

MINUTES OF THE
SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
AFFORDABLE HOUSING MEETING

June 26, 2012

This meeting of the Santa Fe County Affordable Housing Board was called to order on the above-cited date in the Santa Fe County Legal Conference Room at the County Courthouse at approximately 11:25 a.m. by County Commission Chair Liz Stefanics.

Roll call indicated the presence of a quorum with the following Board members present:

Members Present:

Commissioner Liz Stefanics, Chair
 Commissioner Kathy Holian
 Commissioner Robert Anaya
 Commissioner Virginia Vigil

Member(s) Excused:

Commissioner Danny Mayfield

County Staff Present:

Katherine Miller, County Manager
 Rachel Brown, Deputy County Attorney
 Steve Brugger, Affordable Housing Administrator
 Rosemary Bailey, Affordable Housing
 Robert Griego, Planning Manager
 Bernadette Salazar, HR Director
 Ron Pacheco, Interim Housing Authority Director
 Dodi Salazar, Housing Director

III. Approval of Agenda

Commissioner Anaya moved to approve the agenda and Chair Stefanics seconded. The motion carried by unanimous 3-0 voice vote. [Commissioner Holian was not present for this action.]

IV. Approval of Minutes: May 29, 2012

Upon motion by Commissioner Anaya and second by Chair Stefanics the minutes of the May 29, 2012 meeting were unanimously [4-0] approved.

V. Introductions

Those present introduced themselves.

VI. Program Report

A. Happy Roofs Presentation, Including Location of Projects

Mr. Brugger said Happy Roofs was awarded six contracts to-date by the County under the Affordable Housing Roof Repair or Replacement program. At the previous meeting a request was made to break down the projects completed by Happy Roofs by district which was included within the packet. He said the County was working with the Happy Roofs program in conjunction with the weatherization assistance program which facilitates income qualifications and energy efficiency.

Los Amigos has been handling the weatherization program for many years and that contract has been awarded to a new contractor, Central New Mexico Housing Corporation, effective July 1, 2012.

Anthony Roybal, Executive Director of Los Amigos, said the program has been funded to another organization, however, they will continue their services in northern New Mexico. They are looking into contracts with New Mexico Gas, Co-ops, PRC and Human Services and will look to the legislature to fund these programs statewide. Mr. Roybal said all of Los Amigos staff is trained, in fact, the community college is offering similar trainings.

Mr. Roybal discussed how Los Amigos hired contractors, the number of vehicles they have that are now off-line and the over 300 residences they weatherized in northern New Mexico over the years.

Commissioner Holian asked whether they work on manufactured home and Mr. Roybal responded that makes up about 75 percent of their services. In manufactured homes, Los Amigos insulates and seals cracks, etc. He said they have an in-house plumber and can save the homeowners a tremendous amount of money. Air quality is also a concern and ventilation is addressed.

Commissioner Anaya said he appreciates the efforts of the program. Commissioner Vigil said she too appreciates the program.

Mr. Brugger said given that MFA has approved the program and its regulations it is up to the County. Prioritization is based on income and availability of the program. Once a home is weatherized the next step is to repair the roof. At this point roofs have been fixed only for people that have participated in the weatherization program.

Commissioner Vigil said low-income eligibility in District 2 is quite large and she hoped there would be a focus in the area.

Los Amigos certified energy analyst Kimball said CID does not allow the Los Amigos roofers to work on mobile homes. Los Amigos is working on a solution to that. Commissioner

Anaya offered to speak with the manufactured housing director.

Chair Stefanics said she was sorry about the change in program with Los Amigos. She asked Mr. Brugger whether the County would use Mr. Roybal's staff or the new contractor. Mr. Brugger responded that Los Amigos developed a list of 20 individuals who have already received weatherization from Los Amigos and roof problems were identified. He recommended proceeding with those and developing alternatives for the future.

Chair Stafanics asked Mr. Brugger to spread the roof repairs equally among the five districts.

Mr. Roybal said his firm has worked very hard to implement and structure the Happy Roofs Program. He indicated that the firm has \$600 invested in attorney fees to make sure the contract was correct.

B. Draft Amendments to Resolution 2011-82: Affordable Housing Roof Repair or Replacement and Renovation Regulations

Mr. Brugger said staff has identified areas where the regulations can be improved. He reviewed the changes as follows: homeowner assets – two recent income tax returns and W2s; bank account statement; qualifying grantee's responsibilities; proof of occupancy; proof of property value; eligibility regarding MFA and HUD's low or moderate income definitions.

