



CITY OF LAS VEGAS

1700 N. GRAND AVE. • LAS VEGAS, NEW MEXICO 87701-4731 • 505-454-1401 • FAX: 505-425-7335

ALFONSO E. ORTIZ, JR.
Mayor

**CITY OF LAS VEGAS
PUBLIC HOUSING AUTHORITY BOARD MEETING AGENDA
SEPTEMBER 17, 2014 – 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 Meeting on August 20, 2014.

VII. PUBLIC INPUT **(not to exceed 3 minutes per person)

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

Pamela Marrujo, Housing Director Resolutions #13-41 and #13-42 are not consistent with the current use of the RHFF grants that HUD has approved. HUD has

agreed to the current uses of 7 RHFF grants (2008-2014) for use on Remodel Projects. Staff has discussed developing a plan for the remaining 3 grants (2015-2017) with HUD officials that will be brought to the Commission in the future.

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

Pamela Marrujo, Housing Director The City of Las Vegas Housing Authority is required to update the Flat Rent Schedule based off the Fair Market Rent (FMR) for San Miguel County.

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 WEDNESDAY AUGUST 20, 2014 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

CHAIRMAN: Alfonso E. Ortiz, Jr.

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

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

Chairman Ortiz Jr. asked for a moment of silence to acknowledge life and how precious it is, and to reflect on the good things we have going for us.

Chairman Ortiz Jr. wanted it noted for the record that Commissioner Joey Herrera was absent because his child was sick, and Commissioner Tonita Gurule-Giron had informed him that she had a family emergency to tend to and she would be present for the second meeting.

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	Absent
Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Absent

Commissioner Ember Davis	Yes
Commissioner David Romero	Yes

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

APPROVAL OF MINUTES

Housing Director Marrujo advised that there was one change to the Minutes on a paragraph to revise, Finance Director Marrujo, to say Housing Director Marrujo.

Commissioner Ember Davis made a motion to approve the minutes of July 16, 2014 with the recommended changes. Commissioner David Romero 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 David Romero	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	Absent

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

PUBLIC INPUT

None at this time

PRESENTATION

Finance Director Gallegos presented the Housing Department financial report. The Housing Department Revenue and Expenditures report presented is a very preliminary report since it is the first month of the budget year for 14-15. The Housing Department has collected 7% of revenue and has expended 5% of the budget.

HOUSING DIRECTORS MONTHLY REPORT

Housing Director Marrujo passed out information on a Commissioners Training that she had discussed previously. HUD is providing commissioner and tenant participation training on September 5th and 6th in Raton, New Mexico. It is beneficial to our Commissioners and tenants to attend this training hosted by Mandy Griego from the HUD office. Housing Director Marrujo advised that she emailed all the commissioners and asked them to please notify her if they wish to attend so she can register them.

Housing Director Marrujo advised the commission that the Housing Department has moved forward with the asbestos testing for the 7 Unit Remodel project. The architect is in the

process of designing the invitation for bid for the asbestos removal as well as the construction on the 7 units.

Housing Director Marrujo advised that there were a couple of resolutions brought to the Commission last September related to the Replacement Housing Factor Funds (RHFF). Next month Housing Director Marrujo will be bringing those resolutions back to the commission to repeal and rescind.

Questions and discussion took place regarding the resolutions passed in September and future plans for the RHFF.

Chairman Ortiz Jr. wanted it noted for the record that it was not ill planning on the City's part that the resolutions are changing. It is because what was anticipated did not materialize.

BUSINESS ITEMS

1. Approval/Disapproval of Resolution #14-49 Flat Rent Significant Amendment.

There have been some rule changes with the Department of Housing & Urban Development (HUD) to calculate Flat Rents at 80% of fair market rents. Because it is a significant amendment, the Housing Authority has to amend the annual plan. A public hearing and resident advisory board meeting was held on August 7, 2014.

