



"Providing Safe and Affordable Housing Opportunities"

# PUEBLO OF ACOMA HOUSING AUTHORITY

## **2011 ANNUAL REPORT**

Submitted to  
The Pueblo of Acoma Tribal Council

March 15, 2012

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



P.O. Box 620  
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"Providing Safe and Affordable Housing Opportunities"

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## PAHA Board of Commissioners

Don Shields – Chairperson  
Robin Cruz – Vice Chairperson  
Timothy Chavez – Commissioner  
April Estevan – Commissioner  
Bernard Lewis – Commissioner  
Daniel J. Lucario, POA Tribal Secretary  
Ernest Vallo, Sr., Tribal Council

## PAHA Employee Listing

### Administration

Floyd Tortalita – Executive Director  
Veralyn Farias – Administrative Assistant  
Krystal Vallo – Secretary/Receptionist

### Development

Lawrence Ramirez – Development Manager  
Eric DeLorme – Development Administrative Assistant  
Francisco Carr – Project Manager  
Curtis Paytiamio – Lead Maintenance Worker  
Riley Jim – Mechanical/Plumber Journeyman  
Steve Mendiola – Maintenance Worker

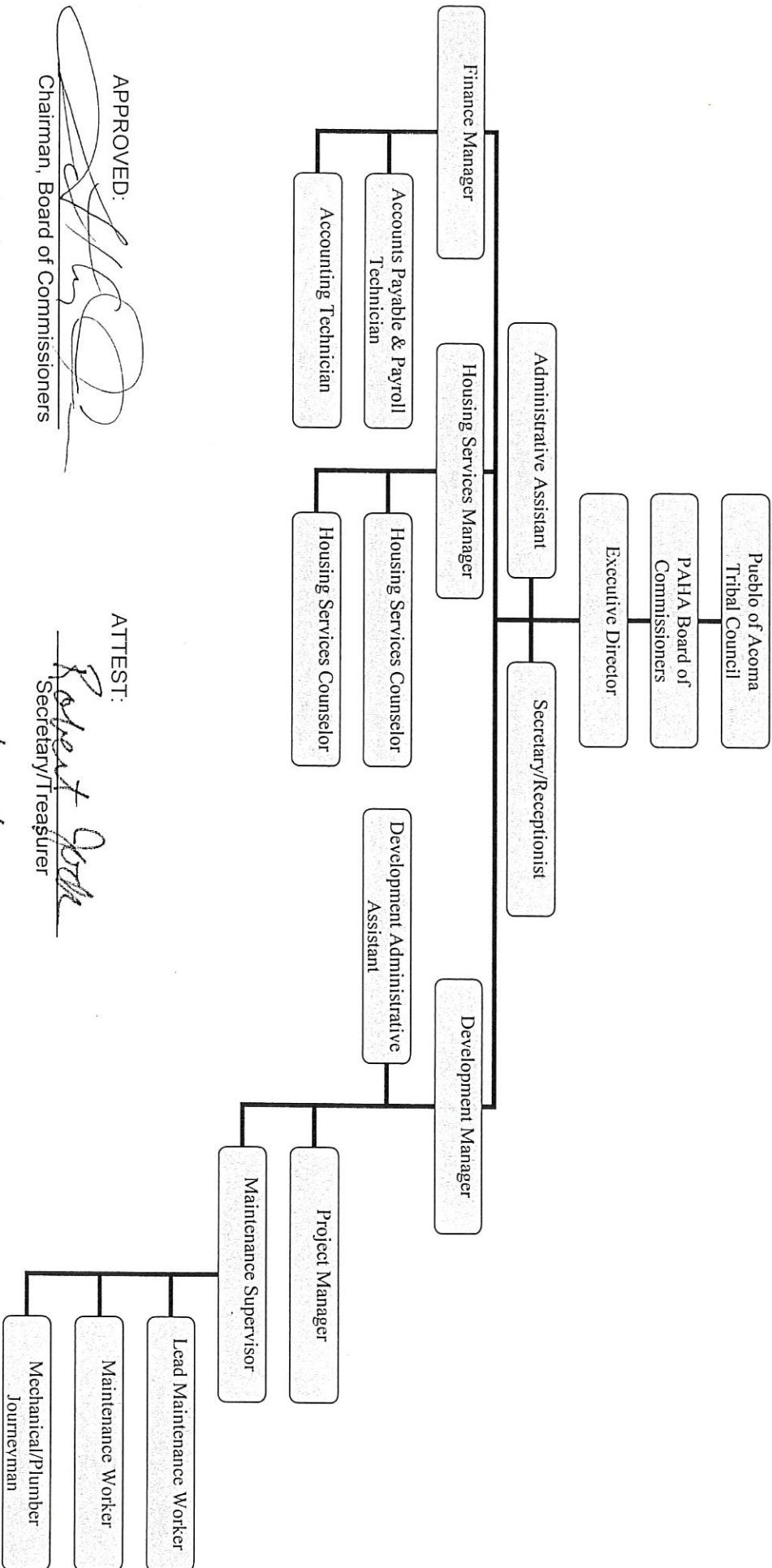
### Finance

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



APPROVED:   
 Chairman, Board of Commissioners

Date 2-24-09

ATTEST:   
 Secretary/Treasurer

Date 2/20/09

**PUEBLO OF ACOMA HOUSING AUTHORITY  
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**Administration**

**Fiscal Year 2012 Appropriations - Indian Housing Block Grant (IHBG)**

The Pueblo of Acoma Housing Authority (PAHA) received information in regards to the Fiscal Year (FY) 2012 Indian Housing Block Grant (IHBG) allocation estimate on January 20, 2012. HUD is required to provide this information annual to Indian tribes and their tribally designated housing entities (TDHEs).

HUD bases the IHBG formula allocation on the Federal Government's FY 2012 budget. The Indian Housing Block Grant was allocated \$ 650 million for FY 2012. The IHBG FY 2012 Allocation is level funding from the FY 2011 Allocation. The Pueblo of Acoma Housing Authority received \$ 1,083,778 for FY 2011.

