

ZOOM COMMUNITY MEETING

HOUSING UPDATE

FEBRUARY 23, 2022

Agenda

- Welcome -- Brook Kristovich, Executive Director
- Opening Prayer -- Chairman Leandro Garcia
- Introductions -- SDTHA Board, Staff and Meeting Moderators
- Summary of Funds 2020-2021 -- Brook Kristovich
- Emergency Rental Assistance Program Update -- Lorrie Chavez
- Ceiling Rents and Annual Recertifications -- Lorrie Chavez
- Healthy Homes Productions Grant Update -- Stacy Nieto
- Cottonwood Subdivision Update -- Stacy Nieto
- Wadi Mobile Home Park Update -- Stacy Nieto
- Future Program – Homeowner Assistance Fund -- Brook Kristovich
- Pet Policy and Lease Agreements -- Lorrie Chavez
- Organization Structure -- Brook Kristovich
- Future Meetings -- Brook Kristovich
- Closing Prayer -- Chairman Leandro Garcia

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

2022 Board of Commissioners

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

SANTO DOMINGO TRIBAL HOUSING AUTHORITY

SUMMARY OF FUNDS

APPROVED:

Funding Source	Award Description	Brief Description of Activities	Award Amount
HUD	IHBG Operating Funds - 2021	Annual IHBG Allocation for operations	\$790,510.00
HUD	IHBG Operating Funds - 2020	Annual IHBG Allocation for operations	\$788,833.00
HUD	IHBG Competitive Grant-2019	Cottonwood project-Infrastructure/Homes Phase I	\$4,515,723.00
HUD	IHBG Cares Funds - 2021	Quarantine/Isolation Trailer Purchases, Covid Supplies	\$254,337.00
HUD	Lead Base/Healthy Homes - 2021	Lead/Mold Assessment (80) and Renovation (50) Units	\$999,947.41
HUD	IHBG-ARP - 2021	Wadi Mobile Home Park Infrastruture	\$546,540.00
Department of Treasury	Emergency Rental Assistance (ERA) - 2021	Rent and Utility Payments - Rentals	\$1,061,247.58
McCune Foundation	Continued Capacity Building - 2021	Consultant/Strategic Planning/Staff Training	\$25,000.00
McCune Foundation	Continued Capacity Building - 2020	Consultant/Strategic Planning/Staff Training	\$25,000.00
Art Place	Walking Trail and Art work	Walking Trail and Artwork Installation	\$254,989.32
Notah Begay III Foundation	COVID-19 Supplies	Purchase of Covid Related Supplies	\$5,200.00
Cornerstone	Community Partnership	Guard Shack Purchase	\$4,000.00
AMERIND	COVID-19	Purchase of Covid Related Supplies	\$2,500.00
Chamiza Foundation	Adobe Construction Project	Adobe training, stipends, materials. No Maint staff	\$6,807.61
NAIHC	NAIHC-COVID19	Funds for Housing Services staff	\$44,000.00
Department of Treasury	Homeowner Assistance Fund Plan (HAF)	Homeowner Assistance - Mortgage, Utilities, and Repairs	\$631,142.00
		Total Approved:	\$9,955,776.92

SANTO DOMINGO TRIBAL HOUSING AUTHORITY			
SUMMARY OF FUNDS			
PENDING:			
Funding Source	Award Description	Brief Description of Activities	Requested Amount
HUD	IHBG Operating Funds - 2022	Annual IHBG Allocation for operations	\$904,795.00
HUD	ICDBG Competitive - 2021	Wadi Mobile Home Park Infrastructure	\$800,000.00
HUD	IHBG Competitive Grant - 2021	Cottonwood homes: Phase II House Construction	\$3,291,131.00
		Total Pending:	\$4,091,131.00
		Total Funding Sources:	<u>\$14,951,702.92</u>

Emergency Rental Assistance Program

Received \$1,061,247.58

Expended \$599,736.22 (56.5%) On Rent/Utilities, as of February 18, 2022

Goal by April 1, 2022 (65% expended)

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

- a. Applicant must be a rental tenant
- b. Income eligible
- c. Have been impacted by COVID –
 - a. Reduction of hours
 - b. Risk of Homelessness
 - c. Business Closed

Total applicants 143
Eligible 134
Ineligible 9
Tribal Members 115
Non-Tribal 28

Santo Domingo Pueblo 39
Outside of Pueblo 104

Income Eligibility for ERA

The household has a household income at or below 80% of area median income.

Bernalillo, Sandoval, Tarrant, & Valencia County income limits

	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	\$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.

