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
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
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 IHBG funding, resulted in $1.2 billion in Indian housing funding appropriated in calendar year 2009.

➢ FY 2010 NAHASDA Appropriations to the Pueblo of Acoma:
  o Amount of funds Pueblo will receive in Fiscal Year (FY) 2010: $1,131,027
  o Amount attributable to formula current assisted stock (PCAS): $ 557,075
  o Operating subsidy:
    ▪ other adjustments(repayments) $ 174,574
    ▪ Amount for housing activities: $ 115,427
  o 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
  o Section 184 Home Loan
  o Tax Credit Housing Projects
  o MFA-HOME funds
  o VA Home Loans
  o PAHA as the Developer
  o PAHA as the Lender
➢ Pueblo of Acoma Infrastructure
  o Water Systems
  o Waste Water Systems
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 11th 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.
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
  o Financial Literacy
  o Resident Compliance
  o Maintenance Compliance
  o Pre-occupancy Orientation
  o 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