Commissioner Vince Howell made a motion to approve resolution #14-49 Flat Rent Significant Amendment. Commissioner David Romero seconded the motion.

Resolution #14-49 was presented as follows.

CITY OF LAS VEGAS HOUSING AUTHORITY

RESOLUTION NO. 14-49

Resolution Approving Flat Rent Significant Amendment

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; and

WHEREAS, when a significant change occurs, an amendment needs to be made to the Annual Plan submitted by the City Housing Authority; and

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

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

PASSED, APPROVED AND ADOPTED this _____ day of August, 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 Ember Davis	Yes
Commissioner David Romero	Yes
Commissioner Vince Howell	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	Absent

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

2. Approval/Disapproval of Resolution #14-50 Amending the Admissions and Continued Occupancy Policy (ACOP), Flat Rent Section 16.11.B.

Housing Director Marrujo explained that the Housing Authority is required to amend the ACOP to reflect the changes to the Flat Rent Section 16.11.B.

Commissioner Vince Howell asked about the attendance of the Public Meetings and Resident Advisory Board (RAB). Housing Director Marrujo stated that we have had only a few individuals attend the meetings. However, residents have been notified over the last couple of months of the proposed changes through the newspaper, monthly newsletter and in person.

Commissioner Vince Howell made a motion to approve resolution #14-50 Amending the Admissions and Continued Occupancy Policy (ACOP), Flat Rent Section 16.11.B. Commissioner David Romero seconded the motion.

Resolution #14-50 was presented as follows.

CITY OF LAS VEGAS HOUSING AUTHORITY

RESOLUTION NO. 14-50

Resolution Amending Admissions and Continued Occupancy Policy (ACOP) Flat Rent Section 16-II.B

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; and

WHEREAS, when a significant change occurs, an amendment needs to be made to the Admissions and Continued Occupancy Policy (ACOP); and

WHEREAS, The City of Las Vegas Housing Authority Board of Commissioners has reviewed the ACOP- Flat Rent Section 16-II.B attached with revisions; and

NOW, THEREFORE, BE IT RESOLVED, the City of Las Vegas Housing Authority Board of Commissioners accepts and approves this resolution and the attached revised ACOP Flat Rent Section 16-II.B.

PASSED, APPROVED AND ADOPTED this _____ day of August, 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 David Romero

Yes

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

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

Chairman Ortiz Jr. stated he would like to change the Housing Board meeting time to 5:00pm in order to have sufficient time to fully discuss all the items.

3. Approval/Disapproval of Replacement Housing Factor Funds (RHFF) Budgets.

Housing Director Marrujo explained that the Housing Authority developed budgets for 2011, 2012, 2013 and 2014. These budgets will be allocated to do the 9 Unit Remodel Project. This is going to be a 9 Unit Remodel project will deductive alternative for a 9, 7, and 5 unit contracts. The Replacement Housing Factor Funds (RHFF) has an obligation deadline of October 29, 2014. The Housing Authority wants to ensure that all the funds are obligated by the deadline to avoid losing any of the funding.

Commissioner Vince Howell had questions regarding the amounts of the RHFF. Housing Director Marrujo informed him of the amounts.

Commissioner Ember Davis made a motion to approve the Replacement Housing Factor Funds (RHFF) Budgets. Commissioner David Romero 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 David Romero	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	Absent

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

Chairman Ortiz Jr. asked Housing Director Marrujo for a timeline to have the units placed back on the rent roll. She stated that the Architectural firm selected will be able to give us a timeline once they start, but she expects it to be less than a year.

4. Approval/Disapproval of Resolution #14-52 Utility Allowance Schedule.

The Housing Authority is required to renew the Utility Allowances on an annual basis. Housing Director Marrujo explained that the last schedule was adopted in April 2013. This year the calculations were based off a 12 month consumption period, which resulted in a decrease in the utility allowance.

Commissioner Howell asked for an explanation of the utility allowance schedule. Housing Director Marrujo explained the utility allowance schedule.

