



**SDTHA Housing Authority**  
**Virtual Community Meeting**  
**February 25, 2021**  
**6:00 pm – 8:00 pm**

# Agenda

- Welcome – Brook Kristovich, SDTHA Executive Director
- Opening Prayer & Remarks – Stacy Nieto
- Introducing SDTHA staff and Board of Commissioners
- Introducing the Zoom Meeting Moderators
- Purpose of the meeting
- Cottonwood and Housing – Update
  - Infrastructure – TLC Company, Inc.
  - House Design – Suina Design + Architecture
  - Plan for additional homes if the new Competitive IHBG application 2021 is awarded
- Mobile Home Park
- Healthy Homes Grant – Lead, Mold, Mildew Assessment/Remediation
- Emergency Rental Assistance – US Treasury
- Follow up and Next Meeting
- Closing Prayer – Stacy Nieto

## **2021 Board of Commissioners**

**Chairman**                      Leandro Garcia

**Vice-Chair**                      Paul Coriz

**Secretary/Treasurer**                      Diego Calabaza

**Member**                      Minerva Chavez

**Member**                      Camilio Calabaza

# Santo Domingo Tribal Housing Authority

## Staff

<b>Executive Director</b>	Brook B. Kristovich	<a href="mailto:bkristovich@sdtha.org">bkristovich@sdtha.org</a>
<b>Finance Officer</b>	Diana White-Messing	<a href="mailto:dwhite@sdtha.org">dwhite@sdtha.org</a>
<b>Tenant Services Manager</b>	Lorrie Chavez	<a href="mailto:lchavez@sdtha.org">lchavez@sdtha.org</a>
<b>Tenant Services Representative</b>	Margaret “Margie” Agular	<a href="mailto:maguilar@sdtha.org">maguilar@sdtha.org</a>
<b>Capital Improvements Manager</b>	Stacy Nieto	<a href="mailto:snieto@sdtha.org">snieto@sdtha.org</a>
<b>Maintenance Technician</b>	Brennon Tenorio	<a href="mailto:btenorio@sdtha.org">btenorio@sdtha.org</a>
<b>Groundskeeper</b>	Lloyd Calabaza	

## **Mission Statement**

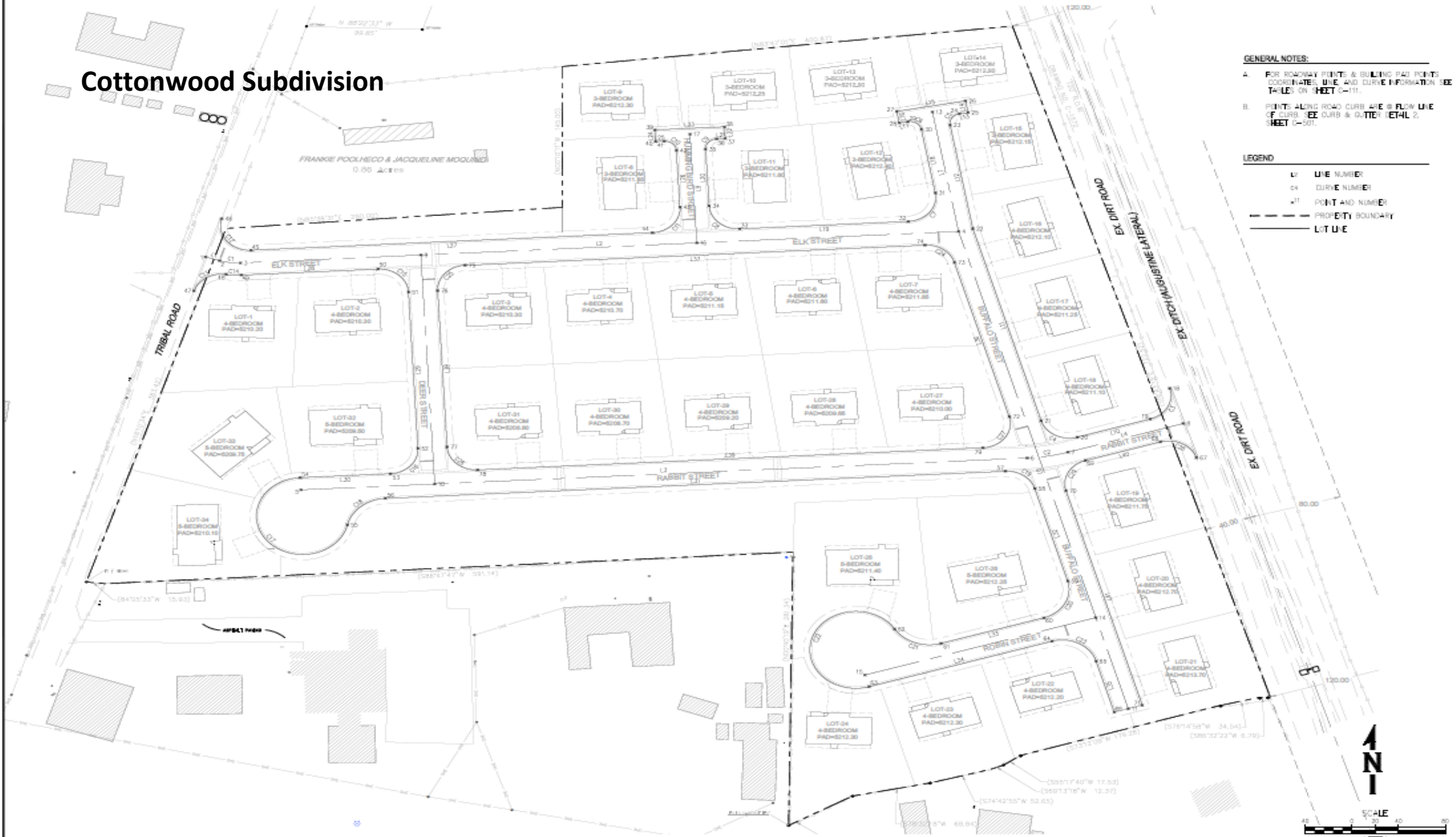
The Santo Domingo Tribal Housing Authority is committed to providing affordable homes that are culturally appropriate, spiritually relevant and environmentally safe to support, protect and maintain the traditional family and the community wellbeing of the Santo Domingo Pueblo Tribe.

