

MINUTES OF THE
SANTA FE COUNTY COMMISSION:
AFFORDABLE HOUSING MEETING

August 30, 2011

This meeting of the Santa Fe County Commission regarding Affordable Housing was called to order at approximately 11:00 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 Liz Stefanics, Vice Chair
Commissioner Robert Anaya
Commissioner Kathy Holian
Commissioner Danny Mayfield

Members Excused:

Commissioner, Virginia Vigil

Staff Present:

Katherine Miller, County Manager
Rachel Brown, Assistant County Attorney
Darlene Vigil, Affordable Housing Administrator
Rosemary Bailey, Affordable Housing Staff
Jack Kolkmeier, Land Use Administrator
Penny Ellis-Green, Assistant County Manager
Robert Griego, Planning Manager
Chris Barela, Constituent Liaison

III. APPROVAL OF THE AGENDA

Commissioner Holian moved to approve the agenda. Commissioner Mayfield seconded and the motion passed by unanimous [4-0] voice vote.

IV. APPROVAL OF MINUTES: July 30, 2011

Upon motion by Commissioner Mayfield and second by Commissioner Anaya, the minutes were unanimously [3-0] approved as submitted. [Commissioner Holian abstained.]

REC CLERK RECORDED 01/03/2012

V. **PROGRAM UPDATES**

A. **Focus Group on Affordable Housing**

Darlene Vigil, Program Administrator, said at the retreat the Board tasked staff to develop a focus group around the affordable housing inclusionary zoning ordinance. An announcement soliciting the Commission for community members was issued and staff would like the Commission to appoint two members from each district by September 16th. The goal is to have a 12-member group. Staff anticipates holding the first focus group meeting the last week of September.

Commissioner Stefanics asked whether the selected individuals would be subject to a background check. Ms. Miller said they were neither required to submit to a background check nor a conflict of interest document. She said these individuals are giving public input and there has been negative feedback on the notion that a public member must disclose their financial interests within the community.

Commissioner Mayfield said he'd like the individuals to disclose whether they have a pending land use permit.

Commissioner Anaya agreed with Ms. Miller and said with too many restrictions the County may miss out on feedback. He said realtors and builders should be encouraged to participate.

Commissioner Mayfield said he too wants to include the public but wants to make sure the process is transparent and participants disclose their occupation.

Land Use Administrator Jack Kolkmeyer pointed out that the point of the focus group is to gather information from all different perspectives. "We want all points of view...we want to hear the whole conversation on the topic." He said asking the participants what they do and why they are participating is an important component.

Planning Director Robert Griego agreed that a diverse group will provide the County with valuable information. Interested parties are requested to identify why they're interested.

Ms. Vigil said staff will be attending a meeting with the Board of Realtors tomorrow to announce the task force.

Commissioner Mayfield asked that the resumes of interested parties in District 1 be forwarded to him as quickly as possible.

- b. **Request Authorization to Publish Title and General Summary of Ordinance 2011 Ordinance 2011 an ordinance amending Section Two, Section Three Section Four Section Five, Section Six, Section Seven, Section Nine, Section Twelve and Section Thirteen of Ordinance 2009-14 (as amended by 2010-3) to define the scope and purpose of the ordinance to expand and align definitions, eligibility, protection of county funds and long-term affordability with the affordable housing act and rules.**

Ms. Vigil said this ordinance pertains to the developer subsidies that MFA had reviewed. She noted on page nine, the affordability period for housing assistance grant. The grants that the County has for developer subsidy is up to \$10,000 and down payment assistance can be as high as \$20,000. She referred to paragraph f which delineates the length

of time a home must be considered affordable based on the assistance grant award.

Commissioner Anaya asked whether the homes are prorated at an equal proportion each year. Ms. Vigil said not at this point. Commissioner Anaya said he'd like to see that discussed as the ordinance goes through the process. He provided an example of someone in of the County's affordable homes who wants to refinance for a better rate but is unable to do so because paying off the loan will remove the property from the program.

Ms. Vigil said this particular affordability program does not allow for that. Commissioner Anaya requested that staff investigate how that can be amended.

Ms. Miller said this is DFA's language and it doesn't necessarily mean refinancing and paying it off early is not allowed. She recalled that DFA allows prorated forgiveness on HUD funds.

Commissioner Stefanics requested that staff develop one-line to present to DFA dealing with the forgiveness refinancing issue.

Commissioner Anaya moved to approve the request for authorization to publish title and general summary with the amendment regarding refinancing. Commissioner Holian seconded and the motion passed by unanimous voice vote.

c. Foreclosure Intervention

Ms. Vigil reminded the Board that at last month's meeting they were advised of a Rancho Viejo residence in foreclosure it has since been withdrawn. She also reported that the block of money for mortgage assistance was to be signed off by HUD and that will be in place. She said notification will be sent to individuals who have a Santa Fe County program home about the mortgage assistance.

VI. MATTERS FROM THE PUBLIC

None were presented.

VII. MATTERS FROM THE BOARD

Commissioner Anaya said he felt the changed meeting structure appeared to be working. He said he'd like to see people from the community – the banking industry, realtors, appraisers – participate with updates from their industry in these meetings.

Commissioner Stefanics supported the suggestion and asked staff to consider inviting one group to make a presentation on a monthly basis.

Commissioner Anaya said he was particularly interested in banking and foreclosures and suggested that could be the first presentation. Commissioner Stefanics agreed adding that the local federal home loan banks have a commitment to the community and the Board would like to hear about it.

VIII. EXECUTIVE SESSION

There were no issues.

IX. ADJOURNMENT

Commissioner Stefanics declared this meeting adjourned at 11:30 a.m.

Approved by:

Liz Stefanics

Board of County Commissioners
Liz Stefanics, Vice Chair

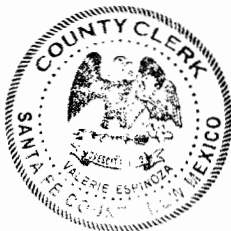


Valerie Espinoza

VALERIE ESPINOZA
SANTA FE COUNTY CLERK

Respectfully submitted:

Karen Farrell
Karen Farrell, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFORDABLE HOUSING MIN
PAGES: 4

I Hereby Certify That This Instrument Was Filed for
Record On The 9TH Day Of January, 2012 at 03:34:21 PM
And Was Duly Recorded as Instrument # **1656886**
Of The Records Of Santa Fe County

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