Chairman Alfonso Ortiz Jr. asked about the possibility of having the utility allowance sent directly to the utility department to ensure it is used for the purpose it is intended. Housing Director Marrujo stated she will be speaking to HUD for guidance on that question.

Commissioner Howell asked if the tenants are informed on their lease that there is an annual adjustment to the utility allowance. Housing Director Marrujo stated that the lease does inform the residents.

Commissioner Vince Howell made a motion to approve Resolution #14-52 Utility Allowance Schedule. Commissioner David Romero seconded the motion.

Resolution #14-52 was presented as follows.

CITY OF LAS VEGAS HOUSING AUTHORITY

RESOLUTION NO. 14-52

Resolution Approving Utility Allowance Schedule

WHEREAS, the Housing Authority is relied upon for the annual review and establishment of utility allowances for tenant paid utilities; and

WHEREAS, the Housing Authority has adopted a statement of policies governing admission to and continued occupancy (ACOP) of its federally aided low rent public housing units; and

WHEREAS, the Authority is required to review the schedules for tenant paid utilities set forth in the aforementioned policy documents on an annual basis and update them if necessary; and

WHEREAS, The Housing Authority's Utility Allowance Schedule will be used in the operation of affordable rental housing programs/units within its jurisdiction, a copy of which is attached hereto; and

NOW, THEREFORE, BE IT RESOLVED, the City of Las Vegas Housing Board of Commissioners accepts and approves this resolution and the attached schedule:

PASSED, APPROVED AND ADOPTED this _____ day of August, 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 Ember Davis	Yes
Commissioner David Romero	Yes
Commissioner Vince Howell	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	Absent

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

5. Approval/Disapproval to Award RFQ 2015-01 for A/E Services and enter into contract for the Housing Window Replacement Project.

The Housing Authority received qualifications from 5 different firms. Packets were opened on Monday August 11, 2014. The firms were rated and ranked. The Housing Authority is requesting to enter into contract with Lowry Consultants for A/E Services for the window project.

Commissioner Howell asked how the firms were rated and ranked. Housing Director Marrujo discussed the items the firms were ranked on.

Commissioner Ember Davis made a motion to approve to Award RFQ 2015-01 for A/E Serviced and enter into contract for the Housing Window Replacement Project. 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 Ember Davis	Yes
Commissioner Vince Howell	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	Absent

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

6. Approval/Disapproval to Award RFQ 2015-02 for A/E Services and enter into contract for the 9 Unit RHFF (Replacement Housing Factor Fund) Remodel Project.

Housing Director Marrujo stated that 6 firms submitted qualifications for the 9 unit remodel project with deductive alternatives for 9, 7 and 5 unit contracts. The 6 firms were rated and ranked. The Housing Authority is recommending Conron & Woods Architectural Firm to be awarded the RFQ and enter into contract negotiations with them.

Chairman Ortiz Jr. asked how many evaluators were included. Housing Director Marrujo stated there were 3.

Commissioner Vince Howell made a motion to approve to Award RFQ 2015-02 for A/E Services and enter into contract for the 9 Unit RHFF (Replacement Housing Factor Fund) Remodel Project. Commissioner David Romero 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 David Romero	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	Absent

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

COMMISSIONERS REPORT

Commissioner Howell commented that he hopes the residents are well informed by letting them know we are attempting to make them as comfortable as possible and especially with all the equipment they need. Commissioner Howell stated that as long as we are informing the tenants and they are able to communicate their concerns to us, that's a good thing. He stated that in the Housing Advisory Board meetings, the Housing Authority explains everything very well.

Commissioner Vince Howell commended Housing Director Marrujo, stating that she has taken over her position very well and thanked her.

Commissioner David Romero asked about the weeds all around Housing. Housing Director Marrujo stated that the Housing Authority is really trying to address the weed problem. The Parks Department has helped by cutting weeds in the Macario Gonzales property. The Housing staff is trying to balance the weed control as well as unit turn around and work orders.