Board Establishes Ceiling Rents

- In 2006, the SDTHA Board of Commissioners realized that the rents could continue to rise based on household incomes when family's household information was updated during annual recertifications.
- **Resolution 2006-05, adopted on July 11, 2006**, amended the Eligibility Calculation and Placed a Cap under the Homebuyer and Rental Admissions Policy.
- The resolution placed a payment cap on all bedroom sizes and homes under management to **\$800.00**

House Payment Calculation			
Name:	Project/Acct./Bdrm#		
Date of Calculation	Effective Date:		
COMPLETED BY:			
1. ESTIMATED FAMILY INCOME:			
	A. Earned Income of Head of Family	\$	28,080.00
	B. Earned Income of Spouse	\$	-
	C. Family Income from other source	\$	2.00
	D. Total Family Income (Gross Income)	\$	28,082.00
	(Add B + C)		
2. ALLOWANCE:			
	E. \$400 for an Elderly/Disabled Family	\$	-
	F. \$480 for each family member (except Head or Spouse) under 18 years or 18 years or older if handicapped, disabled or full time student	\$	480
	G. Payments for child care if necessary to enable Head of Household and Spouse to work		
	H. Mileage \$1300 for Head/Spouse for Employment or Education	\$	-
	I. Medical expenses in excess of 3 percent of annual family income for any elderly family or other family member disabled		
	J. TOTAL DEDUCTIONS	\$	480
	(Add E thru I)		
3. GROSS PAYMENT:			
	K. Family Income (Adjusted Income)		
	Subtract Deductions from Total Income (D minus J)	\$	27,602.000
	L. Adjust Monthly Family Income (Divide K by 12)	\$	2,300.167
	M. Maximum Gross Monthly Payment		
	(Multiply L by 22%)	\$	506.037
4. MONTHLY UTILITY ALLOWANCE:			
	N. Utility Allowance for Utilited Paid directly by participant	\$	129
5. MONTHLY HOUSE PAYMENT:			
	Monthly Payment to be paid to the SDTHA.		
	Subtract Utility Allowance from Gross Payment	\$	377.04
	(M minus N)		

2021 Healthy Homes Production Grant

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 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. (May not be able to work on homes with costs over \$15,000.)

Health Homes Production Grant 2021

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

Step 1 Apply

If your home is located in the identified 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

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)

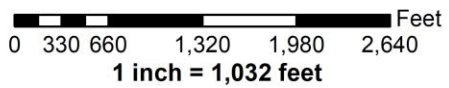


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Kewa Pueblo
Santo Domingo Tribal Housing Authority

HUD Healthy Homes Project Boundary Area FY2020



- Legend**
- SymbolID**
- Additional Housing Area
 - Project Boundary



High Water Mark, LLC
 02/08/2022

COTTONWOOD SUBDIVISION

Infrastructure General Contractors:

TLC Company, Inc. and Southwest Line & Cable

Contract Executed March 2, 2021

TLC Company Infrastructure Substantial Completion February 14, 2022

SW Line & Cable – Dry Utilities Scheduled Completion March 11, 2022

Houses can start construction on site estimated May 1, 2022 while SDTHA works with Legal and BIA on leases.



WHPacific
AN NV COMPANY
4000 JARVIS BLVD., SUITE 400
LAS VEGAS, NV 89131
702.438.2200 FAX 702.542.4449
WWW.WHPACIFIC.COM

NO.	BY	DATE	REVISIONS

OVERALL SITE PLAN
SANTO DOMINGO TRIBAL HOUSING AUTHORITY
COTTONWOOD SUBDIVISION 17.5 ACRE RESIDENTIAL HOUSING COMMUNITY DEVELOPMENT
Project: Authority/2022/34/W/Excavation/02/2022/02/22/34-C-121.dwg
AS SHOWN

SHEET NUMBER
C-120

Project Costs

As of January 31, 2022

Original Projected - Infrastructure
w/6.375% SDPGRT

\$1,945,309

TLC Construction	\$1,667,459.04
SW Line & Cable	<u>\$ 246,136.33</u>
Total Infrastructure Cost	\$1,913,595.37
Difference	<u>\$ 31,713.63</u>