HUD utilizes Bureau of Indian Affairs (BIA) estimates for Total Resident Service Area Indian Population (TRSAIP) to proportionately allocate Needs data to the affected tribes. The TRSAIP for the Pueblo of Acoma is 4,762. Another factor used to determine need is the numbers of FCAS units under management, these are units built utilizing old 1937 act funds prior to NAHASDA. Currently, the PAHA manages 92 FCAS units.

**FY 2012 NAHASDA Allocation**

The following is the allocation to the Pueblo of Acoma Housing Authority through the formula process from the \$650,000,000 appropriation for the IHBG program.

|   |                        |
|---|------------------------|
| FCAS Component:                                       | \$ 554,564.00          |
| Needs Component:                                      | \$ 531,413.00          |
| Adjustment to achieve FY 1996 Base Year Amount :      | \$ -0-                 |
| FY 2012 Estimated Grant:                              | \$ 1,085,977.00        |
| Repayments and other Adjustments:                     | -0-                    |
| <b>FY 2012 Grant with Repayments and Adjustments:</b> | <b>\$ 1,085,977.00</b> |

**HEARTH - Senate – S.703 House – H.R.205**

3/31/2011--Introduced

Sponsor: Sen John Barraso – WY

The U.S. Department of Housing and Urban Development (HUD) in conjunction with the National American Indian Housing Council (NAIHC) and the National Congress of American Indians (NCAI) hosted a tribal leaders' meeting to discuss the process being followed by the HUD in the implementation of the Indian Housing Needs Assessment Study.

HUD's Offices of Policy Development and Research (PD&R) and Public and Indian Housing (PIH) met with tribal leaders and Housing Authority staff to address issues and concerns regarding the upcoming HUD Indian Housing Needs Assessment Study. Dr. Raphael Bostic, Assistant Secretary of PD&R and Sandra B. Henriquez, Assistant Secretary of PIH, answered questions and received input from tribal leadership.