Chairman Ortiz Jr. stated that as Commissioner Howell said, we want to make sure to keep tenants informed, but we also want to remind them to be patient because there are so many things to be done. We are addressing as many issues as we can. If we don't have the resources it takes time, but we will get to it.

Commissioner Howell asked if there is enough staff in the Housing Department. Housing Director Marrujo informed him that the Housing Authority is in the process of interviews for a Maintenance position that has been vacant for the last couple of months.

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 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 Ember Davis	Yes
Commissioner Joey Herrera	Absent
Commissioner Tonita Gurule-Giron	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 AUGUST 31, 2014-17% OF YEAR LAPSED (2 of 12 months)
FISCAL YEAR 2015**

	A	B	C	D	E	F	G
	FY 2014	FY 2015	FY 2015	FY 2014	FY 2015	(E/C)	(E/B)
	BUDGET	BUDGET	YTD - BUDGET	YTD - ACTUAL	YTD - ACTUAL	%	% REV
DWELLING RENT	378,000	390,000	65,000	406,726	62,222	96%	16%
OPERATING SUBSIDY	757,254	594,600	99,100	631,260	101,871	103%	17%
HOUSING-OTHER INCOME	59,522	8,300	1,383	8,013	272	20%	3%
TRANSFERS IN (CFP FUNDS)	63,431	63,009	10,502	62,855	0	0%	0%
TOTAL	1,258,207	1,055,909	175,985	1,108,854	164,365	93%	16%

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

**HOUSING DEPARTMENT- EXPENDITURE COMPARISON
THRU AUGUST 31, 2014-17% OF YEAR LAPSED (2 of 12 months)**

	A	B	C	D	E	F	G	H
	FY 2014	FY 2015	FY 2015	FY 2014	FY 2015	FY 2015	(E/C)	(E/B)
	BUDGET	BUDGET	YTD - BUDGET	ACTUAL	YTD - ACTUAL	AVAIL. BAL.	%	%
							YTD - BDGT	BDGT
EMPLOYEE EXP.	631,054	666,676	111,113	533,316	108,881	557,795	98%	16%
OPERATING EXP.	540,881	389,233	64,872	418,040	46,496	342,737	72%	12%
TOTAL	1,171,935	1,055,909	175,985	951,356	155,377	900,532	88%	15%

CITY COUNCIL MEETING AGENDA REQUEST

DATE: 9/4/2014

DEPT: Housing

MEETING DATE: 9/17/2014

ITEM/TOPIC: Rescind Resolutions #13-41 (Accumulation of 2nd increment of RHFF Grants) and #13-42 (Accumulation of 1st increment of RHFF Grants)

ACTION REQUESTED OF COUNCIL: Approval/Disapproval of Rescinding Resolution #13-41 and #13-42 regarding Replacement Housing Factor Funds (RHFF) Grants.

BACKGROUND/RATIONALE: Resolutions #13-41 and #13-42 are not consistent with the current use of the RHFF grants that HUD has approved. HUD has agreed to the current uses of 7 RHFF grants (2008-2014) for use on Remodel Projects. Staff has discussed developing a plan for the remaining 3 grants (2015-2017) with HUD officials that will be brought to the Commission in the future.


STAFF RECOMMENDATION: Rescind Resolution #13-41 and #13-42

COMMITTEE RECOMMENDATION: This was discussed at the Housing Advisory Meeting on August 27, 2014.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY MANAGER'S OFFICE NO LATER THAN 10:00 A.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
ACTING CITY MANAGER

ANN MARIE GALLEGOS
FINANCE DIRECTOR

PURCHASING AGENT
(FOR BID AWARD ONLY)

DAVE ROMERO
CITY ATTORNEY

Approved as to Legal Sufficiency Only

(If Box is Initialed by City Mngr., Review and Sign)

RESOLUTION NUMBER 13-41

A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS NEW MEXICO TO APPROVE THE ACCUMULATION OF FIVE YEARS OF SECOND INCREMENT REPLACEMENT HOUSING FACTOR (RHF) PLAN AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE REPLACEMENT OF 80 PUBLIC HOUSING UNITS IN THE MARCARIO GONZALES DEVELOPMENT AREA.

