



Pueblo of Acoma Housing Authority, Inc.

"A Non-Profit Tribal Corporation"

P.O. Box 620, Pueblo of Acoma, NM 87034 - Phone (505) 246-4251 - Fax (505) 552-9093

"Providing Safe and Affordable Housing Opportunities"

SIGN-IN SHEET

PUEBLO OF ACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
PAHA Conference Room
February 15, 2006

BOARD OF COMMISSIONERS

Edwin Leon, Commissioner

Reading Resignation

Timothy Chavez, Sr., Commissioner

[Signature]

Daisy Lewis, Commissioner

Daisy R. Lewis

Roseanne Pasqual, Commissioner

Roseanne Pasqual

Lloyd Tortalita, Commissioner

Lloyd Tortalita

Clayton Garcia, Ex-Officio (Acoma Tribal Council)

Clayton Garcia

E. Mike Valdo, Ex-Officio (Tribal Administration)

E. Mike Valdo

PAHA STAFF

Lawrence Sanchez, Executive Director

Lawrence Sanchez

Patricia Maxey, Homeownership Specialist

Patricia Maxey

Patricia Alonzo, Accountant

Candice Seymour, Receptionist

Gwen Garcia, Administrative Assistant

Gwen Garcia

Lawrence Ramirez, Maintenance Supervisor

Lawrence Ramirez

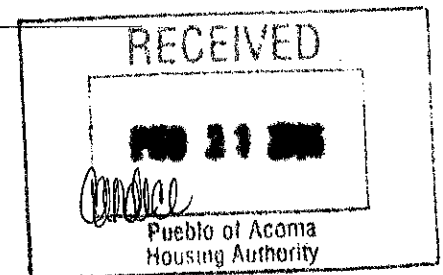
Marion Salvador, Administrative Assistant

Curtis Paytiam, Maintenance Worker

Nathan Leon, Mechanical/Plumber Journeyman I

Riley Jim, Mechanical/Plumber Journeyman II

MEETING ADJOURNED AT



PUEBLO OF ACOMA HOUSING AUTHORITY
Board of Commissioners Regular Meeting
PAHA Conference Room
February 15, 2006
2:00 p.m.

ITEM I: CALL TO ORDER

Meeting was called to order at 2:16 p.m.

ITEM II: INVOCATION

ITEM III: ROLL CALL

Roll call was made with the following present:

Daisy Lewis, Commissioner

Timothy Chavez, Sr., Commissioner

Roseanne Pasqual, Commissioner

Lloyd Tortalita, Commissioner

Clayton Garcia, Ex-Officio, Acoma Tribal Council

E. Michael Valdo, Ex-Officio, Acoma Tribal Administration

Staff:

Lawrence Sanchez, Executive Director

Patricia Maxey, Homeownership Specialist

Lawrence Ramirez, Maintenance Supervisor

Gwen Garcia, Administrative Assistant

ITEM IV: APPROVE AGENDA

Tribal Secretary recommended that after Item VI: Announcements we move to New Business, Item #2 – Election of Officers. Hearing no comments, a motion was made to accept the agenda with noted changes; so moved by Commissioner Tortalita, seconded by Commissioner Pasqual. Motion carries.

ITEM V: APPROVE MINUTES

After lengthy discussion regarding five audit findings mentioned in the previous minutes of February 3, it was the consensus of the board that these five items were addressed; but that only two were mentioned. Therefore, a motion was made by Commissioner Pasqual, seconded by Commissioner Chavez to approve the minutes as corrected for February 3, 2006. Motion carries with 3 in favor, 1 abstained, 1 absent.

ITEM VI: ANNOUNCEMENTS

There are no announcements to present at this time.

ITEM VII: NEW BUSINESS

1. Elections of Officers

We have three vacancies to fill, Chairperson, Vice-Chairperson and Secretary.

Nominations are now open for Chairperson. The following individuals have been nominated Mrs. Daisy Lewis and Mr. Timothy Chavez, Sr. A motion to cease nominations has been made by Commissioner Pasqual, seconded by Commissioner Tortalita. Votes have all been counted, two votes for Ms. Lewis and two votes for Mr. Chavez.

Commissioner Tortalita commented "In order to break this tie, I would like to have the fifth person present, even if it means having to table this issue until the next meeting when all five board members are present".

Tribal Secretary feels we cannot continue like this, we need to establish officers and Mr. Leon was told that this was a very important meeting. The board has gone without officers since June of 2005, and we need to pick up, we need to forget about the past and move forward. There are a lot of issues that need to be addressed. There are documents that the Chairperson has to sign, and there's the staff that the Chairperson has to oversee. So it's really important that we go ahead with this process.

Councilman Garcia questioned if there was anyway possible to get a hold of Mr. Leon just to be present here for the elections?

Commissioner Chavez suggested having someone, a chairperson who is familiar with the workings of a housing authority.

This has been an on-going issue. We need to get organized according to our by-laws and everything else. According to our by-laws we are suppose to hold scheduled meetings every second Tuesday of each month at 6:30 p.m.

