

# Gallup Housing Authority

## Vision and Hope for the Future

In early 2014 I left the County government after working there for 2 and ½ years. I was in the process of seeking another job when I received a call from Gallup Mayor Jackie McKinney. He asked me if I would be interested in working for the Gallup Housing Authority as “interim Executive Director”. When I said I was interested he set up a meeting with Board Chairman Alfred Abeita, Sr. Mr. Abeita and I met for lunch at Earl’s Restaurant.



### THE FIXER:

I was hired on a 3-month contract to review and assess operations and to make recommendations to the Board to fix the agency. Later, the job was advertised and I was selected on a permanent basis. Now I have been here eleven years.

GHA had suffered much since a prior Executive Director in had been convicted of embezzlement. Former Mayor McKinney and the City Council acted quickly to remove the old board of directors and appointed a new board headed by Mr. Alfred Abeita, Sr. At that time GHA had been in “trouble status” for five years with HUD. My job was to fix GHA before it would be turned over to another Housing Authority for management purposes.

**NOW:** Gallup Housing is in a very strong position financially and stable. I replaced all key staff with higher qualified staff. We went from a 43% delinquency rate to less than 1%. We went from 86% occupancy to 98% occupancy. We went from having 243 outstanding work orders to closing 150-165 monthly with maybe one or two carryovers to the next month. We went from receiving \$243,000 in capital funds annually to receiving over \$860,000+ in capital funds annually. We have reduced Audit findings from 19 prior to when I hired my current accountant to zero, obtaining numerous “clean” audits. We are no longer in “trouble status” with HUD.

**OUR FUTURE:** we have moved into developing housing for “Homeownership” purposes. We have built 8 new homes, acquired land for further development, and created a down payment and closing cost assistance program for eligible families. **Great things are coming!**

### HOW did we do it?

- We set a “high standard” – **Our VISION** is to be the “Premier” Housing Authority in the State.
- We even expect to be recognized nationally as one of the “best”.
- We developed clear goals and objectives to fix ourselves and to become “premier”.
- We brought in the right team members to “play the game” at the highest level.
- We maintain “good order” in all levels of our operations and don’t waste money.
- We expect our employees to consistently work hard, deliver results and be “the Best”.