Approved by SDTHA Board of Commissioners  
on October 8, 2020

## **Vision**

Develop and sustain opportunities for affordable homeownership and rentals, maintain a vibrant healthy community while empowering families to achieve self-sufficiency through financial and educational resources.

# Cottonwood Subdivision



**GENERAL NOTES:**

- FOR ROADWAY POINTS & BUILDING PAD POINTS COORDINATE, LINE AND CURVE INFORMATION SEE TABLE ON SHEET C-111.
- POINTS ALONG ROAD CURB ARE @ FLOW LINE IF CURB SEE CURB & CUTTER DETAIL 2 SHEET C-501.

**LEGEND**

- L# LINE NUMBER
- CA CURVE NUMBER
- WT POINT AND NUMBER
- - - - - PROPERTY BOUNDARY
- LOT LINE



100% DESIGN

SHEET NO.	REVISION	DATE	REMARKS				
				NO.	BY	DATE	REMARKS

**SURVEY CONTROL PLAN**

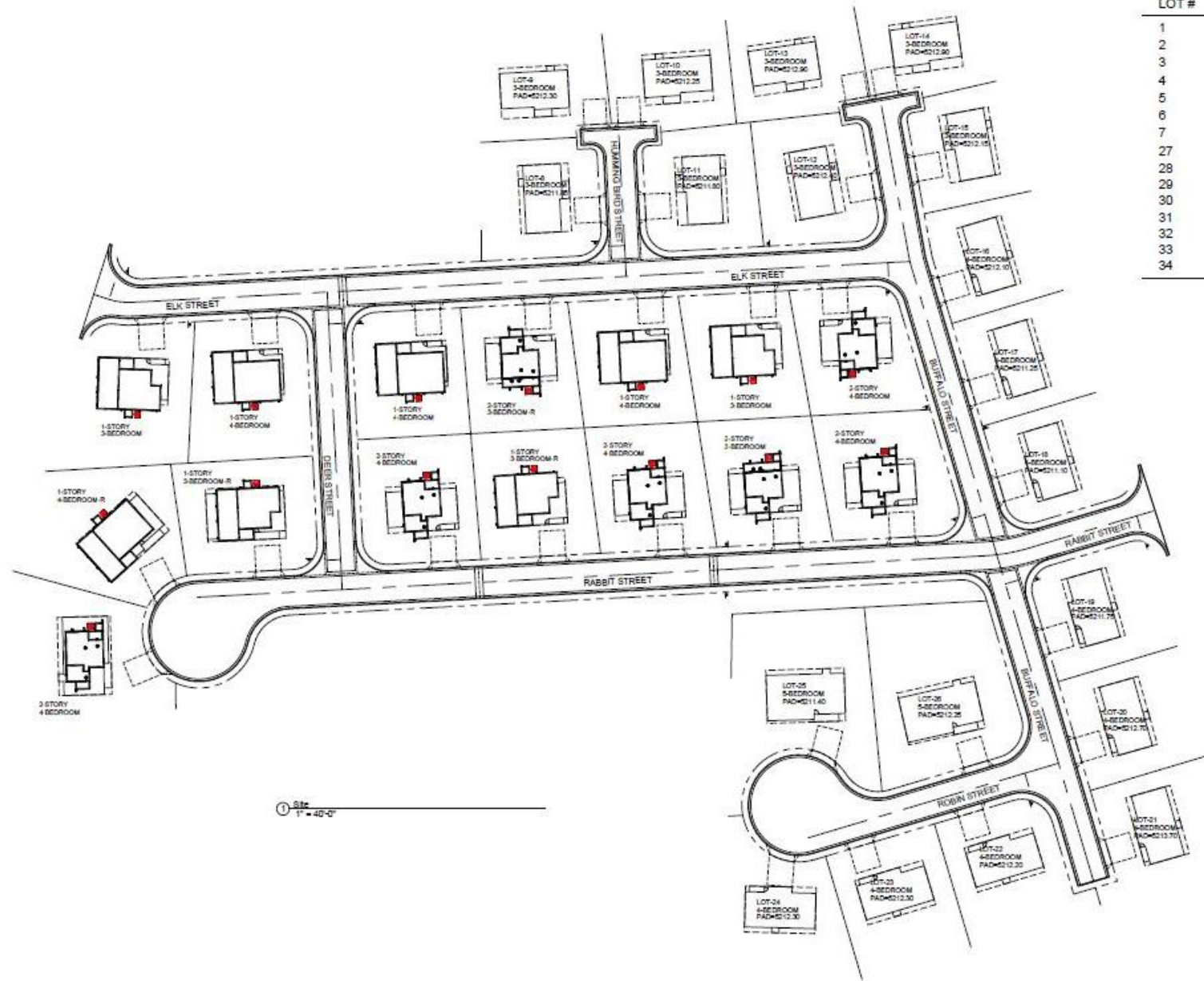
SANTO DOMINGO TRIBAL HOUSING AUTHORITY  
 10 ACRE RESIDENTIAL HOUSING COMMUNITY DEVELOPMENT PROJECT

