

SDTHA Housing Authority
Virtual Community Meeting
September 23, 2021
6:00 pm – 7:30 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
- ▶ Cottonwood Development Update – Stacy Nieto, Capital Improvements Manager
- ▶ Chamiza Foundation Update – Stacy Nieto, Capital Improvements Manager
- ▶ Healthy Homes Update – Brook B. Kristovich, Executive Director
- ▶ Wa Di Mobile Home Park Update – Brook B. Kristovich, Executive Director
- ▶ NM Gas Company Native American Energy Efficiency Program
- ▶ Indian Community Development Block Grant – Upcoming Grant Application (Community Input)
- ▶ SDTHA Office and COVID 19 Updates –
 - ▶ Emergency Rental Assistance from US Treasury – Lorrie Chavez, Tenant Services Manager
 - ▶ Updated Website – www.sdtha.org
 - ▶ SDTHA Job Openings
- ▶ Follow up and Next Meeting
- ▶ Closing Prayer – Stacy Nieto

Mission Statement

The Santo Domingo Tribal Housing Authority is committed to providing housing opportunities that sustain, support and maintain traditional family values, self-sufficiency, and Santo Domingo Pueblo life.

Approved by SDTHA Board of Commissioners
on August 13, 2021

Vision

To enhance Santo Domingo Pueblo life by providing housing opportunities.

Approved by SDTHA Board of
Commissioners on August 13, 2021

2021 Board of Commissioners

- ▶ Chairman Leandro Garcia
- ▶ Vice-Chair Paul Coriz
- ▶ Secretary Camilio Calabaza
- ▶ Member Minerva Chavez
- ▶ Member Diego Calabaza

Santo Domingo Tribal Housing Authority Staff

Executive Director	Brook B. Kristovich	bkristovich@sdtha.org
Finance Officer	Diana White-Messing	dwhite@sdtha.org
Accountant	Jonah Garcia	jgarcia@sdtha.org
Tenant Services Manager	Lorrie Chavez	lchavez@sdtha.org
Tenant Services Representative	Margaret “Margie” Aguilar	maguilar@sdtha.org
Capital Improvements Manager	Stacy Nieto	snieto@sdtha.org
Maintenance Technician	Brennon Tenorio	btensorio@sdtha.org
Groundskeeper	Lloyd Calabaza	

Cottonwood Subdivision

15 Rental Lots
 19 Lots for Families –
 with 184 Loans



REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO
DESIGNED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
LAST EDIT: [Date]
PLANT DATE: [Date]
DATE: [Date]
SCALE: [Scale]
DATE: [Date]

OVERALL SITE PLAN
 SANTO DOMINGO TRIBAL HOUSING AUTHORITY
 COTTONWOOD SUBDIVISION 10 ACRES RESIDENTIAL HOUSING COMMUNITY DEVELOPMENT
 PROJECT NUMBER: P-18-000001
 DRAWING FILE NAME: P:\Santo Domingo Tribal Housing Authority\2018-000001\2018-000001-01.dwg
 SCALE: AS SHOWN
 DATE: 11/15/2018

SHEET NUMBER
C-120



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
		27,693 GSF

SD COTTONWOOD

SUINA DESIGN
 + ARCHITECTURE
100% NATIVE AMERICAN WOMEN OWNED

401 EDITH BOULEVARD, NE SUITE 100
 ALBUQUERQUE, NEW MEXICO 87102
 WWW.SUINADESIGN.COM
 T: 505-765-6968

Contractors

Infrastructure General Contractors:

❖ TLC Company, Inc.

❖ Southwest Line & Cable

1. Contract Executed March 2, 2021
2. Scheduled Completion November 12, 2021
3. Houses can start construction on site estimated November 1, 2021

**House Construction Contractor:
To Be Determined**





Income Eligibility for Cottonwood Homes Homes Managed by SDTHA

	Median Family Income	Number of Household Members							
		1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
Low (80%) Income Limits	\$79,900	\$44,744	\$51,136	\$57,528	\$63,920	\$69,034	\$74,147	\$79,261	\$84,374

2021 US Median Family Income Limits -
National

Chamiza Foundation Grant

Traditional Adobe Brick and Building Skills

Create	Create the Kewa Adobe Team
Identify	Identify Kewa craftsmen “experts” as trainers
Train	Identify Kewa participants Identifying local sources for adobe building supplies <ul style="list-style-type: none">• Training in brick-making• Training in adobe construction

- **This is a PILOT project to learn what it would take to build an Adobe Work-Force Team**
- **Starting small**
- **Trainers receive a stipend**
- **Practice will be to build at least one structure before December 2021**
- **Additional funds anticipated**
- **Please contact Stacy Nieto at snieto@sdtha.org if interested**

Healthy 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 **42 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.

Health Homes Production Grant 2020

Total Budget \$1,149,947.41 (HUD \$999,947.41, Tribal Match \$150,000)

Step 1 Apply

If your home is located in the Traditional Village area at Santo Domingo Pueblo

AND

The income of the home owner is within the HUD guidelines listed below

		Number of Household Members							
	Median Family Income	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
Low (80%) Income Limits	\$67,500	\$37,800	\$43,200	\$48,600	\$54,000	\$58,350	\$62,650	\$67,000	\$71,300

2021 Area Median Family Income Limits

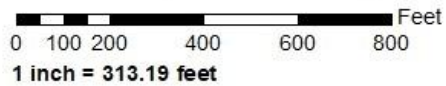


Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Kewa Pueblo
Santo Domingo Tribal Housing Authority

HUD Healthy Homes Project Boundary Area FY2020



 Project Boundary



High Water Mark, LLC
04/26/2021

Step 2 Health Hazard Testing

Based on the application information and the site inspections, up to 80 residences will be selected for lead-based paint, asbestos and mold testing. Priority will be given to homes with Elders and young children.