The following is the testimony which was presented on behalf of the Pueblo of Acoma in regards to the U.S. Department of Housing and Urban Development (HUD) Indian Housing Needs Assessment Study:

*Presented to:*

*Sandra B. Henriquez, Assistant Secretary, Public and Indian Housing, HUD*

*Raphael Bostic, Assistant Secretary, Policy Development and Research, HUD*

*Thank you for providing us this opportunity to meet with you and discuss the importance of HUD's Indian Housing Needs Study which was directed by Congress in the Fiscal Year (FY) 2010 Appropriations Bill. We understand that Congress has authorized funding for this Study, which is for the purpose of assessing the current housing conditions in native communities.*

*We would like to emphasize the following points regarding the Study:*

*1. We are interested in supporting and endorsing a study that accurately reflects the housing conditions in Indian country. We know such a study will be reviewed by Congress and will have an impact on funding appropriated for Indian housing. To this end, we will support and endorse a study that is comprehensive and includes the input of tribal leaders at each step of the process. In the beginning, it is vital that we be informed of the survey tools HUD will utilize and that HUD seek the input of tribes in the methodologies that will be used in collecting the data at the tribal level. Although HUD conducted regional sessions to obtain tribal comments on the development of the study, the Southwest session was conducted on December 14 -15, 2010 in Reno, Nevada. Pueblos conduct their winter ceremonies in December and the vast majority of Pueblo tribal leaders were not represented at this session which would have required travel away from the Pueblos. Why not have sessions through the All Indian Pueblos Council, located in Albuquerque, New Mexico which represent all nineteen Pueblos and who hold monthly meetings? We ask that you consult with Pueblo leaders in further development and implementation of this study. If we understand the Study, we will be able to present it to our*

*communities and stress the importance of their participation. This will increase the likelihood of successfully gathering accurate data from our communities.*

*2. When Congress reauthorized the Native American Housing Assistance and Self-Determination Act of 1996, as amended (NAHASDA), Congress authorized a study of the Indian Housing Block Grant (IHBG) formula and the development and recommendation of methodologies for the collection of data to determine the need for housing. See 25 USC 4152. We will refer to this study as the 2008 Reauthorization Study of the IHBG formula. We understand that Congress has not appropriated funding for this study, which we believe is just as important as the Indian Housing Needs Study, and that there are correlations between the two studies since both will be assessing the need for housing in Indian country. We ask HUD to:*

*A. Request Congress to appropriate funding for the 2008 Reauthorization Study; and*

*B. Incorporate the data needed for the 2008 Reauthorization Study when developing the survey tools and in the collection of data for the Indian Housing Needs Study.*

*3. We understand the importance of having accurate data, as we anticipate utilizing the data gathered by this Study to prepare our own annual budgets for providing services to our people. To this end, we want to ensure that the survey tools developed by HUD collect accurate data, interpret the data accurately, and collect the data on a continuous basis. Some of the Pueblos have recently conducted physical assessments of the homes within their geographic boundaries. How will you know what assessments and data we might have already collected if you don't ask each of us? At a minimum, a survey should be sent to each Tribe and its Tribally Designated Housing Entity requesting whether it has conducted a physical assessment of its housing. Second, tribal representatives should be contacted to assist in interpreting this data. These assessments and other assessments that tribes might have conducted should be used in conjunction with the Study. We have likely used IHBG funds to conduct these assessments.*

*4. Tribes have a current and continuous need for housing. As tribal leaders, we take our moral obligation to provide safe and adequate housing to our families. We see our deteriorated housing on a daily basis, unlike other leaders who have to travel away from their office to see housing conditions of their constituents. Because we see the need on a daily basis, we make the best advocates for our people. We know the daily conditions under which our people live. To be advocates for Indian housing funding, we need accurate data to take to Congress. Involve us and consult with us in developing your survey tools and in implementing the surveys, and we will take the data and advocate for funding.*

*5. The Study, if it is in fact a national data collection effort, has to be comprehensive and represent all of Indian Country. All regions and representatives from small and large tribes must be consulted. To reach all nineteen Pueblos does not require tremendous effort. Contacts with the All Indian Pueblos Council will ensure contact with each of the nineteen Pueblos. The*

*nineteen Pueblos represent small, medium and large tribes, with memberships of less than 1000 in some Pueblos and over 10,000 in others. Each Pueblo has different cultural and economic conditions which affect how we live and the types of homes we build. Ceremonies occur in many Pueblo homes and account for differences in the way homes are built.*

*6. A gap currently exists in housing need data in Indian country. The 2010 Census data inaccurately represents tribal data due to small samplings, differing methodologies used to collect data, and errors in interpreting the data. To fill in the gaps in the census data and data that tribes might have, housing need data must be a continuous process.*

