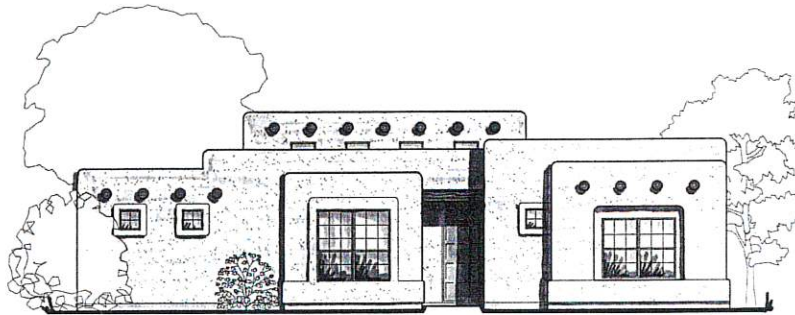


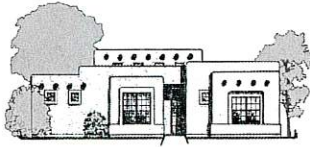


# Pueblo of Acoma Housing Authority



## 2009 ANNUAL REPORT TO THE PUEBLO OF ACOMA TRIBAL COUNCIL

Post Office Box 620  
Pueblo of Acoma, New Mexico 87034  
(505) 552-5174



## **Pueblo of Acoma Housing Authority, Inc.**

*"A Non-Profit Tribal Corporation"*

P.O. Box 620, Pueblo of Acoma, NM 87034 – Phone (505) 552-5174 - Fax (505) 552-9093  
*"Providing Safe and Affordable Housing Opportunities"*

