



P.O. Box 620
Pueblo of Acoma, NM 87034

"Providing Safe and Affordable Housing Opportunities"

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Board of Commissioners Meeting Marriott Hotel -Albuquerque, NM

September 10, 2014
5:30 p.m.

AGENDA

1. **Call to Order** – Robin Cruz, BOC Chair
2. **Invocation**
3. **Roll Call** - Robin Cruz, BOC Chair
4. **Approval of Agenda**
5. **Approval of Meeting Minutes**
 - a. Board Meeting - August 13, 2014
6. **Opening Remarks** – *Floyd Tortalita, Executive Director*
7. **New Business**
 - a. PAHA Strategic Plan - Scope of Work Development
– *Floyd Tortalita, Executive Director & Marvis Aragon, Jr. – Marvis Aragon & Associates*
8. **Department Reports**
 - Finance Dept – *O. Ondelacy, Finance Manager*
 - Housing Services Dept – *J. Steward, Housing Services Mgr*
 - Development Dept – *L. Ramirez, Development Manager*
 - Executive Directors Report – *F. Tortalita, Executive Director*
9. **Announcements & Schedule Next BOC Meeting**
 - October BOC meeting
 - October 8, 2014 – 5:30 pm – PAHA-Pueblo of Acoma, NM
10. **Adjourn**



"Providing Safe and Affordable Housing Opportunities"

Minutes of August 13, 2014
PAHA Board of Commissioners Regular Meeting
PAHA Conference Room – 5:30 p.m.

Minutes

1. **Call to Order:**
Chairwoman, Robin Cruz @ 5:50 p.m..
2. **Invocation:**
Councilman, Mr. Ernest Vallo, Sr..
3. **Roll Call: Present:** Chair, R. Cruz, Commissioners: April Estevan, Damian Garcia & Patrick Ortiz; Tribal Ex-Officios: Councilman, Ernest Vallo, Sr., & Tribal Secretary, Gilbert Louis, Jr.; PAHA Staff: Executive Director, Floyd Tortalita; Finance Mgr., Owen Ondelacy; Housing Services Mgr., Jennette Steward; *Development/Maint. Mgr., Lawrence Ramirez; PAHA Secretary/Receptionist, Krystal Vallo and Recording Secretary, Veralyn Farias.*
Absent: Vice-Chair, Bernard Lewis
Guest: None
4. **Approval of August 13, 2014 Agenda:**
Commissioner, D. Garcia motioned to approve the 8/13/14 Agenda, seconded by Commissioner, A. Estevan, Motion carried.
5. **Approval of Meeting Minutes: June 25, 2014** (Note: No meeting held in July, 2014)
Commissioner, D. Garcia motioned to approve the 6/25/14 Minutes, seconded by Commissioner, P. Ortiz, Motion carried.
6. **Opening Remarks:** Floyd Tortalita, Executive Director
Mr. Tortalita stated July was a busy month with activities outside of PAHA and therefore no Board meeting was scheduled. HUD (SWONAP) Southwest Office of Native American Programs will be conducting their review at PAHA 8/19, 20 & 21st.
7. **New Business:** a) 2015 PAHA Indian Housing Plan (IHP) - Owen Ondelacy, Finance Manager
Mr. Ondelacy handed out a revised summary of the 2015 Indian Housing Plan (IHP) explaining he condensed the original report found in the Board packets. The following amounts indicate *tentative* funding *PAHA may receive for the next 12-month (2015) program period: \$1,089,503M*, including **\$247,151K** (Estimated Program Income received ending 12/31/13). If the ICDBG application is approved, an additional **\$825K will be added totaling the 2015 allocation to: \$2,166.654M.** **Section 2 –** (explains) **Housing Needs:** With the P.O.A. & CDEC right of way issue unresolved, PAHA will continue to pursue activities not requiring new services from CDEC. PAHA will assist the tribe with the Sewer Main Extension project in 2015. **NEW ACTIVITY for 2015 –** Rehab of three (3) Lease Purchase homes experiencing settlement problems. (Units are under PAHA's management). **Section 3 –** (explains) **Program Descriptions –** The following are actual 2015 Program Year Activities: **1937 Act Operating:** Amount allocated **\$598,446K** (for salaries, fringe benefits, supplies, R&M, utilities to operate Development, Housing Serv. & Maintenance).
Housing Services: Amount allocated: **\$8,200K** (costs associated for Homebuyers & tenants educational training sessions plus costs for Homeownership Days).
Rehab of 13 Traditional Homes: Amount allocated: **\$1,825,250M**. The 2015 IHP *tentatively* includes funds to complete *two* (2) FEMA trailers, **IF** the tribe and CDEC settle their dispute.
Tribe's Wastewater Sewer Main Extension: Total budgeted **\$1M**. (funds from IHBG w/b carried over to 2015), to assist tribe.
Administrative Office Rehab. - **\$50K** work to correct drainage problems & upgrades to bldg including ADA compliance.
Modernization - budgeted for **\$105K** to correct settlement and other problem issues with three (3) LP homes.

