

Chronology of emails (April 12 – 15, 2014) between the FHVHA and the NM Mortgage Finance Authority with copies to the Mayor, the City's Chief Administrative Officer (Rob Perry), and Councilor Harris, and my email on this subject to the FHVHA April 16. The letters themselves (me to the NMMFA and return from it to me) follow this posting.

Four Hills Village HOMEOWNERS' Association

Apr 12 (7 days ago) ☆

to bcc: me

If you've been following the emails on this and The Chronicle article, you're fairly familiar with this subject. We discussed this at the April Board meeting, and following that, I sent this today to the head of the NM Mortgage Finance Authority, copy to the Mayor, Rob Perry (ABQ Chief Administrative Officer), and Councilor Harris. There's not much more we can do. I believe the City's legal department that all of this complied with the letter of the law with respect to the Open Meetings Act. The administrative process that led to a supportive recommendation for this project made by the City's Department of Family and Community Services was done by a City Department, not by City Council itself. Council acted on that recommendation. I've suggested to the head of that department and to the CAO that this could have and should have been done more openly. My issue with this all along has been that public comment and input to this has been enough to be legal but not one bit more. It didn't have to be this way in my opinion. I think that as taxpayers we deserve and should demand better. This is your money and its effect will be in your (our) neighborhood.

I'll post this on our web site, along with the rest of the correspondence on this matter, under the "more..." tab and the 13001 E. Central item in the drop-down list.

Regards,

Roger

----- Forwarded message -----

From: Four Hills Village HOMEOWNERS' Association <[fvha\\_updates@gmail.com](mailto:fvha_updates@gmail.com)>

Date: Sat, Apr 12, 2014 at 10:11 AM

Subject: NewLife Homes' proposed development at 13001 E. Central

To: Jay Czar <[jczar@housingnm.org](mailto:jczar@housingnm.org)>

Cc: Mayor Berry <[mayorberry@cabq.gov](mailto:mayorberry@cabq.gov)>, Rob Perry <[RJPerry@cabq.gov](mailto:RJPerry@cabq.gov)>, Don Harris <[dharris@cabq.gov](mailto:dharris@cabq.gov)>, "Horanburg, Michael" <[mhoranburg@cabq.gov](mailto:mhoranburg@cabq.gov)>

Dear Mr Czar

Attached is a letter regarding our Association's concerns regarding the subject development. I will mail the original.

I spoke to you some time ago about the process and your organization's timelines. I would be happy to discuss this further if you desire. My phone is 296-7924.

Respectfully,

Roger Hartman, President

Note: Mr Czar's letter to me stated, correctly, that the City's processes are not within his purview.

----- Forwarded message -----

From: Four Hills Village HOMEOWNERS' Association <[fvha\\_updates@gmail.com](mailto:fvha_updates@gmail.com)>

Date: Tue, Apr 15, 2014 at 2:50 PM

Subject: Re: NewLife Homes' proposed development at 13001 E. Central

To: Jay Czar <[jczar@housingnm.org](mailto:jczar@housingnm.org)>

Cc: Mayor Berry <[mayorberry@cabq.gov](mailto:mayorberry@cabq.gov)>, Rob Perry <[RJPerry@cabq.gov](mailto:RJPerry@cabq.gov)>, Don Harris <[dharris@cabq.gov](mailto:dharris@cabq.gov)>, "Horanburg, Michael" <[mhoranburg@cabq.gov](mailto:mhoranburg@cabq.gov)>, "Chaplin, Doug H." <[dchaplin@cabq.gov](mailto:dchaplin@cabq.gov)>, Joseph Montoya <[jmontoya@housingnm.org](mailto:jmontoya@housingnm.org)>, Felipe Rael <[frael@housingnm.org](mailto:frael@housingnm.org)>, Dan Foster <[dfoster@housingnm.org](mailto:dfoster@housingnm.org)>

Thanks, Mr Czar

You're entirely correct that how the City conducts its administrative processes is not your concern or within your control. As I said, I pointed it out only to show that public input into how public monies may be spent on this project has been pretty scant. Thanks for your prompt response.

Regards,

Roger Hartman

Four Hills Village HOMEOWNERS' Association

Apr 16 (3 days ago)



to bcc: me

Mr Jay Czar of the Mortgage Finance Authority (MFA) responded very quickly and I believe entirely appropriately to my email to him. He pointed out, as I did in my letter to him, that the MFA has no role in how the City conducts its affairs.

We fought the good fight. We tried to get information from the developer and the City from the day we were notified. You learn a lot on the FHVHA Board. In this case, I think learned that the deal was done before we ever knew about it. You can see all the correspondence on our web site under the "more..." tab.

I think there are two issues: legality and mind-set. It's perfectly legal. The land was already zoned appropriately and the City complied with the letter of the Open Meetings Act according to an opinion by the City's legal staff, provided to me by Councilor Harris. The mind-set I saw, and this is my opinion only, was a lack of interest in getting public input before your money was committed to this project.

I can't say why the City chose to use a process that was totally devoid of public input for the evaluation of NewLife Homes' request for City funding, but it did. I can't say why the City Council chose to rush this along and to comply with the letter of the Open Meetings Act with apparently the minimum amount of public input the law required, but it did. Had the City administrative offices and/or the Council been committed to getting your input, it would have happened. It didn't.

Public involvement in how public money is spent was not the developer's responsibility. The developer owns the fact that they initially misrepresented to us that this was a project for veterans, and it owns its continuing misrepresentation that the project will have a "veterans focus." It doesn't. Nothing in the business plan we've seen or been briefed on by the developer includes any unique treatment for veterans.

I believe that The Mortgage Finance Authority will do its job properly. This project is one of several requesting tax credits. The MFA will fund as many as it can based on its evaluation criteria and the total amount of tax credits available.

There is nothing more we as the FHVHA can do.

Roger Hartman, President  
Four Hills Village HOMEOWNERS' Association  
[www.four-hills-village.com](http://www.four-hills-village.com)