Commissioner Anaya mentioned that many individuals may not have cash but have land that would cause them to be ineligible for assistance. Mr. Brugger referred to 2.2.3 which states, "...assets that cannot be converted to cash quickly without significant impact to the price received" will address that issue.

Mr. Brugger said the homeowner has responsibility for selecting the contractor. This is an important addition because the County is not responsible for any problems that may occur with the contractor.

Chair Stefanics asked whether the income definitions were in sync with the new federal rules regarding Medicaid and food stamps. Mr. Brugger said he would check that out.

Mr. Brugger said the contractor will need to be included on a pre-approved contractor list. Commissioner Holian asked whether a contractor with a bad reputation could be removed from the list. Mr. Brugger said if the contractor is not addressing problems the County will need to do something and he suggested reviewing this in the future. Rosemary Bailey said an RFP was not issued for the roofers and instead a licensed roofer submits an application and staff verifies that that he is licensed.

Commissioner Anaya said in the past Los Amigos watched out for the homeowner and now he is concerned that a roofer may not be competent. Mr. Brugger said the Central New Mexico Housing Corporation is the organization taking over the weatherization program. The County may choose to use its own inspector or Central New Mexico.

Commissioner Anaya said in no way did he want the homeowner to pick the contractor and be responsible for that choice. There needs to be a construction expert. Mr. Brugger said

Public Works has offered inspectors from their shop to make a determination whether the roof needs to be repaired and then inspect upon completion.

Continuing with the changes, Mr. Brugger said a scope of work will be developed by the County's designee based upon the initial inspection. There will be a maximum to the value of the home proposed for services unless the household income is 30 percent or less than the area median income. The applicant may not own additional real estate from which rents are received. A new section added to address roof repair or replacement construction and acceptance of payment. An additional section was developed to address list prioritization.

Commissioner Vigil recommended that veterans be added to 2.3.6 list of qualifiers.

Mr. Brugger said MFA would need to review the document and he hoped to present it to the Commission at the next meeting.

C. Draft Joint Resolution Between Board of County Commissioners and Housing Authority Board Amending BCC Resolution 2010-241, Santa Fe County Long-Term Affordability and Foreclosure Prevention Policy

Mr. Brugger said staff has discussed this together and the focus has been on the price of the units that are entering or in foreclosure. Staff has attempted to meet three objectives through its recommendation on maximum acquisition price and related forgiveness of the County Affordability Mortgage or Lien: 1) maximize the use of available Housing Authority funds by establishing price ceilings for the purchase of affordable homes and create an alternative to an all-cash purchase; 2) protect County assets and ensure continuing funding for the Affordable Housing Program by establishing limits for the partial or complete forgiveness of the County Affordability Mortgage or Lien and; 3) Ensure long term affordability of the homes created under the Affordable Housing Program. He reviewed the formula staff developed and rather than an all cash purchase perhaps the County could take back the mortgage or note with a stipulation. A similar strategy was used in Tierra Contenta.

Mr. Brugger reviewed typical restrictions within the affordable housing program and said the Housing Authority does not have to comply with those because they have their own binding restriction under HUD.

Chair Stefanics requested this item be placed on the next agenda for possible action. She asked the Commissioners to review the changes and contact Mr. Brugger before the meeting.

VII. Matters from the Public

None were offered.

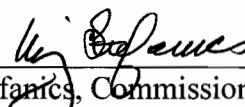
VIII. Matters from the Board

None were offered.


IX. Adjournment

Having completed the agenda and with no further business to come before the Authority, this meeting adjourned at approximately 12:20 p.m.

Approved by:


Liz Stefanić, Commission Chair

ATTEST TO:


VALERIE ESPINOZA
COUNTY CLERK

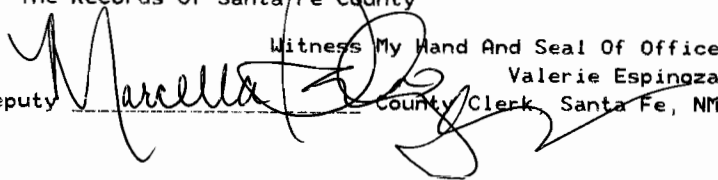
Respectfully submitted,

Karen Farrell, Wordswork



COUNTY OF SANTA FE) AFFORDABLE HOUSING MIN
STATE OF NEW MEXICO) ss PAGES: 5

I Hereby Certify That This Instrument Was Filed for Record On The 31ST Day Of August, 2012 at 02:40:37 PM And Was Duly Recorded as Instrument # 1680202 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy  County Clerk, Santa Fe, NM