PROJECT NUMBER: PRJ2343W  
 SHEET NO. & TITLE: 100% SUBMITTAL

DATE: 10/20/2023  
 AS SHOWN



100% SUBMITTAL



LOT #	UNIT TYPE	AREA
1	1-STORY 3-BEDROOM	1,742 GSF
2	1-STORY 4-BEDROOM	1,945 GSF
3	1-STORY 4-BEDROOM	1,945 GSF
4	2-STORY 3-BEDROOM-R	1,755 GSF
5	1-STORY 4-BEDROOM	1,945 GSF
6	1-STORY 3-BEDROOM	1,742 GSF
7	2-STORY 4-BEDROOM	1,887 GSF
27	2-STORY 4-BEDROOM	1,887 GSF
28	2-STORY 3-BEDROOM	1,755 GSF
29	2-STORY 4-BEDROOM	1,887 GSF
30	1-STORY 3-BEDROOM-R	1,742 GSF
31	2-STORY 4-BEDROOM	1,887 GSF
32	1-STORY 3-BEDROOM-R	1,742 GSF
33	1-STORY 4-BEDROOM-R	1,945 GSF
34	2-STORY 4-BEDROOM	1,887 GSF
		27,893 GSF

# SD COTTONWOOD



401 EDITH BOULEVARD, NE SUITE 100  
ALBUQUERQUE, NEW MEXICO 87102  
WWW.SUINADESIGN.COM  
T: 505-766-6968



**General Contractor: TLC Company, Inc.**

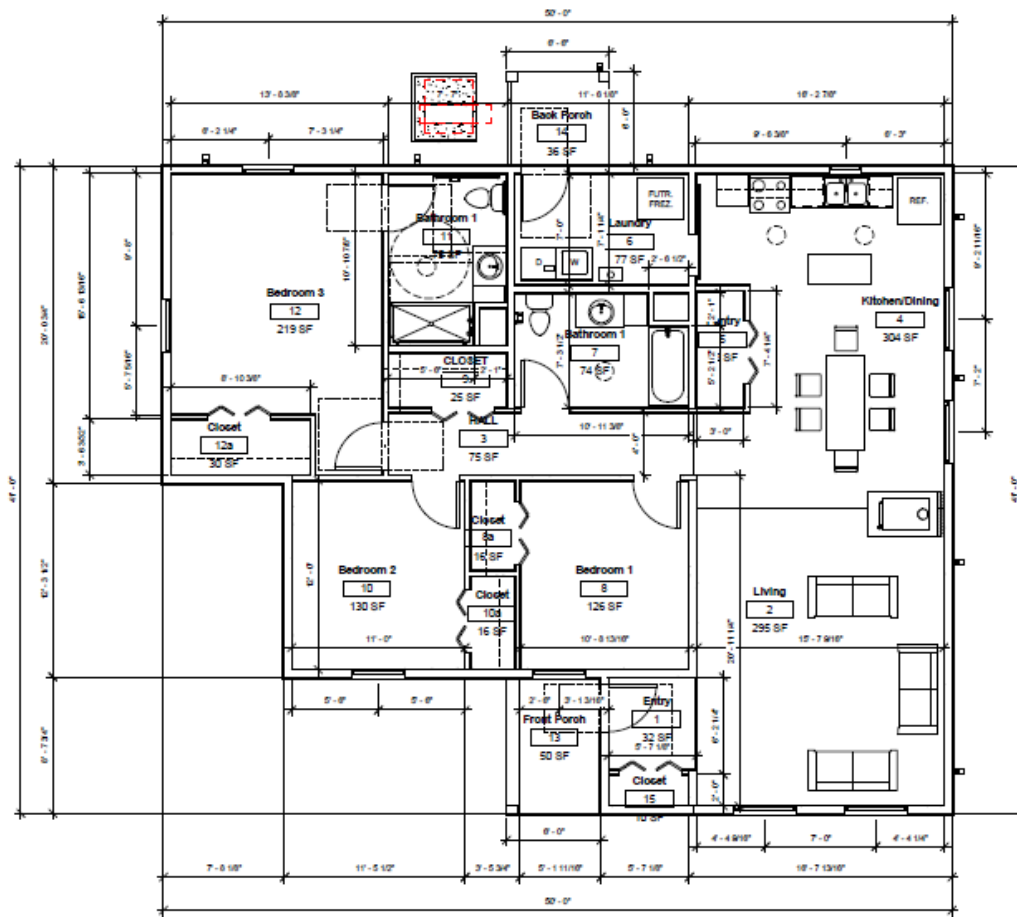
**Infrastructure Schedule:**

1. Bid Opening February 1, 2021