*7. We ask that HUD coordinate their data collection with other federal agencies, such as the Department of Interior's Housing Improvement Program, the U.S. Department of Health and Human Services, and the Department of Justice, which all conduct surveys or assessments of housing conditions to some extent. Coordination by federal agencies will reduce the burden on Indian tribes providing the same information to different agencies, and will increase tribal cooperation and participation.*

*8. We ask that HUD consider using a tribal advisory board in its tribal consultation efforts in the development and implementation of this Study and in future updates of the Study. We ask that a Pueblo representative be a part of this advisory board.*

*To conclude, we hope that we have adequately stressed the importance of involving tribal leaders in developing and implementing studies that will directly impact our future and the future of our children who will benefit from Indian housing funding. Thank you for your time in listening to these statements.*

On October 28, 2011, HUD Secretary of the Office of Policy Development and Research (PD&R) Assistant Secretary Raphael W. Bostic, Ph.D. notified NAIHC Chairwoman Causley that the Assessment of Native American, Alaska Native and Native Hawaiian Housing Needs Assessment Study will be delayed in order for a formal consultation be held. This delay was at the request of the NAIHC Board of Directors on October of this year. Beginning next year, PD&R plans to embark on conducting seven formal tribal leadership consultations, one in each of the ONAP Regions and a national meeting. Dr. Bostic noted disappointment in this delay and also discussed that the original timelines may be impacted and the lack of resources may also impact the overall shape of the study. HUD-PD&R is currently in the planning stages to conduct consultations and NAIHC has briefly discussed these plans and will follow up in mid-December. NAIHC is prepared to provide additional support for the execution of the consultation session.

In the FY 2010 appropriations bill, Congress directed HUD to conduct an Indian Housing Needs study to assess the current housing conditions in native communities, and authorized funding for the project. The Study is NOT intended to quantify housing needs and will not be used by HUD in allocating IHBG funds under the IHBG formula. However, this study will impact what Congress will be used by HUD to look at the bigger picture, including appropriating funding for Indian housing.

The study will be conducted by the HUD Office of Policy Development and Research (PD&R) and HUD's ONAP office

Although HUD conducted regional sessions to obtain tribal comments on development and implementation of the study (the Southwest session was conducted on December 14 -15, 2010 in Reno, NV), Indian tribes have continuously raised concerns that tribes were not involved in consultation in how the study will be developed (what will the survey look like, who will be surveyed, who will conduct the surveys, who will interpret the data) and how the study will be implemented. NAIHC received these concerns from its membership and as a result held a roundtable discussion with HUD at the June 2011 annual NAIHC meeting. HUD Asst. Sec Raphael Bostic agreed to make a presentation at the NCAI mid-year conference.

Since the federal government uses Studies to appropriate funding, and tribes use the Studies to prepare annual budgets, Studies serve a vital tool. Thus, it is vital that Studies collect accurate data, interpret the data accurately, and collect data on a continuous basis. Tribal leaders need to make this known to HUD and Congress at the meeting. Points that should be emphasized are the following:

1. Tribal leaders should be consulted with in developing and implementing studies that will directly impact them.
2. It is vital that Indian tribes be consulted with in developing and implementing the study since the Study will assist Indian tribes in advocating for Indian housing funding.
3. Federal data collection should be comprehensive and represent all of Indian country. Should include all regions and representatives from small and large tribes. For example, Pueblos should not be lumped into one category, since they represent small, medium and large tribes, and have different cultural and economic conditions which affect how they live and the types of homes they build.
4. There is a gap in updating housing need data in Indian country. Housing need data should be a continuous process to fill in the gaps in the census data. The 2010 Census data inaccurately represents tribal data due to small samplings and different methods used to collect data.
5. Federal agencies should coordinate their data collection to reduce the burden on Indian tribes providing the same information to different agencies.
6. HUD should consider using a tribal advisory board in its tribal consultation efforts.