### **PAHA Board of Commissioners**

Timothy Chavez– Chairperson

(Vacant)- Vice-Chairperson

Donald Shields– Commissioner

Robin Cruz– Commissioner

April Estevan– Commissioner

Damien Garcia, POA Tribal Secretary– Ex-Officio

Ernest Vallo, Sr., Tribal Council– Ex-Officio

### **PAHA Employee Staff Listing**

#### **Administration**

Floyd Tortalita– Executive Director

Veralyn Farias– Administrative Assistant

Krystal Vallo– Secretary/Receptionist

#### **Development**

Lawrence Ramirez– Development Manager

Eric DeLorme– Development Administrative Assistant

Curtis Paytiamo– Lead Maintenance Worker

Riley Jim– Mechanical/Plumber Journeyman

Steve Mendiola– Maintenance Worker

#### **Finance**

Owen Ondelacy– Finance Manager

Gwen Garcia– Accounting Technician

Calene Pedro– AP/Payroll Technician

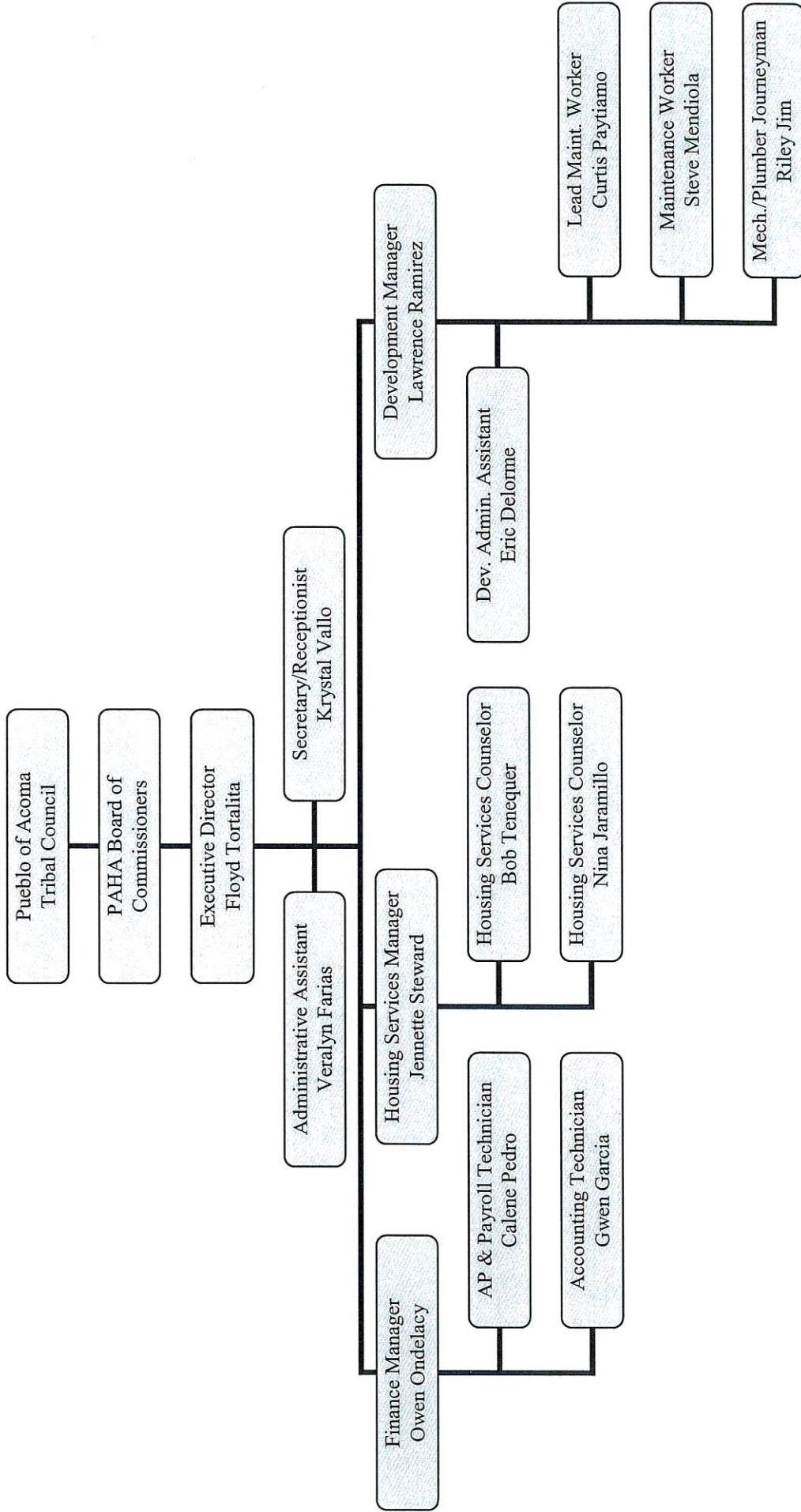
#### **Homeownership**

Jennette Steward– Housing Services Manager

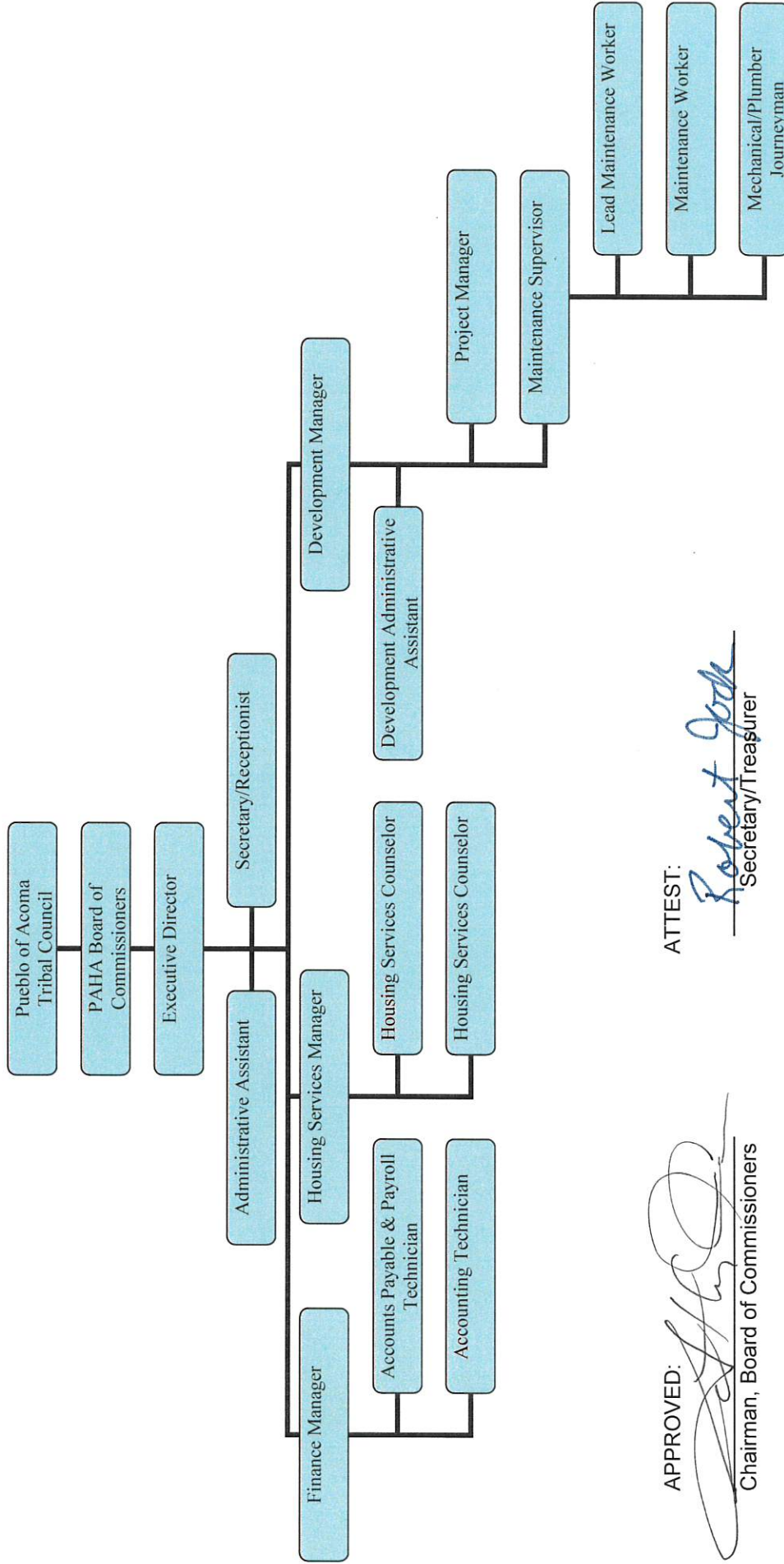
Bob Tenequer– Housing Services Counselor

Nina Jaramillo– Housing Services Counselor

# Pueblo of Acoma Housing Authority Organization Chart



# Pueblo of Acoma of Acoma Housing Authority Organization Chart



APPROVED: [Signature]  
 Chairman, Board of Commissioners  
 Date 2-24-09

ATTEST: [Signature]  
 Secretary/Treasurer  
 Date 2/20/09

## PUEBLO OF ACOMA HOUSING AUTHORITY 2009 Annual Report

### Current Issues

- On February 1, 2010, President Barack Obama submitted his FY2011 Budget Request to fund the operation of the Federal government in the coming year. With annual Federal budget deficits projected for the foreseeable future, the FY2011 Budget Request seeks to freeze domestic discretionary spending and includes reductions in many areas from the FY2010 enacted levels.