2. Contract Executed March 2, 2021
3. Completed August 16, 2021 (estimate about 119 days)

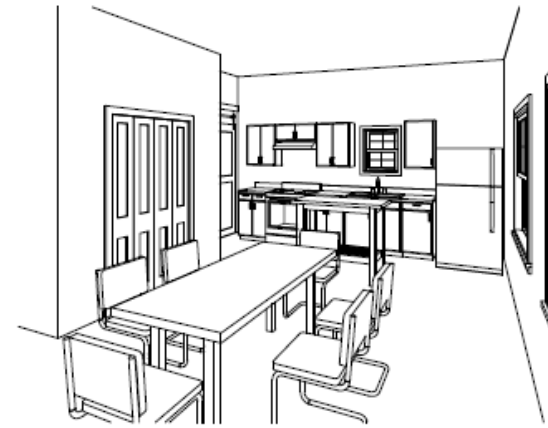
**General Contractor: To be Determined**

**House Construction:**

1. Request for Bids April 1, 2021
2. Bid Opening April 27, 2021
3. Begin House Construction May 17, 2021  
Can begin once infrastructure is far enough along
4. Estimated Completion of house construction August 15, 2021



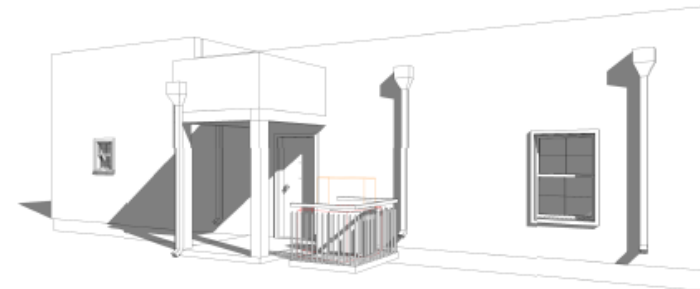
1 FLOOR PLAN - 3 BEDROOM - 1,730 GSF  
1/4" = 1'-0"



2 3D View 1



3 3-BEDROOM - 3D VIEW 1



3 3-BEDROOM - 3D VIEW 2

# SD COTTONWOOD

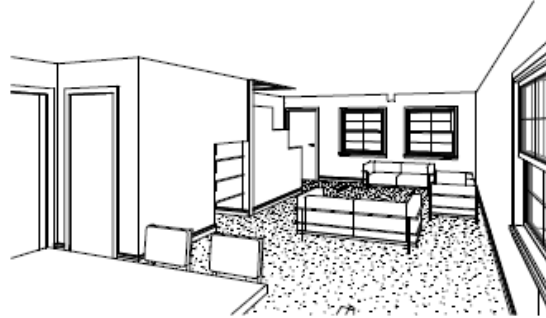
## 1 STORY - 3 BEDROOM - 1,730 GSF

**SUINA DESIGN**  
+ ARCHITECTURE  
100% NATIVE AMERICAN WOMEN OWNED

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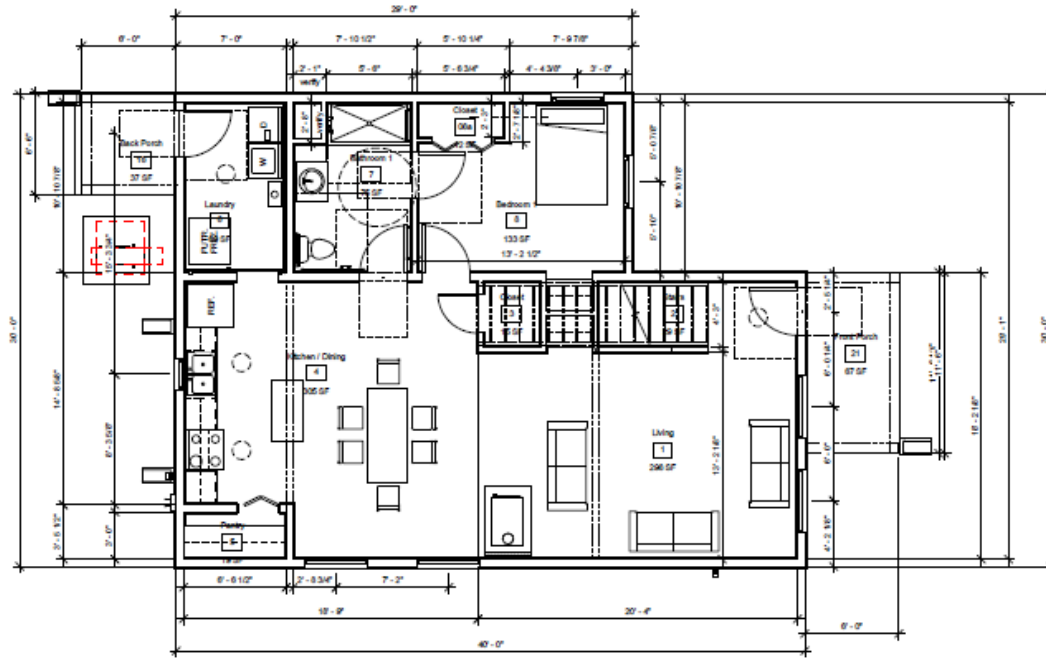
3D View 3