184 Approved Lenders

1st Tribal Lending

Renee Konski

1449 W Wickieup Lane

Phoenix, AZ 85027

Bus: (866) 677-9551

Mobile: (602) 319-1470

Bus Fax: (602) 357-4903

Email: renee.konski@1tribal.com

Bank of Albuquerque Mortgage Group

Elvira M-Duran

3900 Vassar Drive NE

Albuquerque, NM 87107

Bus: (505) 855-0551

Bus Fax: (505) 855-7315

Email: eduran@bankofalbuquerque.com

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

Wadi Mobile Home Park

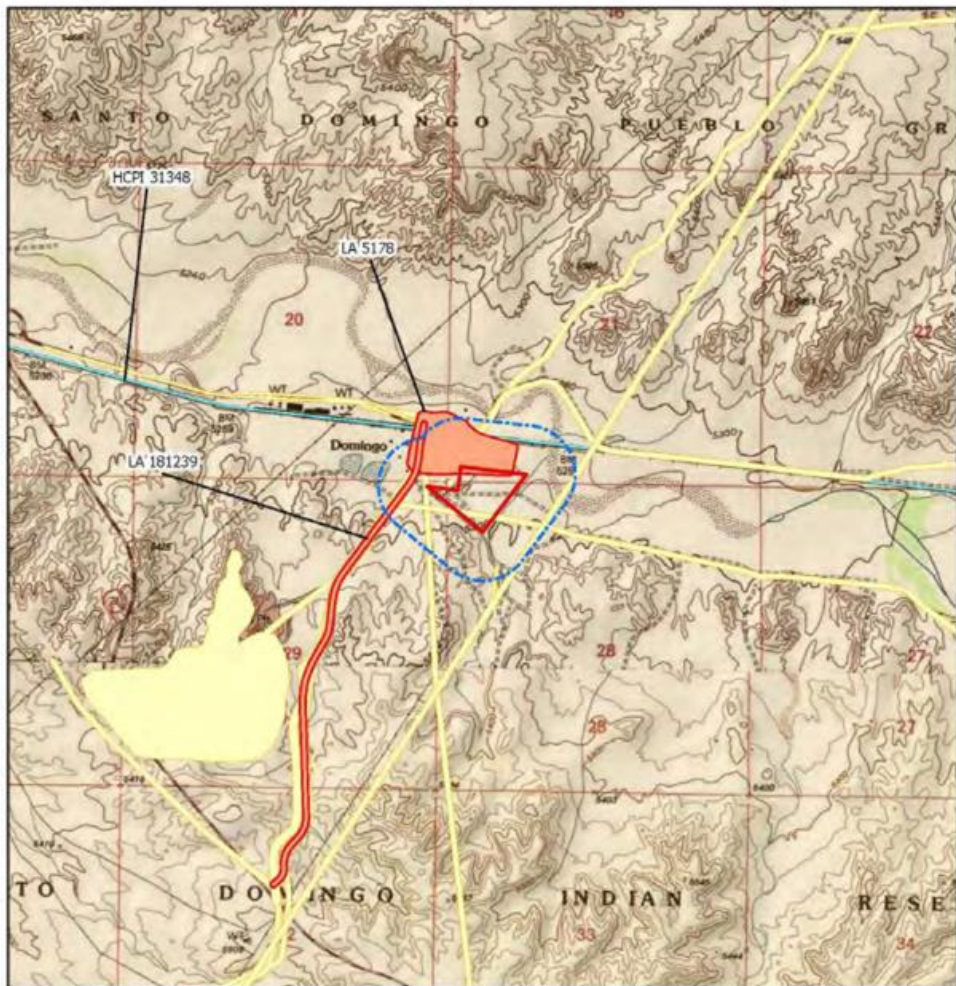
Santo Domingo Pueblo
Tribal Council Resolution 02-2021-03

Environmental Review –
NV5 Architect & Engineering

➤ Draft ERR being reviewed

Assigned 18+/- Acres for Mobile Home Park





RECORD SEARCH RESULTS

Wa-Di Mobile Home Park
Kewa Pueblo, New Mexico
NMCRI #148742

PROJECT NO. 444821-0004595.00
REVISED: 9/22/2021
DRAWN BY: MC
FILE NAME: wa-d mobilehome MKD

NV5
Service Layer Credits:
USA Topo Maps
Copyright © 2013

Legend

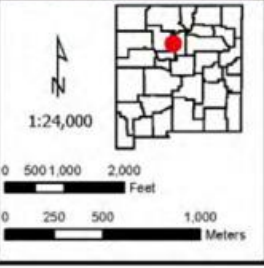
- Project Area
- 500m ARMS Buffer
- Previously Recorded Site
- Previous Survey
- Historic Property

Land Ownership

- Tribal

NOTES:
Project Area: 19.5 acres
T15N R06E 20-21, 28, 29
Santo Domingo Pueblo
(35106-E3, 1993), NM
USGS 7.5' Quadrangle
Sandoval County, New Mexico

All Land Ownership in view is
Kewa (Santo Domingo)
Pueblo



Wadi Mobile Home Park

Questions/Answers:

Q: How will you handling people with a mobile home in another location who would like to move to one of the locations on the Pueblo? For example, a mobile home is financed, but located outside of Kewa and the family would like to move the mobile home back to Kewa.