*(H.R. 205), which is designed to amend the Indian Long-Term Leasing Act of 1955 (25 U.S.C. § 415) to reform federal leasing requirements and encourage housing and community development in Native American communities. The Act would allow tribes to enter into certain leases without prior expressed approval of the Secretary of the Department of the Interior.*

*"Timely processing of lease documents is critical, for not only tribal housing, but also for Federal loan guarantee programs. Lease approval from the Secretary is time-consuming and a contributing factor to the low homeownership rate in Native communities," NAIHC Vice Chairman Tortalita said. "The HEARTH Act will offer capable and willing Indian tribes the authority to enact their own tribal leasing regulations and to negotiate and enter into certain leases without the approval of the Secretary. It will go a long way in strengthening tribal self-determination and tribal economies at the same time."*

*Representative Martin Heinrich (D-NM) introduced the House version of the bill (H.R. 205) on January 6, 2011, and Senator John Barrasso (R-WY) introduced S.703 on March 31, 2011. The bill has strong bipartisan support.*

*"The two HEARTH bills-H.R.205 and S.703-deal with a fundamental aspect of tribal self-governance: control of tribal resources and in this case control over tribal land," said Vice Chairman Tortalita. "The NAIHC strongly supports H.R.205 because it respects and fosters tribal sovereignty and decision-making, expedites what can often be lengthy federal reviews and approvals, will improve the delivery of federal housing assistance, and it will expand economic opportunity in tribal communities."*

### **NAHASDA Reauthorization**

Reauthorization of the Native American Housing Assistance and Self-Determination Act (NAHASDA) is set for 2013, during the 113<sup>th</sup> Congress. NAIHC will begin working with the Membership and Regional Indian Housing Associations early next year discussing the details of the NAHASDA and any barriers (within NAHASDA) Indian housing programs experience on a regular basis. Ultimately, NAIHC would like to identify recommendations to enhance any of the housing programs outlined within NAHASDA. The NAIHC plans to conduct 6 one-day sessions accessible to each of the NAIHC housing regions. NAIHC will consult with each regional housing association to schedule discussions that may accommodate their regularly scheduled meetings. The goal of this process is to clearly identify regulations that are effective and should be retained, regulations that are deficient and need improvement, or counterproductive and should be removed. Ultimately the information gathered from these meetings will be used by the membership to develop a unified Indian Country position on NAHASDA reauthorization. The information gathered from the outreach sessions will be compiled and shared with Membership during the Annual Convention and Trade Show scheduled in June of 2012.

### **HUD's Indian Housing Needs Study**

Helping Expedite and Advance Responsible Tribal Homeownership Act of 2011 or HEARTH Act of 2011 - Extends to any Indian tribe the discretion granted under current law only to the Navajo Nation to lease restricted lands for business, agricultural, public, religious, educational, recreational, or residential purposes without the approval of the Secretary of the Interior. (The Secretary must still approve the tribal regulations under which those leases are executed and mining leases still require the Secretary's approval.) Sets forth the environmental review process required under tribal lease regulations before those regulations obtain the Secretary's approval. Requires the process to identify and evaluate any significant effects a proposed lease may have on the environment and allow public comment on those effects. Allows tribes to rely on a federal environmental review process rather than the tribal environmental review process if the project under review is federally funded. Directs the Bureau of Indian Affairs (BIA) to report to Congress on the history and experience of Indian tribes that have chosen to assume the BIA's responsibility for operating the Indian Land Title and Records Office

The HEARTH Act is a major priority to tribes and tribal housing programs. NAIHC members have expressed strong support for the bill and feel that it is needed in order to effectuate and efficient leasing process on tribal trust lands.

On July 27, 2011 the Senate Committee on Indian Affairs (SCIA) favorably reported out of the Committee S. 703, a bill titled the Helping Expedite and Advance Responsible Tribal Homeownership Act (HEARTH) of 2011. During the mark up, SCIA Chairman Daniel Akaka (D-HI) added an amendment that would include language to amend the Act commonly known as the Indian Reorganization Act of June 18, 1934, to reaffirm the authority of the Secretary of the Interior to take land into trust for Indian tribes, commonly called the Carcieri "fix." This amendment to the HEARTH Act in the Senate has slowed momentum and focus turned to the House of Representatives.

On November 3, 2011, the House Natural Resource Subcommittee on Indian and Alaska Native Affairs held a hearing on H.R. 205, a bill introduced by Representative Heinrich (D-NM) to authorize the leasing of restricted Indian lands for public, religious, educational, recreational, residential, business, and other purposes requiring the grant of long-term leases", approved August 9, 1955, to provide for Indian tribes to enter into certain leases without prior express approval from the Secretary of the Interior. NAIHC Vice-Chairman Floyd Tortalita testified during this hearing. November 17, 2011, the Subcommittee on Indian and Alaska Native Affairs passed by unanimous consent H.R. 205. The bill is expected to see action on the Floor of the House of Representatives in the coming weeks.