WHEREAS, The City of Las Vegas Housing Authority would like to accumulate five years of second increment Replacement Housing Factor (RHF) grants, totaling approximately \$482,590 to develop replacement housing units for 80 public housing units that were demolished. These units will be built in existing public housing developments.

The subject grants are:

NM02R007501-13: \$96,518.00
NM02R007501-14: \$96,518.00 (estimated)
NM02R007501-15: \$96,518.00 (estimated)
NM02R007501-16: \$96,518.00 (estimated)
NM02R007501-17: \$96,518.00 (estimated)

WHEREAS, City of Las Vegas Housing Authority developed a housing plan. This plan is in full compliance with the State of New Mexico Affordable Housing Act and the New Mexico Mortgage Finance Authority (MFA) has reviewed and approved the form and terms of the plan. The plan identifies community-wide housing needs and provides rationale for the city's housing strategies.

WHEREAS, The City of Las Vegas Housing Authority understands from the information posted on the Capital Fund webpage that the obligation end date for these funds will be 10/29/2017. The PHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and acknowledges that the RHF funds are subject to section 9(j) of the Act and 24 CFR 905.120 regarding timely obligation and disbursement deadlines.

WHEREAS, The City of Las Vegas Housing Authority understands that it must revised its RHF Plan if any factor that affects the funding causes the RHF funding to end earlier than anticipated. If the RHF funds end earlier than expected, the obligations end date will be affected because not as many years of funding will be accumulated.

NOW, THEREFORE, BE IT RESOLVED by the City of Las Vegas Housing Authority Board that the RHF Plan is hereby approved and the Executive Director may proceed on behalf of the PHA.

PASSED, APPROVED AND ADOPTED ON THIS 18th day of September, 2013.

SIGNED:


Chairman Alfonso E. Ortiz, Jr.

ATTEST:


Casandra Fresquez, City Clerk

APPROVED AS TO LEGAL SUFFICIENCY ONLY


Dave Romero, City Attorney

RESOLUTION NUMBER 13-42

A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS NEW MEXICO TO APPROVE THE USE OF ACCUMULATION OF FIVE YEARS OF FIRST INCREMENT REPLACEMENT HOUSING FACTOR FUNDS (RHF) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A CHANGE TO THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE REMODEL OF THIRTY-NINE PUBLIC HOUSING UNITS AND RETURN THEM TO THE RENT ROLL.

WHEREAS, The City of Las Vegas Housing Authority has accumulated five years of first increment Replacement Housing Factor Funds (RHF), totaling \$600,951.00 to develop replacement housing units for 80 public housing units that were demolished. The City of Las Vegas desires to remodel thirty-nine units and return them to the rent roll

WHEREAS, City of Las Vegas Housing Authority developed a housing plan. This plan is in full compliance with the State of New Mexico Affordable Housing Act and the New Mexico Mortgage Finance Authority (MFA) has reviewed and approved the form and terms of the plan. The plan identifies community-wide housing needs and provides rationale for the city's housing strategies.

WHEREAS, The City of Las Vegas Housing Authority understands from the information posted on the Capital Fund webpage that the obligation end date for these funds will be 10/29/2014. The PHA acknowledges that the RHF funds are subject to section 9(j) of the Act and 24 CFR 905.120 regarding timely obligation and disbursement deadlines.

WHEREAS, The City of Las Vegas Housing Authority understands that it must revised its RHF Plan if any factor that affects the funding causes the RHF funding to end earlier than anticipated. If the RHF funds end earlier than expected, the obligations end date will be affected because not as many years of funding will be accumulated.