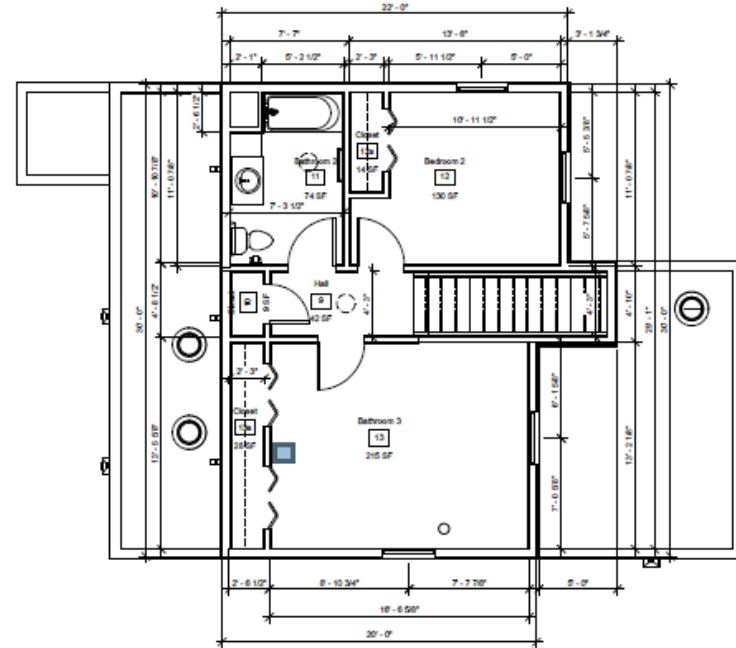
3D View 6



3D View 5

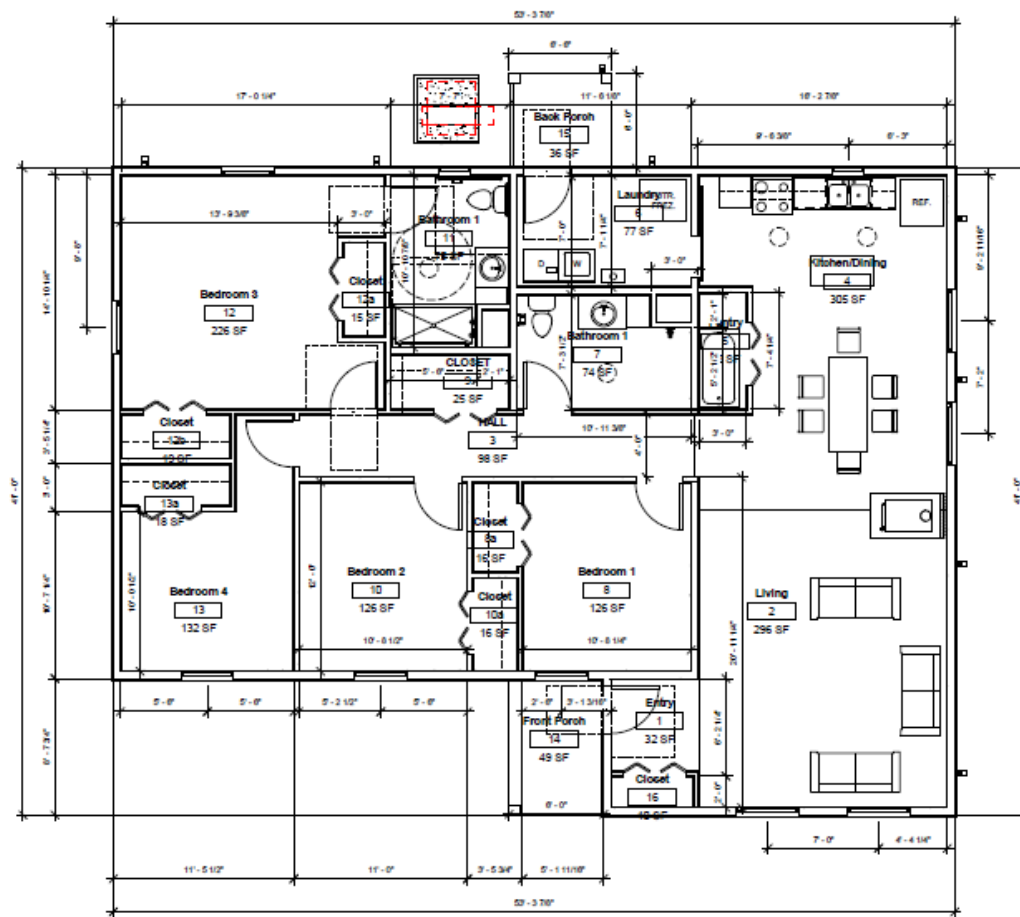


3 Bedroom 1st Floor Plan - 1,092 GSF  
1/4" = 1'-0"

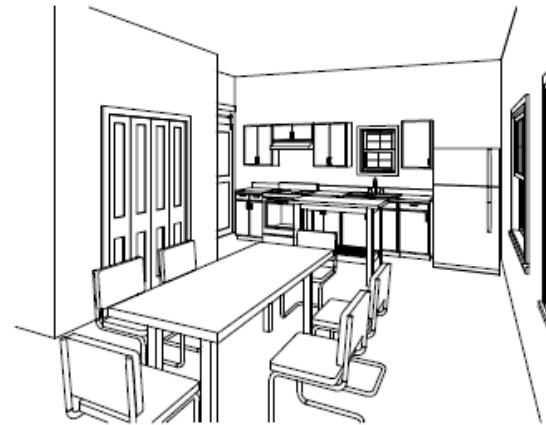


3 Bedroom 2nd Floor Plan - 663 GSF  
1/4" = 1'-0"

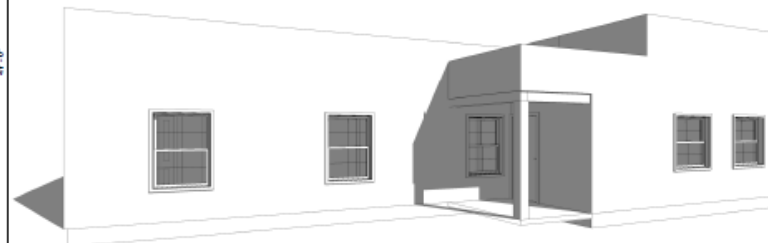
SD COTTONWOOD  
2 STORY - 3 BEDROOM - 1,755 GSF



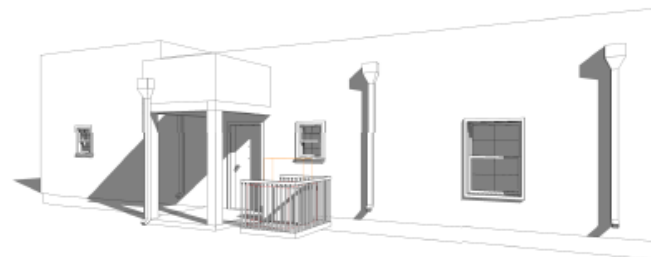