In a letter that accompanied the budget for the Department of Housing and Urban Development (HUD), Secretary Shaun Donovan identified several programs that are slated for funding reductions, including the Indian Housing Block Grant (IHGB). The Secretary termed these reductions as “difficult choices” and identified the \$500 million in American Recovery and Reinvestment Act of 2009 funding as the rationale for the reduction. This amount, coupled with the FY2010 appropriation of \$700 million in IHGB funding, resulted in \$1.2 billion in Indian housing funding appropriated in calendar year 2009.

- FY 2010 NAHASDA Appropriations to the Pueblo of Acoma:
  - Amount of funds Pueblo will receive in Fiscal Year (FY) 2010: **\$1,131,027**
  - Amount attributable to formula current assisted stock (FCAS): \$ 557,075
  - Operating subsidy: \$ 174,574
    - other adjustments(repayments) \$ 115,427
  - Amount for housing activities: **\$ 283,951**
  - Housing shortage: 209 units (count is only for low-income families)
- BIA-HIP funding cut from Proposed FY 2011 budget
- Residential Lease Hold for the Pueblo of Acoma
  - Section 184 Home Loan
  - Tax Credit Housing Projects
  - MFA-HOME funds
  - VA Home Loans
  - PAHA as the Developer
  - PAHA as the Lender
- Pueblo of Acoma Infrastructure
  - Water Systems
  - Waste Water Systems

**PUEBLO OF ACOMA HOUSING AUTHORITY**  
**2009 Annual Report - Finance**

**2009 Projects – Completed**

- Conversion of accounting system from tribe to PAHA.
  - ❖ IHBG grants have been identified and updated.
  - ❖ Proceeds of Sale, (now known as Non-Program Income) has been depleted due to projects not properly procured in prior years.
- Resume LOCCS drawdowns.
- Approval of IHBG funds on August 27, 2009 for \$1,104,644.
- Completed 2008 audit.