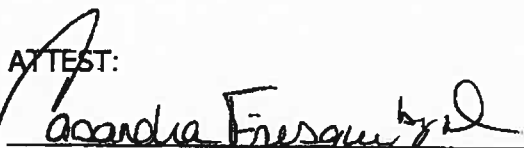
NOW, THEREFORE, BE IT RESOLVED by the City of Las Vegas Housing Authority Board that the RHF Plan is hereby approved and the Executive Director may proceed on behalf of the PHA.

PASSED, APPROVED AND ADOPTED ON THIS 18th day of September, 2013.

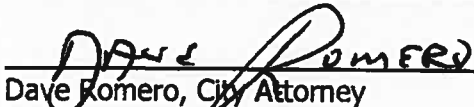
SIGNED

Chairman, Alfonso E. Ortiz, Jr.

ATTEST:


Casandra Fresquez, City Clerk

APPROVED AS TO LEGAL SUFFICIENCY ONLY


Dave Romero, City Attorney

CITY COUNCIL MEETING AGENDA REQUEST

DATE: 9/4/2014

DEPT: Housing

MEETING DATE: 9/17/2014

ITEM/TOPIC: Resolution #14-53 Flat Rent Schedule.

ACTION REQUESTED OF COUNCIL: Approval/Disapproval of Resolution #14-53 Flat Rent Schedule.

BACKGROUND/RATIONALE: The City of Las Vegas Housing Authority is required to update the flat rent schedule based off the Fair Market Rent (FMR) for San Miguel County.

STAFF RECOMMENDATION: Approval of Resolution #14-53 Flat Rent Schedule.

COMMITTEE RECOMMENDATION: This was discussed at the Housing Advisory Meeting on August 27, 2014.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY MANAGER'S OFFICE NO LATER THAN 10:00 A.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
ACTING CITY MANAGER

ANN MARIE GALLEGOS
FINANCE DIRECTOR

PURCHASING AGENT
(FOR BID AWARD ONLY)

DAVE ROMERO
CITY ATTORNEY

Approved as to Legal Sufficiency Only

(If Box is Initialed by City Mngr., Review and Sign)

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

Flat Rent Schedule FY 2015

Effective 10/31/2014

NM 7-1, 7-4 & 7-6 (Delgado, Church, Sagebrush)

Bedroom Size	Flat Rent	(-) Less Utility Cost*	New Rent
0-BDR	\$ 351	\$ 22	\$ 329
1-BDR	\$ 434	\$ 29	\$ 405
2-BDR	\$ 527	\$ 40	\$ 487
3-BDR	\$ 696	\$ 48	\$ 648
4-BDR	\$ 722	\$ 53	\$ 669

NM 7-6 (Yucca, Cholla, Sandoval)

Bedroom Size	Flat Rent	(-) Less Utility Cost*	New Rent
1-BDR	\$ 434	\$ 72	\$ 362
2-BDR	\$ 527	\$ 84	\$ 443
3-BDR	\$ 696	\$ 93	\$ 603
4-BDR	\$ 722	\$ 109	\$ 613

NM 7-7 (Hannah-Calle Contenta, Calle Bonita/Vigil-Louden)

Bedroom Size	Flat Rent	(-) Less Utility Cost*	New Rent
1-BDR	\$ 434	\$ 97	\$ 337
2-BDR	\$ 527	\$ 112	\$ 415
3-BDR	\$ 696	\$ 124	\$ 572
4-BDR	\$ 722	\$ 147	\$ 575
5-BDR	\$ 830	\$ 195	\$ 635

Proposed New Flat Rent

Bedroom Size	Current	New
0-BDR	\$ 351.00	No Change
1-BDR	\$ 376.00	\$ 434.00
2-BDR	\$ 438.00	\$ 527.00
3-BDR	\$ 541.00	\$ 696.00
4-BDR	\$ 601.00	\$ 722.00
5-BDR	\$ 651.00	\$ 830.00

Effective 10/31/14