--- Mr. Leon apologizes for not being here, but he was just recently appointed to supervisor, and that Mr. Leon has no interest in serving as a commissioner at this time; this is due to other employment commitments; so more than likely he'll be in with a letter of resignation.

Mr. Tortalita commented "if we are going to follow Robert's Rules of Order we need to appoint a temporary chairperson".

The consensus of this board is too at least get this taken care of; putting this off for another month because another vacancy is going to be created, I don't know how long that will take, and that should not have any bearing on who the chairperson is, because that person is going to resign.

As of today Mr. Leon is not going to be an active board member. If you want, or until the tribal council approves the membership, I can continue to chair meetings as the ex-officio, although, I don't have any voting rights. I'm hoping all board members will be in place by the March meeting.

So until we can find a replacement for Mr. Leon, it was the consensus of the board to table the elections until its March meeting.

ITEM VIII: REPORTS

1. Position paper titled "*Indian Housing Issues*" -- Lawrence Sanchez, Executive Director

Every year it is recommended and partly requested from housing & other programs if they would do a position paper, so the Governor and his staff go to Washington to meet legislatures and they ask "well

what are some of your housing issues?" then we tell them health issues, education issues. This one is specifically housing. It covers just about everything from funding, history of funding source dating back to 2001 and it actually shows that it get less & less & less. Some are national issues that affect Acoma locally.

With the increase in population this has resulted in overcrowded housing conditions. Acoma has little over 1000 housing units, with 29% of homes being in substandard condition and whose families are paying more than 50% of their income on housing expenses. The primary source of funding for housing development on the Acoma Pueblo is the Indian Housing Block Grant authorized under NAHASDA. In 2005, Acoma received \$1,058,389. It will receive \$896,201 in 2006. Of this amount, \$589,977 must be used to maintain its housing stock under the 1937 Act.

Thus, the Pueblo of Acoma Housing Authority is requesting for additional support on the following issues and concerns: Support on the Native American Housing Enhancement Act. Legislative support for funding increase to address unmet and unidentified housing needs. For increased funding to upgrade and develop new water sources and lagoons and support increased appropriations to improve and develop community infrastructure. For increased funding for U.S. Department of Housing and Urban Development Section 184 Indian Loan Guarantee programs to ensure that Indian families may obtain home loans at reasonable rates. To expand banking services in Indian communities to promote economic development. For support in the passage of an amendment to NAHASDA allowing the establishment of development reserve accounts as an eligible activity under NAHASDA. Replace the 30% income rule with Fair Market Rents under NAHASDA. Support tax amendments to assist in the development of tribal economies.

ITEM IX: OLD BUSINESS

1. Resolution Requesting for Waiver of Policy on Project NM79-07/C-1653.01

This particular issue has been pending since 1999-2001 and HUD cited that this was not resolved. This individual had requested cost reimbursement for his house being moved to the location that he's at now. He told HUD that PAHA owed him money due to problems incurred. The other problem was the land issue where he was at before, the other issue is non-payment. He was waiting for PAHA to pay him, more like a stand-off between the prior Executive Director and him that he did not make any payments because of this situation. .

I met with this individual informally, then I met with him formally basically because it states in the policy to see if we could resolve issues at the lowest possible level. A certified letter was sent stating that these are the points, give me twenty days, if it costs you money to move your home, give me the receipts, and the house show me the plot of land, who authorized you that land, and the old lot show me where they gave you that property. .

When we meet with Mr. Garcia he requested utilization of his MEPA funds to clear a partial of his tar balance; he will not be able to clear the entire whole tar balance, because it is well over \$33,000 and he has not put a cash contribution on that; and according to policy anything over \$2,500 the Executive Director cannot sign, so it has to be approve by resolution thru the board, so we are requesting a waiver of policy for Mr. Garcia to enter into a payback agreement, which a payback agreement also by policy cannot extend past three years unless a wavier is done. So there is no way he can pay over \$33,000 in three years. We are asking a waiver of policy to give Mr. Garcia more than 36 months to payback on his delinquent amount.

ITEM X: SCHEDULE NEXT BOARD OF COMMISSION MEETING

Next regular board meeting has been scheduled for March 14, 2006.

ITEM XI: ADJOURN

Respectfully Submitted,

Gwen Garcia
Administrative Assistant

AGENDA

Pueblo of Acoma Housing Authority Board of Commission Regular Meeting
PAHA Conference Room
Acomita, New Mexico
February 15, 2006
2:00 p.m.

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Approve Agenda
- V. Approve Minutes of February 3, 2006
- VI. Announcements - None
- VII. Reports
 1. Position Paper titled "*Indian Housing Issues*" - Lawrence Sanchez, Executive Director
- VIII. Old Business
 1. Resolution Requesting for Waiver of Policy on Project NM79-07/C-1653.01 - Patricia Maxey, Homeownership Specialist
- IX. New Business
 1. Resolution Requesting for Waiver of Policy on Project NM79-04/C-1389.02 - Patricia Maxey, Homeownership Specialist
 2. Election of Officers
- X. Schedule Next Board of Commission Meeting
 1. To Be Determined
- XI. Adjourn