***NAIHC Vice Chairman Testifies Before House Natural Resources Committee in Support of the HEARTH Act***

*Bill has Administration and bipartisan support.*

*WASHINGTON, DC--November 3, 2011--The National American Indian Housing Council (NAIHC) Vice Chairman Floyd Tortalita testified today before the House of Representatives Natural Resources Subcommittee on Indian and Alaska Native Affairs in support of the "Helping Expedite and Advance Responsible Tribal Homeownership Act of 2011," or the HEARTH Act*

## **Unspent IHBG Pipeline Funds**

The FY 2012 NAHASDA Appropriations bill included congressional directives requiring that FY 2012 IHBG funds be obligated by September 30, 2016. The directives state that the IHBG account (referring to HUD's Line of Credit Control System LOCCS) has nearly \$1 billion. LOCCS is not an accurate picture of unused funding. This amount is a snapshot of the LOCCS on a specific date and includes amounts that are obligated but not yet drawn. With respect to Acoma, since less than half of its annual IHBG appropriations are available for new construction (\$425,130), Acoma is forced to stockpile five years worth of annual appropriations to build a 10-unit project. NAIHC has established a working group to address the issue of timely expenditure of funds, both in identifying barriers to timely construction in Indian country and in discussing with HUD, HUD's role in addressing this issue. We ask that time limitations not be imposed in future appropriations as there are legitimate reasons for delays in expending IHBG Funds. As indicated above, the portion of each year's IHBG funding available to construct new housing units is less than half of the IHBG amount. The small amount of funding available for new construction means that the PAHA must accumulate several years of IHBG allocations to build a project. The infrastructure necessary for residential housing projects has an economy of scale that cannot be attained in a construction project consisting of only a handful of homes. This is especially true for Acoma which lacks infrastructure.

Rather than putting time limitations in appropriations, we request your support in directing HUD to carry out its responsibilities under NAHASDA to assist tribes and Tribally Designated Housing Entities (TDHEs) with construction barriers and to ensure that IHBG funds are expended consistent with NAHASDA. For more information about this issue, refer to the NAIHC White Paper on Unexpended IHBG Funds.

The National American Indian Housing Council (NAIHC) has requested each of the nine regions appoint two NAIHC voting members to participate in a newly created Legislative Committee workgroup to address the issue of Unexpended Indian Housing Block Grant (IHBG) Funds. The NAIHC Board of Directors approved the creation of a workgroup to discuss and identify barriers that inhibit the timely expenditure of IHBG funds, and to recommend solutions and policy recommendations to this end. The final recommendations will be forwarded to the NAIHC Board of Directors for consideration and ratification by membership in the form of a resolution. Please know that the concept of an issue-specific workgroup has been used by NAIHC in the past to facilitate meaningful discussions and deliberations on important issues that have the potential to affect all NAIHC members. We are again turning to the workgroup model to help the organization fully address the unexpended IHBG funds issue.

In October 2011, NAIHC facilitated a forum for tribal leaders and tribal housing professionals to discuss unexpended funds. This forum was well attended and resulted in dozens of tribal leaders and housing professionals coming together to exchange ideas and provide input about solutions to address the issue of unexpended IHBG funds. NAIHC wants to continue this important work in identifying both problems and solutions.

NAIHC recognizes that the extent and importance of the unexpended IHBG funds matter requires practical expertise and critical attention. It is anticipated that the workgroup will be able to provide a final report to the membership during the NAIHC Annual Convention and Trade Show in Anchorage, Alaska in June 2012.