A: SDTHA will allow families to move their existing mobile home from off the Pueblo to the Wadi Mobile Home Park. All related moving and set up costs will be at the family's expense.

Q: Will there be a charge to the family for the mobile home lot in the mobile home park?

A: SDTHA plans on a nominal monthly lease charge to the families residing in the mobile home park to help with operation costs including maintenance and upkeep.

Q: As a potential owner that will reside in the mobile home park, can I participate in the planning of the mobile home park?

A: Yes. SDTHA would like to establish a Wadi Mobile Home Park Planning Committee to assist with policy development as well as a choice on final design of the park.

Future Programs

Homeowner Assistance Fund

- This program provides assistance to eligible applicants in the form of a forgivable loan or grant in an amount of up to a **maximum of \$15,000 per applicant household**.
 - Mortgage Payment Assistance – up to six months or capped at **\$8,000**
 - Utility/Broadband Assistance – up to six months or capped at **\$4,000**
 - Homeowner Displacement Prevention Measures (Rehab) – up to **\$15,000**
 - To prevent homeowner displacement by renovating or bringing an existing home up to code or improving the overall condition so the home can remain habitable. This type of assistance for home repairs and rehabilitation shall be limited to Tribal members living within the exterior boundaries of the Santo Domingo Pueblo. Eligible repair and/or replacement items generally include only roofs, HVAC systems, water heaters and interior plumbing.
- US Treasury Funds of **\$631,142**

Pet or Assistive Animal

From LIHTC Lease

1. We consider animals a serious responsibility and a risk to others. If not properly controlled and cared for, animals can disturb the rights of others and can cause serious personal injury and property damage totaling hundreds or thousands of dollars. You will be held liable if your animal(s) cause any damage or disturbs other residents.
 - a. You must immediately and permanently remove the animal from the premises if we in our sole discretion determine that the animal has unreasonably disturbed the rights, comfort, or convenience of neighbors or other residents. If your animal attacks or injures a SDTHA employee, another resident, or becomes rabid, infested with parasites or infected such that in our judgement it is a hazard to the health of others or other animals you must immediately and permanently remove the animal.
 - b. You and all co-residents will be jointly and severally liable for all damages caused by the animal, including all cleaning, de-fleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.
 - c. Animals must not be tied up on, or to the porch, or within close proximity restricting entry.
 - d. As owner of the animal, you agree to be strictly liable for the entire amount of any injury that the animal causes to other people and/or their property. You will indemnify us for all damages, costs of litigation and attorney's fees resulting from any such damage.

Pets and Livestock

All Participants are required to abide by the SDTHA Pets and Livestock Policy contained herein.

- a) Pets are allowed only when properly cared for and confined and if the pet is domesticated and traditionally considered a companion animal. If SDTHA determines that a dog is vicious and dangerous, it may request the dog to be removed from any premises managed by SDTHA.
- b) Tenants are allowed one dog or one cat per rental unit. Homebuyers are allowed one dog and/or one cat per unit. No pets shall be allowed inside the rental units or homes.
- c) Participants and residents must at all times retain their dogs upon their own premises by either a secure run or kennel area or an enclosure surrounding the perimeter of the property; provided that participants and residents may not install fences surrounding the perimeter of the property or construct or place runs and kennels exceeding fifteen feet in length and six feet in width without having first obtained the written consent of SDTHA. Pets are the responsibility of the owner and all waste must be cleaned regularly and disposed of properly.

d) All dogs and cats must be properly licensed and tagged, and the owner must be able, upon request, to show proof that the animal has been properly licensed and vaccinated. Pets not tagged and roaming the housing area will be considered “stray” and will be reported to the local animal control department or police and subject to that department’s policies and procedures.