Planning & Admin. Budget amount: **\$429,759K** funds to cover (2015) administrative costs. HUD allows 20% of funding allocation to be used for P & A. (IHBG: \$217,901 & Program Income:\$211,857).

Following the presentation a discussion ensued in reference to upcoming projects looking similar to ones previously reported in the IHP. A suggestion for PAHA to develop a 5-10 year plan to include other future projects planned and most importantly construction of new homes etc. Mr. Tortalita and Mr. Ondelacy agreed that the report of the IHP is similar each year, however, until the unresolved issues the tribe has with CDEC and the 184 Residential Lease, PAHA can't move forward with future projects it has planned for the community.

With no further discussion, Commissioner Damian Garcia motioned to approve the 2015 IHP, seconded by Commissioner Patrick Ortiz. With all in favor motion carried. The IHP will be sent to Governor Vallo's office for his signature then forwarded to HUD SWONAP. Mr. Tortalita added the numbers are preliminary and the final amount allocated will be determined by HUD. PAHA will be notified of the exact funding before year's end.

8. Department Reports – Refer to reports attached to Board Packet

Finance – Owen Ondelacy, Finance Manager

No inquiries were made to Mr. Ondelacy's Finance Report.

Expenditure Reports – Housing Services was the only area over spent by 102.60%, a journal adjustment will be made to correct the overrun.

Housing Services – a lengthy discussion on the recent finding of meth use found in one of the units after occupant was evicted was addressed. There were a number of suggestions Board made to PAHA staff i.e., training, so as to become more knowledgeable and or to familiarize themselves on this issue. Also, who is responsible for costs and is it necessary to inform the next occupant. Board would like an update on this discussion. Housing Services will consult PAHA's attorney on these concerns.

Development – Lawrence Ramirez, Dev. Project Mgr.

Pictures of Phase I Project, by Delgado Exterior Coating were provided. Homeowners: Winfred Sanchez, Gary Keene and Rose Chavez.

Executive Director – Floyd Tortalita, Executive Director

NAHASDA Reauthorization Bill – is making progress, the bill now awaits consideration by full House of Rep..

NAHASDA Negotiated Rulemaking – An on-going issue, PAHA's attorney continues to attend these sessions.

FY 2014 ICBG – PAHA rec'd full support from Tribal Council to apply. Total projected budget if approved, \$1,100,000.00M.

9. Announcements & Schedule September 10 2014 BOC Meeting

Director suggested the September BOC meeting be held in Albuquerque coinciding with NAHASDA Essentials training. All Board members were encouraged to attend this session on Indian Housing. Training is Sept., 9th thru the 11. BOC meeting will be held on September 10, 2014, location may be announced later. Training will be held at the HUD Offices located on 5th and Gold Ave..

10. Adjournment

Meeting adjourned at 8:05 pm, motioned made by Commissioner Damian Garcia, seconded by Commissioner Patrick Ortiz, motion carried.

Respectfully submitted,



Veralyn Farias
Recording Secretary