual Plan/CFP Budget

Name: Ruth B... Address: _____ Phone: _____

Please share your comments:

no comment

Ruth B...

Signature



Public Input/Resident Advisory Board Meeting

Thursday March 3, 2016

4:00pm

City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701

Re: 2016 Annual Plan/CFP Budget

Las Vegas

Name: *Joan Krohn* Address: *P.O. Box 567* Phone: *505-757-0715*

Please share your comments: *top "of the list (waiting list) sounds good for domestic violence victims.*

Joan Krohn

Signature



Public Input/Resident Advisory Board Meeting

Thursday March 3, 2016

4:00pm

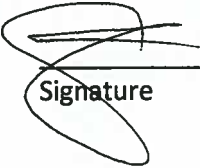
City of Las Vegas Housing Authority Conference Room
2400 Sagebrush Street, Las Vegas, NM 87701

Re: 2016 Annual Plan/CFP Budget

Name: Eric Paville Address: 4231 Box 2, Dem 8770 Phone: _____

Please share your comments:

Very Good Presentation, Very informative.



Signature

CITY COUNCIL MEETING AGENDA REQUEST

DATE: 3/4/16 DEPT: HOUSING MEETING DATE: 3/16/2016

ITEM/TOPIC: Resolution #16-12 to approve and adopt the PHA's 2016 Capital Fund Program (CFP) Budget.

ACTION REQUESTED OF COUNCIL: Approval/Disapproval of Resolution #16-12

BACKGROUND/RATIONALE: The US Department of Housing And Urban Development (HUD) require Housing Authority's to develop a Capital Fund Program Budget in order to receive funds for future improvements to the Housing Authority.

STAFF RECOMMENDATION: Approve Resolution #16-12

COMMITTEE RECOMMENDATION: Discussed at HAC on February 24, 2016.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY MANAGER'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.


SUBMITTER'S SIGNATURE

REVIEWED AND APPROVED BY:


ALFONSO E. ORTIZ, JR.
MAYOR


ELMER J. MARTINEZ
CITY MANAGER

ANN MARIE GALLEGOS
FINANCE DIRECTOR
(PROCUREMENT)

PURCHASING AGENT
(FOR BID/RFP AWARD)

DAVE ROMERO
CITY ATTORNEY
(ALL CONTRACTS MUST BE
REVIEWED)

**STATE OF NEW MEXICO
CITY OF LAS VEGAS HOUSING AUTHORITY
RESOLUTION NO. 16-12**

**A RESOLUTION APPROVING AND ADOPTING THE LAS VEGAS
HOUSING AUTHORITY'S 2016 CAPITAL FUND PROGRAM (CFP)
BUDGET.**

WHEREAS, it has been deemed necessary by the U.S. Department of Housing And Urban Development (HUD) to establish a 2016 CFP Budget; and

WHEREAS, the 2016 CFP Budget is in compliance with the previously HUD approved 5-Year Action Plan ; and

WHEREAS, the PHA produced this plan in accordance with the HUD outlined procedures and conducted Public Input and Resident Advisory Board meetings as required; and

WHEREAS, the Las Vegas Housing Authority Board of Commissioners, having reviewed this budget, believe that it is consistent with Federal Regulations and in the best interest of the Department, do hereby approve the CFP Budget as follows:

- 2016 CFP Budget

NOW, THEREFORE, BE IT RESOLVED, by the Las Vegas Housing Authority Board of Commissioners accepts and approves the 2016 CFP Budget.

PASSED, APPROVED AND ADOPTED this _____ day of March, 2016.

Signed:

ATTEST:

Mayor Alfonso E. Ortiz, Jr.

Casandra Fresquez, City Clerk

APPROVED AS TO LEGAL SUFFICIENCY ONLY:

Dave Romero, City Attorney

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant 2016	
PHA Name: City of Las Vegas		Capital Fund Program Grant No: NM02P00750116		FFY of Grant Approval:	
Housing Authority		Replacement Housing Factor Grant No:			
		Date of CFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Period Ending:	Revised Annual Statement (revision no: <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Total Estimated Cost Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		66,510.00			
3	1408 Management Improvements		12,500.00			
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit		8,000.00			
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement		30,000.00			
10	1460 Dwelling Structures		183,440.00			
11	1465.1 Dwelling Equipment—Nonexpendable		18,000.00			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		14,100.00			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: City of Las Vegas Housing Authority	Grant Type and Number Capital Fund Program Grant No: NM02P00750116 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval:
---	--	--

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	332,550.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: City of Las Vegas Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: NM02P00750116
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2016

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406						
HA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	Training Employee training NAHRO Housing Summit Advertising Costs		9 4 2 5	4,240.00 4,952.00 3,058.00 250.00				
HA WIDE	AUDIT	1411		8,000				
HA WIDE	SITE IMPROVEMENTS	1450		30,000.00				
HA WIDE	• Sidewalks		5,000sq ft	30,000.00				
HA WIDE	DWELLING STRUCTURES	1460		183,440.00				
	• Furnace Installation and material • Wall heaters • Cabinets • Remove and replace bathtubs • Asbestos Removal (HA wide) • Electrical Work (IE Dryer hook ups) • Exterior Painting and Stucco		15 6 5 sets 6 sets 5 42 Units	40,125.00 4,050.00 15,000.00 7,650.00 60,000.00 2,500.00 54,115.00				
HA WIDE	DWELLING EQUIPMENT	1465		18,000.00				
	• Stoves • Refrigerator		20 20	8,000.00 10,000.00				

HA WIDE	Non- DWELLING EQUIPMENT	1475		14,100.00				
	<ul style="list-style-type: none"> • Office Computers • Office Desks • Tools (Maintenance) 		3	4,000.00				
			3	2,000.00				
				8,100.00				
TOTAL				332,550.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program
PHA Name: City of Las Vegas Housing Authority

Federal FFY of Grant: 2016

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1 Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.