Step 3 Health Hazard Abatement and Plans for remediations in 50 residences

Based on the home's overall conditions and the testing results, homes will be selected to receive one or more of the following remediations and repairs:

- Lead and mold remediations and repairs
- Lead-based paint remediation
- Asbestos remediation
- New ventilation systems for bathrooms & kitchens to reduce mold and mildew
- Roof repairs/replacements (if the damage is due to mold and/or mildew)

Wa Di Mobile Home Park

Santo Domingo Pueblo
Tribal Council Resolution 02-2021-03

Environmental Review –
NV5 Architect & Engineering

Assigned 18+/- Acres for Mobile Home Park



Environmental Review Studies



- National Environmental Policy Act (NEPA)
- HUD 24 CFR Part 58
- Field studies and data collection
- Public involvement
- Biology
- Cultural Resources
- Noise
- Hazardous Materials
- Environmental Assessment
- Vegetation
- Noxious weeds
- Wildlife
- Migratory birds
- Threatened and endangered species

Cultural Resources & Noise Study

- Archaeological sites
- Historic properties
- Traditional Cultural Properties
- Existing noise levels tested
- Need for noise mitigation, if needed

Hazardous Materials

- Phase I Environmental Site Assessment
- Agency database review
- Historical review
- Interviews
- Site visit



Environmental Assessment

- HUD Format
- Flood Risk
- Air quality
- Toxic Substances
- Endangered Species
- Farmland
- Historic Preservation
- Noise
- Aquifer
- Wetland
- Wild and Scenic Rivers
- Environmental Justice



Emergency Rental Assistance Program

SDTHA Received \$1,061,219.20

Emergency Rental Assistance Payments made to date:

- | | | | |
|-----------------------------|---------------------|-----------------------------------|--------------------|
| • Rental Assistance | \$187,475.71 | Total: | \$216,715.4 |
| • Utility Assistance | \$24,285.68 | Percentage: | 20.4% |
| • Administration | \$4,954.01 | Required Goal by 9/30/2021 | 65% |

To be eligible, a household must be obligated to pay rent on a residential dwelling and the grantee must determine that:

- a. one or more individuals within the household has qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due, directly or indirectly, to the COVID-19 outbreak;
- b. one or more individuals within the household can demonstrate a risk of experiencing homelessness or housing instability; AND
- c. the household has a household income at or below 80% of area median income.

Bernalillo, Sandoval, Tarrant, & Valencia County income limits

		Number of Household Members							
	Median Family Income	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
Low (80%) Income Limits	\$67,500	\$37,800	\$43,200	\$48,600	\$54,000	\$58,350	\$62,650	\$67,000	\$71,300
Very Low (50%) Income Limits		\$23,650	\$27,000	\$30,400	\$33,750	\$36,450	\$39,150	\$41,850	\$44,550

2021 Area Median Family Income Limits

If residing in a different state or county, we will use the HUD published income limits for your county.



New Mexico Gas Company Native American Energy Efficiency Program

- The New Mexico Gas Company designed an energy efficiency program specifically for tribal communities.
- The Native American Energy Efficiency Program provides no-cost energy efficiency services to help residents save energy and money.
- The New Mexico Gas Company collaborates with local housing authorities and tribal organizations to identify families and coordinate the energy efficiency services.
- The program has been streamlined to make it easy to participate and there is no individual income documentation required from the participants.
- Each home receives a comprehensive energy assessment and safety inspection.
- Based on the results, EnergyWorks will install all eligible energy efficiency services with no cost to the resident.

Services	Notes
Home Energy Assessment	Conduct comprehensive review of home to determine eligibility for natural gas energy saving services and blower door air leakage test
Natural Gas Safety Inspection	Conduct safety review of natural gas appliances, gas lines, and carbon monoxide detector
High Efficiency Showerheads	Install 1.5 GPM handheld and wall mounted showerheads
High Efficiency Faucet Aerators	Install 1.0 GPM and 1.5 GPM faucet aerators
Water Heater Tank Insulation	Install R-10 water heater tank insulation
Water Heater Pipe Insulation	Install R-3 water heater pipe insulation
Programmable Thermostat	Install and program Honeywell programmable thermostat

Services	Notes
Air Sealing	Caulk and seal window frames, seal penetrations, weatherize exterior doors, and perform pre and post pressurization test to measure reduction in air leakage
Duct Sealing	Seal return air plenum, ductwork, joint connections, registers, and perform pre and post pressurization test to measure reduction in air leakage
Attic Insulation	Seal attic air leakage and install blown cellulose insulation to R-44
Carbon Monoxide Detector	Install carbon monoxide detector as required

- **SDTHA notified NM Gas Company that we are interested in participating in this year’s program.**
- **Once selected they will let us know how many households we can target for this round of program funds.**
- **SDTHA will select a number of homes under management from each subdivision, giving preference to families who are current on their rent payments and those with Elder heads of household.**

Wrap Up and Discussion

- First, if you have not already, email Lorrie Chavez, Tenant Services Manager (lchavez@sdtha.org) 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, contact Tenant Services Representative requesting an application to determine eligibility and identify need. You can also get it on website www.sdtha.org
- Third, if you are interested in the Emergency Rental Assistance, request an application from Tenant Services Manager or get one on our website www.sdtha.org
- Once we receive final word from NM Gas Company that SDTHA/SDP will participate in the Native American Energy Efficiency Program, SDTHA will determine which homes should be assessed.



Thank you