Below are the two individuals appointed to represent Region 8 in this workgroup:

Aneva Yazzie, CEO  
Navajo Housing Authority  
Email: [ajyazzie@hooghan.org](mailto:ajyazzie@hooghan.org)

Floyd Tortalita, Executive Director  
Pueblo of Acoma Housing Authority  
Email: [ftortalita@acomahousing.org](mailto:ftortalita@acomahousing.org)

### **CONGRESSIONAL VISIT**

On January 12, 2011, the Pueblo of Acoma Housing Authority received a Congressional Visit from officials from Washington D.C. The purpose of the visit is to review projects and entities funded by NAHASDA. The following individuals were present:

#### Congressional Staff



\*Joe Carlie, democratic staffer for the House Appropriations Subcommittee on Transportation, Housing and Urban Development - Congressman John Oliver - Massachusetts

\*Sara Peters, republican staffer for the Appropriations Subcommittee on Transportation, Housing and Urban Development - Congressman Tom Latham - Iowa

\*Dabney Hegg, Senate Appropriations Subcommittee on Transportation, Housing and Urban Development - Senator Patty Murray - Washington

#### HUD Staff

Rodger Boyd, Deputy Assistant Secretary, Office of Native American Programs  
Randy Akers, Administrator, Northern Plains Office of Native American Programs (NPONAP)  
Deb Keil, Director, Grants Evaluation NPONAP  
Mike Boyd, Director, Grants Administration NPONAP  
Lori Roget, Senior Grants Management Specialist

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**Finance Department**

**2011 Projects – Completed**

- Reconciled HDS with QuickBooks on a monthly basis.
- An annual operating budget for 2011 was approved. The Board of Commissioners was provided financial reports at every meeting as to how the funds were being expended. A budget for 2012 has been approved by the Board of Commissioners.
- Funds were drawn down from LOCCS throughout the year for IHP grants FY 2003 to FY 2010. Total amount of funds drawn down in 2011 was \$1,553,676.97.
- The Indian Housing Plan (IHP) and Annual Performance Report (APR) were submitted in a timely manner to HUD.
- HUD implemented a new IHP/APR format for future funding commencing with 2012. PAHA transitioned into this format in 2011.
- Audit for 2010 was completed and submitted to the Federal Audit Clearinghouse (FAC) on September 27, 2011. Audit was due September 30, 2011. There were no findings or questioned costs in the 2010 audit.
- All findings from the 2008 HUD monitoring review were closed out by December 31, 2010.
- All quarterly Federal Financial Reports, SF-425, were submitted to HUD within 30 days after the quarter ended.
- A new deposit system was implemented with the Bank of Albuquerque in August 2011. The remote scanner allows PAHA to deposit checks electronically to the bank, allowing for a quicker receipt of funds and eliminates downtime/mileage to the bank.

**2011 Projects – Pending**

- Prepare for the 2011 audit.
- Update/revise the Financial Management Policy.

**2012 Projects – Proposed**

- Familiarize and implement new changes to the new IHP/APR HUD format.
- Close out a majority of open grants with HUD.

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**Housing Services Department**

**2011 Projects-Completed**

- 2011 Annual Inspection -100% Complete by December 31, 2011.
- Complete Internal Audit on all participant files.
- Reconciled all of PAHA's tenant account ledgers. Brought homebuyers and renters back into compliance with their Lease Agreements
- Resident Education Trainings
  - Financial Literacy, Resident/Maintenance Compliance, Pre-occupancy Orientation, Homebuyer Education
- Community Outreach Activities
  - Housing Admissions Application Process
  - Weatherizing all Community Homes- Los Amigos
  - Homeownership Week
- Tribal Program Outreach Activities
  - Spring Break Outreach
  - Week of the Young Child – Haak'u Learning Center
  - Senior Olympics Parade
- Completed 3 conversions from low rent to lease purchase
  - Thelma Fernando, Illes O'Donnell and Delma Vallo
- Housing Services Staff certified in the Pathways Home – Financial Literacy Track

**2011 Projects – Pending**

- Perimeter Fence Project Subdivision II
- Conveyance of 2 homes, pending lot Surveys
  - David Garcia, Lloyd Tortalita and Marvis Aragon, Jr.
- Title Transfer from original Homeowner to new homeowner:
  - Augustine Edwards to James Edwards, Jr.
  - Julian Chino to Martha Hopinkah

**2011 Projects – Proposed**

- Provide Security Lighting in Subdivision II – utilizing existing Continental Divided Electric Poles
- Provide Speed Bumps and Playground Equipment for existing Sub-Division II
- Posting of Street Names – Coordinate with Planning and Engineering
- Pre-Occupancy Counseling for 10 New Homes (7 Rental/3 Homeownership)
- Amendments to Rental/Lease Purchase/Mutual Help Admissions and Occupancy, Collections, Evictions and Grievance Policies.