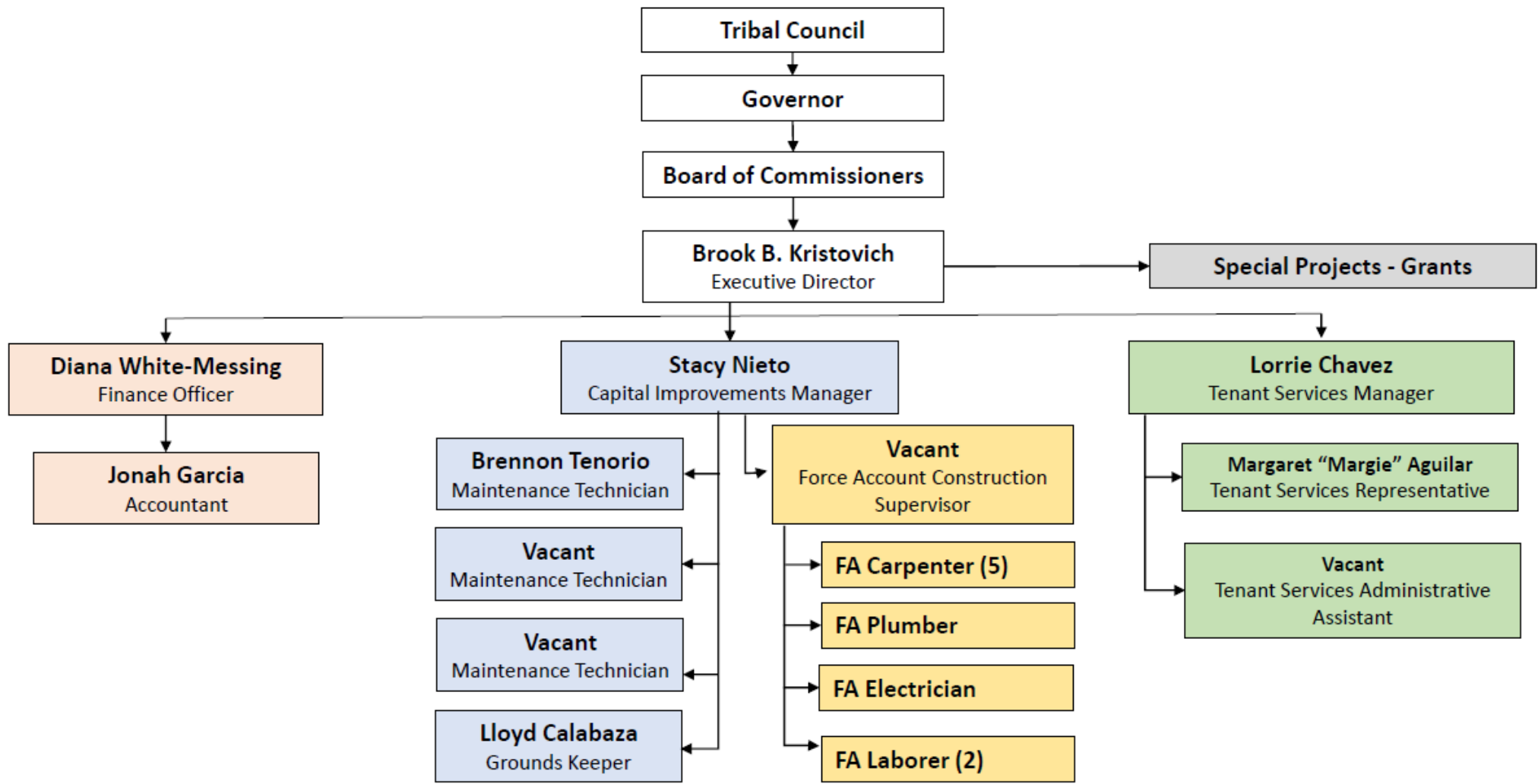
e) All dogs and cat maintained or kept on the premises of SDTHA-managed units shall be spayed and neutered.

f) There shall be no corrals or pens built within the housing area.

g) No Participant or resident may keep livestock or fowl, or store hay or feed within the housing area. For the purposes of this provision, the term "livestock" includes cattle, sheep, pigs, goats, horses, donkeys, mules, llamas, and the carcasses of such animals. The term "fowl" includes chickens, ducks, geese, turkeys, and pheasants.

h) Failure to comply with this Pets and Livestock Policy shall be grounds for termination of a Participant’s Occupancy Agreement and for other legal remedies. Any proposed termination based on a violation of this Section shall be initiated and conducted pursuant to the terms of the SDTHA Collection and Termination Policy.

Santo Domingo Tribal Housing Authority Organizational Chart



Rev. 02/01/22

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	btenorio@sdtha.org
Groundskeeper	Lloyd Calabaza	

Future Meetings and Other Business

1. Next Community Meeting – Zoom or in Person
2. Agenda Items to Share and Discuss
3. Wadi Mobile Home Park Planning Committee
4. Schedule Specific Discussion Meetings
 - a. 184 Loan Process
 - b. Completing SDTHA program applications
 - c. Others:
- 5.

Thank you!

Your Housing Staff