① FLOOR PLAN - 4 BEDROOM - 1,933 GSF  
1/4" = 1'-0"



② 3D View 1



③ 3-BEDROOM - 3D VIEW 1



④ 3-BEDROOM - 3D VIEW 2

# SD COTTONWOOD

## 1 STORY - 4 BEDROOM - 1,933 GSF

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+ ARCHITECTURE  
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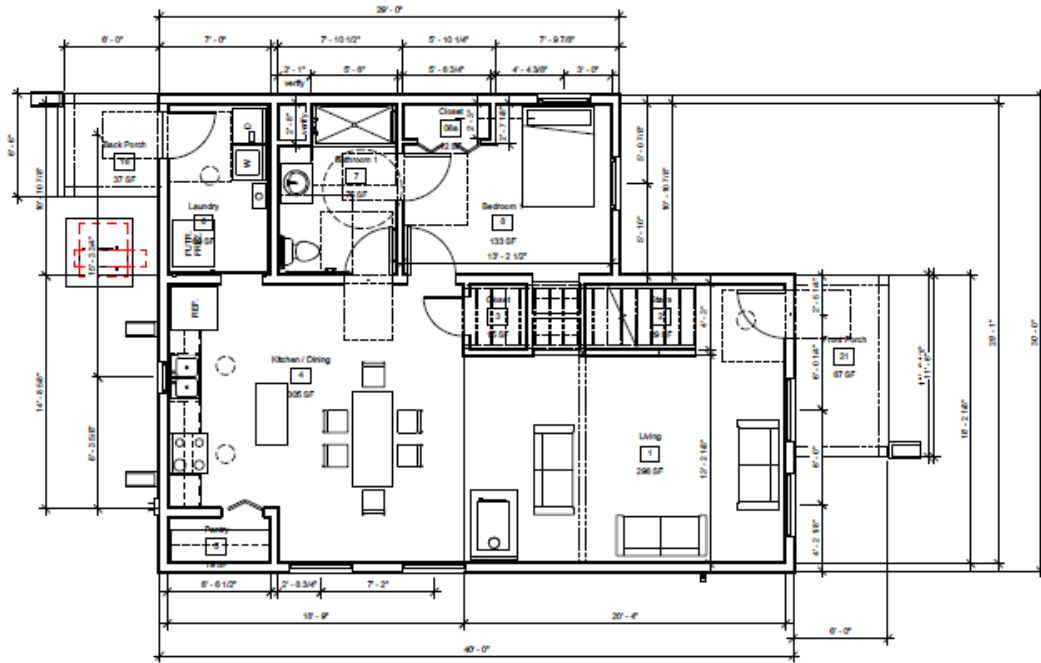
3 3D View 3