## **OTHER**

- Tenant Accounts Receivable (TAR)
  - December 2009 - \$30,633.90
  - December 2010 - \$20,678.13
  - December 2011 - \$
- New Applications Received in 2011 - 15
- Total Applicants on PAHA Waiting List – 85
- Total Units still under PAHA Management – 92 Units
  - 22 Mutual Help
  - 29 Lease Purchase
  - 41 Rental Units
- Total Evictions 2011 – 1 Court Ordered for violations of lease agreement
- 2011 New Move-ins – 1
  - Wyndell & Tracy Martinez

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**Development Department**

**Weatherization ADA Rehabilitation Project**



- Indian Housing Block Grant 10IH3500020
- Contractor: Delgado's Exterior Coating, Inc.
- Project Period: August 2011 – January 2012
- Contract Amount: \$302,024.29
- 14 Units

The following Pueblo of Acoma Families received assistance through the Weatherization ADA/Rehabilitation Project:

- |  |                              |
|--|------------------------------|
| ▪ Raymond Garcia, Skyline              | ■ Madeline Concho, Acomita   |
| ▪ Pearl Leno, Acomita                  | ■ Mary Victorino, McCarty's  |
| ▪ Lorencita Ray-Thompson, Shutivaville | ■ Carolyn Ray, Acomita       |
| ▪ Mark Lorenzo, Skyline                | ■ Benny Valley, Skyline      |
| ▪ Lucinda Victorino, Skyline           | ■ Gertrude Romero, McCarty's |
| ▪ Daisy Lewis, McCarty's               | ■ Doris Chino, Acomita       |
| ▪ Florence Aragon, Acomita             | ■ Carmel Vallo, Acomita      |

**Old Maintenance Shop Project**



- Indian Housing Block Grant 03,05,06,08IH3500020
- Contractor: Towering House Construction, Inc.
- Project Period: June 2011 – August 2011
- Contract Amount: \$66,420.50

**Modernization / ADA Barbara Garcia Project**



- Indian Housing Block Grant 06,07IH3500020
- Contractor: Towering House Construction, Inc.
- Project Period: June 2011 – August 2011
- Contract Amount: \$36,987.90



### **Owner Occupancy Rehabilitation Mortgage Finance Authority (MFA) Project**



- New Mexico Mortgage Finance Authority (MFA) Grant
- Contractor: Crescent Custom Homes, Inc.
- Project Period: April 2011 – June 2011
- Contract Amount: \$47,588.80
- Two Units



### **2012 Active Projects**

#### **New Mexico Mortgage Finance Authority (MFA) Rehabilitation Project**

- New Mexico Mortgage Finance Authority (MFA) Grant
- Project Period: To begin early Summer 2012
- Status: Beginning Home Assessments
- Budget Amount: \$160,000.00

#### **Weatherization ADA Rehabilitation Project – 9 Units**

- Indian Housing Block Grant 11IH3500020
- Project Period: To begin early Spring 2012
- Status: Beginning Home Assessments
- Budget Amount: \$198,349.00

#### **Skyline II Fencing Project**

- Indian Housing Block Grant 09IH3500020
- Project Period: January 2012
- Contractor: Joe Padilla Utility Construction, Inc.
- Contract Amount: \$106,212.00

### **7 Unit Homeownership – New Construction**

- Indian Housing Block Grant 03,04,05,08IH3500020
- Anticipated completion by end of 2012
- Budget Amount: \$1,392,880.05

### **2012 Active Projects continued....**

#### **3 Unit Homeownership – New Construction**

- Indian Housing Block Grant 07,08IH3500020
- Anticipation completion by end of 2012
- Budget Amount: \$703,899.00

#### **FEMA Trailer Relocation Project**

- Indian Housing Block Grant 06IH3500020
- Status: To begin early Spring 2012
- Budget Amount: \$93,156.92

### **2013 Proposed Projects**

#### **2012 Indian Community Development Block Grant (ICDBG) Rehabilitation**

- ICDBG
- 15 Units
- Budget Amount: \$660,000.00

#### **2013 Mortgage Finance Authority (MFA) Rehabilitation Services**

- 5 Units
- Budget Amount: \$400,000.00

### **Close out all open grants through the Indian Housing Plan (IHP)**