

MINUTES OF THE
SANTA FE COUNTY COMMISSION:
AFFORDABLE HOUSING MEETING

April 26, 2011

This meeting of the Santa Fe County Commission regarding Affordable Housing was called to order at approximately 10:45 a.m. by Vice Chair Liz Stefanics in the Legal Conference Room, County Courthouse, Santa Fe, New Mexico.

A quorum was present as follows:

Members Present:

Commissioner, Virginia Vigil, Chair [late arrival]
Commissioner Liz Stefanics, Vice Chair
Commissioner Robert Anaya
Commissioner Kathy Holian
Commissioner Danny Mayfield

Members Excused:

[None]

Staff Present:

Darlene Vigil, Affordable Housing Administrator
Rosemary Bailey, Affordable Housing Staff
Penny Ellis-Green, Assistant County Manager
Rachel Brown, Assistant County Attorney
Robert Griego, Planning Manager
Dodi Salazar, Housing Authority Director
Linda Trujillo, Assistant County Attorney

III. APPROVAL OF THE AGENDA

Commissioner Holian moved to approve the agenda as published. Commissioner Anaya seconded and the motion passed by unanimous [4-0] voice vote. [Chair Vigil was not present for this action arriving shortly thereafter.]

IV. APPROVAL OF MINUTES

Upon motion by Commissioner Holian and second by Commissioner Stefanics, the minutes were unanimously [5-0] approved as submitted.

V. PROGRAM UPDATES

Darlene Vigil, Program Administrator, provided a report on the Down Payment Assistance program. She said \$500,000 had been allocated out of the Down Payment Assistance Fund and \$440,000 remained. The Loan Committee convened on April 1st consisting of staff from the Manager's Office, Finance, Affordable Housing, and Planning. She itemized the review process the committee conducts and said of the five applications received one application was approved and the other four were denied primarily, due to debt to income ratios, unrealistic budgets and payment shock (lack of cash reserves).

Commissioner Stefanics asked whether there was an appeals process. Ms .Vigil said there was not, however, an application is formally reviewed and a written response is sent to the applicant.

Commissioner Stefanics encouraged staff to develop a standardized process to insure equitable treatment.

Commissioner Holian said a financial counseling process would be beneficial to help the applicants ascertain realistic expenditures. Commissioner Vigil suggested referring applicants, especially those denied assistance, to the Community Housing Trust or HomeWise for home buying and budget training. Ms. Vigil said County staff could promote counseling with all recommendations.

Commissioner Stefanics said as a decision making body the Loan Committee should not be counseling the applicant and referral to a non-profit was a good idea.

Ms. Vigil said Homewise and the Trust provide excellent counseling and she would contact them. The important thing is the recipients understand the program is not a "giveaway," and the County wants people stay in their homes.

Ms. Vigil said the County's ordinance received MFA's approval yesterday with a modification to the target population. MFA has recommended an increase to 120 percent of the area's medium income. The County had 200 percent to solidify its partnership with Los Amigos whose threshold is 200 percent of the national poverty level. The ordinance will be resubmitted to the MFA within the next 24 hours and depending on MFA she expected the ordinance would be presented to the BCC on May 10th .

Commissioner Stefanics recommended that staff explain the partnership arrangement with Los Amigos to MFA.

VI. MATTERS FROM THE PUBLIC

None were presented.

VII. MATTERS FROM THE BOARD

Regarding Oshara, Ms. Ellis-Green said staff has met with the bank and an MOU is developed for the two entities to enter into. The wastewater treatment plant is operating. Ms. Ellis-Green said the MOU will permit the County to operate the system but not take it over. Each of Oshara's homeowners pay a monthly fee for the operation of the wastewater treatment facility and the bank will be paying for each of the vacant lots. That will cover the County's cost. As far as billing, the County has an advantage since they provide water to the subdivision and combining the wastewater with the water fees may serve as a stimulus for residents to pay especially when threatened with discontinued water service.

Ms. Ellis-Green reiterated the County will not be out-of-pocket on this project.

Ms. Ellis-Green said there was a concern that the sewer lines were not properly surveyed and there are line replacement issues. She said these issues will be resolved over time. The system is operating.

Ms. Vigil advised the Commission that the City is going forward with their inclusionary zoning ordinance.

VIII. EXECUTIVE SESSION

There were no issues.

IX. ADJOURNMENT

Chair Vigil declared this meeting adjourned at 11:00 a.m.

Approved by:

Virginia Vigil
Board of County Commissioners
Virginia Vigil, Chair

ATTEST TO:

Valerie Espinoza
VALERIE ESPINOZA
SANTA FE COUNTY CLERK



Respectfully submitted:

Karen French Wordsworth



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss AFFORDABLE HOUSING M
I Hereby Certify That This Instrument Was Filed for PAGES: 3
Record On The 30TH Day Of June, 2011 at 03:14:00 PM
And Was Duly Recorded as Instrument # 1639010
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

SFC CLERK RECORDED 06/28/2011