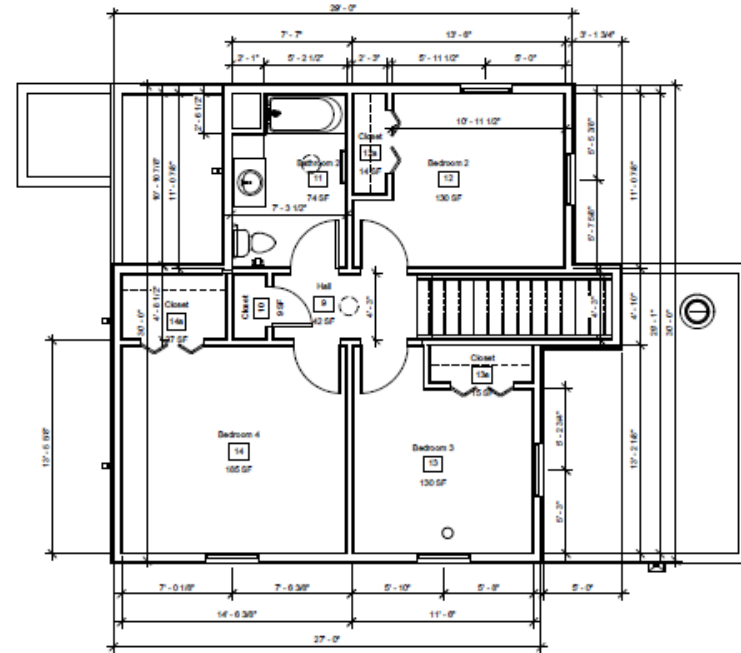
5 3D View 6



4 3D View 5



1 4 Bedroom 1st Floor Plan - 1,092 GSF  
1/8" = 1'-0"



2 4 Bedroom 2nd Floor Plan - 795 GSF  
1/8" = 1'-0"

SD COTTONWOOD  
2 STORY - 4 BEDROOM - 1,887 GSF

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+ ARCHITECTURE  
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**Income Eligibility for Cottonwood Homes  
SDTHA Managed Rentals**

	<b>2020 MFI</b>							
	<b>78,500</b>							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 43,960	\$ 50,240	\$ 56,520	\$ 62,800	\$ 67,824	\$ 72,848	\$ 77,872	\$ 82,896
100%	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,780	\$ 91,060	\$ 97,340	\$103,620

**2020 U.S. MFI Limits**

# 2021 Competitive Indian Housing Block Grant

## Grant Amount

- Federal \$3,181,819
- Tribal Match \$200,000
- SDTHA Match \$150,000
  
- Total: \$3,531,819

## Construction within Cottonwood

- New Housing Construction
  - Seven (7) Stick Built Homes
  - Two (2) Adobe Homes
  
- If funded, start phase II house construction on June 1, 2021

# Proposed Mobile Home Park

Approximately 18.65 acres  
South of Domingo (LIHTC Project)

## Legend

- Domingo
- Kewa N.M.
- Site





67 LOTS ON  
18.65 ACRES

COMMON SIZES OF  
MOBILE HOMES  
SINGLE WIDE - 14'-18' x 90' OR LESS  
DOUBLE WIDE - 20'-32' x 42'-60'  
TRIPLE WIDE - 40' x 74'



ROAD  
YELLOW LOTS/BOUNDARY

CREATE CORNERS IN ROAD WITH  
A WIDE BERTH TO CREATE EASE  
OF ACCESS FOR TRAILER DELIVERIES

- 1.SDTHA has set aside \$150,000 in Indian Housing Block Grant funds for planning and design
- 2.SDTHA received approval and assignment of land from Tribal Council to move forward on the project
- 3.SDTHA will get an Environmental Review done on the site
- 4.Once the Environmental Review is completed and everything is good to move forward, SDTHA will procure an Engineer Firm to assist with the design, survey, possible layouts, etc.
- 5.During design phase, the arroyo to the east will be evaluated and engineered to abate any possible overflow during the rains
- 6.Up to three optional designs and subdivision layouts will be prepared by the Engineers with estimated costs of each design
- 7.SDTHA Board of Commissioners will work with management and decide on one plan
- 8.SDTHA management will return to Tribal Council for review and update

# Summary

- There is a need for a mobile home park for families that want to purchase or already own a single-, double-, or triple-wide home
- Up to 60+/- lots (depending on final subdivision design)
- Plan for a Community and Office Building
- A laundry facility can be planned into the community/office building
- Basketball courts and youth play area can be in the long-term plan

# Health Homes Production Grant 2020

- HUD Share: \$999,947.41
  - Tribal Match: \$150,000
- Total Budget: \$1,149,947.41

The mission of the Santo Domingo Tribal Housing Authority (SDTHA) Healthy Homes Initiative (SDTHA HHI) is to improve the health and wellbeing of the Tribal members by testing and abating health hazards in the Traditional Villages homes, distributing community outreach materials, and providing follow-up medical care for the residents.