**2009 Projects – Pending**

- Resolve C.D. and Accounts Payable with tribe. Meeting scheduled with Jack Rogers on March 11<sup>th</sup> was rescheduled to the week of March 22-26, 2010, to try and resolve the Accounts Payable issue.

**2010 Projects – Proposed**

- Present Board of Commissioners with an up to date picture of where PAHA stands financially at the April Board meeting.
- Clean up accounts in QuickBooks for a clean audit and accurate financials for the 2009 APR and 2009 audit.
- Complete audit by September 30, 2010.
- Draw down funds from LOCCS until we're current.

**PUEBLO OF ACOMA HOUSING AUTHORITY**  
**2009 Annual Report – Development**

**2009 Project Completed**

➤ Mobile Home Park	TCD LLC	\$68,000.00
➤ Unit # 26	Delgado's Exterior Coating Inc.	\$39,985.00
➤ Roof Replacement	Delgado's Exterior Coating Inc.	\$77,475.00
➤ Playground	TCD LLC	\$15,700.00
➤ Rehabilitation	ABJ	\$53,700.00
➤ ADA Unit # 46	TCD LLC	\$5,500.00
➤ ADA/Weatherization	Brass Contracting	\$69,800.00
➤ 2 New Rental Units	Karsten Homes	\$200,000.00

**2010 Project-Pending**

➤ Greg Ortiz Project	Castiano Construction	\$89,889.00
➤ Roofing Project	Delgado's Exterior Coating Inc.	\$38,000.00
➤ ADA/Weatherization	Pending	\$400,000.00
➤ Maintenance Facility Building	Delgado's Exterior Coating Inc.	\$352,000.00

**2011 Projects-Proposed**

- Fencing/Lighting Project throughout new Skyline Subdivision
- 10 New Rental Units

There are currently **45** tribal members on the waiting list for Modernization/Rehabilitation services

**PUEBLO OF ACOMA HOUSING AUTHORITY**  
**2009 Annual Report – Housing Services**

**2009 Projects-Completed**

- Conveyed 43 homes (2005-2009) – 21 have been completed with title turned over to Homebuyers. 20 remain pending.
- 2009 Annual Inspection -100% Complete by December 31, 2009.
- Two (2) Karsten Homes added to our inventory – Occupied July 2009.
- Established new Utility Allowance for Low Income Families
- Established Ceiling Payments for Project 7 Homes
- Reconciled all of PAHA’s tenant account ledgers. Brought homebuyers and renters back into compliance of their Lease Agreements
- Started up Resident Education Trainings
  - Financial Literacy
  - Resident Compliance
  - Maintenance Compliance
  - Pre-occupancy Orientation
  - Homebuyer Education

**2010 Projects – Pending**

- Conversion of 5 Rental Units into Lease Purchase Homes
- Final Approval of the Mobile Home Park Policy/Rental Agreement
- Fencing/Lighting Project throughout New Skyline Sub II.
- Continue solicitation of applications

**2010 Projects – Proposed**

- Amend Current Admissions and Occupancy Policy
- Re-establish Resident Organization - “Neighborhood Watch”
- Provide Speed Bumps and Playground Equipment for existing Sub-Division II
- Posting of Street Names – Coordinate with Planning and Engineering
- Renovation of Mobile Home Trailer Park

**OTHER**

- Tenant Accounts Receivable (TAR) March 2009 - \$64,381.85/March 2010 \$33,927.76
- Total Applications Received 124 - Applicants on PAHA Waiting List – 88
- Total Units still under PAHA Management – 96 Units
- Total Evictions 2009 – 4 Court Ordered for violations of lease agreement
- Total Move-outs – 2 with a 30 day Notice