The award contract states that Healthy Home assessment, including assessment for lead-based paint, asbestos, and mold hazard, will be performed on **(80) home units**; Healthy Homes interventions and hazard remediation will be completed for **(50) homes**. The assessments, testing, and intervention activities will be completed within **18 months** followed by a 60-day close out period.

Estimate up to 15 roofs repaired or replaced at an average cost of \$15,000 per residence.

## Income Eligibility for Health Homes Production Grant

- Assessments
- Remediation

	2020 MFI		78,500					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 43,960	\$ 50,240	\$ 56,520	\$ 62,800	\$ 67,824	\$ 72,848	\$ 77,872	\$ 82,896
100%	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,780	\$ 91,060	\$ 97,340	\$103,620

## 2020 U.S. MFI Limits

# Emergency Rental Assistance

- Consolidated Appropriations Act, 2021 (the “Act”)
  - Administered by U.S Treasury
  - 25 Billion to States, territories, local govt’s and Tribes.
- \$797.6 million to Indian tribes/or TDHEs
- Allocation Based on FY 2020 IHBG Formula Amounts
- Tribes/TDHEs received 121% of 2020 IHBG amount

**SDTHA Received \$1,061,219.20**

## Challenges:

- 65% of funds obligated by September 30, 2021 (excess funds recouped and redistributed)
- Funding terminates by December 31, 2021 (option for 3-month extension). Unused funds returned to Treasury.

90 percent of the funds must be used for:

- the payment of rent,
- rental arrears,
- utilities and home energy costs, and
- utility and home energy cost arrears, and
- **Other expenses** related to housing incurred due to COVID-19 outbreak

### **Clarification on “Other Expenses”**

- Related to housing and be incurred due, directly or indirectly, to COVID-19 outbreak:
  - relocation expenses and rental fees (if a household has been temporarily or permanently displaced due to the COVID-19 outbreak);
  - reasonable accrued late fees (if not included in rental or utility arrears and if incurred due to COVID-19);
  - and **Internet service** provided to the rental unit.
- Grantees should adopt policies to govern circumstances to cover costs for Internet service
- Payments must be supported by documentary evidence

- Assistance Period is limited to a maximum of 12 months (option for additional 3 months to ensure housing stability)
- Limitation on assistance for prospective rent:
  - 3 months
  - exception for additional months based on:
    - Available funding
    - Additional application/continued eligibility determination
  - not to exceed 12-month period
  - Must reduce rental arrears before making commitments for prospective rents
- Payments of assistance should be paid directly to landlord or utility provider (documentation of payment must be provided to household)
- If landlord or provider does not cooperate or accept payment after “outreach” efforts, payment can be made to eligible household to make payment.



# Income Limitations

- Prioritization of Assistance Requirement
- Must establish a preference system for assistance that prioritizes assistance:
  - To households with incomes less than 50% of area median income.
  - And to households where 1 or more within are unemployed for at least 90 days
- Document preference system and inform all applicants

- Assistance provided to a household:
  - Shall not be regarded as income
  - Shall not be regarded as a resource for purposes of determining eligibility of the household, or any member of the household for benefits or assistance or the amount of or extent of benefits or assistance, under any
    - Federal program or
    - Under any State or local program financed in whole or in part with Federal funds.

## **“Eligible Household”**

Defined as a renter household in which at least one or more individuals meets the following criteria:

- Qualifies for unemployment or
- has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due, directly or indirectly, to COVID-19;
- Demonstrates a risk of experiencing homelessness or housing instability; and
- Has a household income at or below 80 percent of the area median.

## Section 501 (k)(3)(B)“Exception”

To the extent feasible:

*Ensure rental assistance provided to eligible household is not duplicative of any other Federally funded rental assistance provided to household*

# Wrap Up and Discussion

- First, if you have not already, send Lorrie Chavez, Tenant Services Manager an email with your documentation that you are prequalified for the 184 Loan and for how much.
- Second, if you are interested in participating in the Healthy Homes assessments, send an email to Tenant Services Representative requesting an application to determine eligibility and identify need.
- Third, if you are interested in the Emergency Rental Assistance, request an application from Tenant Services Manager or call the office so one can be sent to you.

[Ichavez@sdtha.org](mailto:Ichavez@sdtha.org)

[maguilar@sdtha.org](mailto:maguilar@sdtha.org)



Thank you