

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Ed Moreno
Commissioner, District 5



Robert A. Anaya
Commissioner, District 3

Anna T. Hamilton
Commissioner, District 4

Katherine Miller
County Manager

MEMORANDUM

DATE: November 16, 2018

TO: Board of County Commissioners

VIA: Katherine Miller, Santa Fe County Manager

FROM: Joseph Montoya/Maria Rotunda

RE: A Resolution In Support Of Items on The New Mexico MFA(Mortgage Finance Authority)'s Legislative Agenda For 2019 That May Directly Benefit Santa Fe County Residents

SUMMARY

This resolution supports a portion of the MFA's Legislative Agenda for 2019 that relates directly to Santa Fe County. In addition, the resolution supports a separate specific request by Santa Fe County for \$200,000 in affordable housing predevelopment funds.

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| • New Mexico Housing Trust Fund | \$5 million |
| • Low-Income Residential Energy Conservation | \$2 million |
| • Veteran Home Rehabilitation | \$2 million |
| • Emergency Home Repair | \$2 million |
| • Predevelopment Funds | \$200,000 |

BACKGROUND

The New Mexico Housing Trust Fund was created by the New Mexico Legislature in 2005 with an initial appropriation of \$10 million and subsequent appropriations of \$8.7 million. As a result, MFA has grown the fund to \$26.6 million through loan and investment interest and has awarded more than \$45 million by recycling interest and principal payments. The New Mexico Housing Trust Fund has helped to construct or rehabilitate 3,284 homes in 53 housing developments and has leveraged \$474 million in other funding - a 25-to-1 return on the state's investment.

MFA has operated New Mexico's weatherization program - NM EnergySmart - since 1997. NM EnergySmart weatherizes the homes of approximately 1,000 low-income families each year. Demand for the program is great. As a result, low-income homeowners, many of who are frail elderly with fixed incomes, save hundreds of dollars in monthly utility costs, realize an improved quality of life and are healthier and safer in their homes.

New Mexico has a high percentage of veterans. Of these, 46,791 are disabled veterans and 4,378 are disabled veterans in poverty. More than 27,000 New Mexico veterans live in homes with one or more major problems with quality, crowding or cost and an estimated 278 veterans are currently homeless. While veterans are eligible for MFA's existing rehabilitation and weatherization programs, high demand and limited funding only enable us to assist approximately 100 veteran households each year.

New Mexico's housing stock is aging. Furthermore, New Mexico has one of the highest rates of poverty (19.8 percent) and lowest household incomes (\$46,748) in the U.S. (U.S. Census, 2016). A high percentage of low-income households own their homes but often lack resources to make repairs. While MFA receives many requests for emergency assistance each year, it cannot fund these requests through its existing rehabilitation program due to high demand, limited funding and federal requirements that the home be brought fully up to code.

In addition to the funds sought by MFA, Santa Fe County is separately seeking funds to promote construction of affordable housing units and anticipates that \$200,000 is needed in predevelopment funds, which are the most difficult to obtain.

ACTION REQUESTED

County staff requests that the Commissioners pass this resolution in support of a portion of the MFA's Legislative Agenda for 2019 as it relates directly to Santa Fe County, and in support of a request by Santa Fe County for \$200,000 in additional Predevelopment funding, as summarized below.

- New Mexico Housing Trust Fund \$5 million
- Low-Income Residential Energy Conservation \$2 million
- Veteran Home Rehabilitation \$2 million
- Emergency Home Repair \$2 million
- Predevelopment Funds \$200,000

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY
RESOLUTION NO. 2018 - _____**

**A RESOLUTION IN SUPPORT OF ITEMS ON THE NEW MEXICO
MORTGAGE FINANCE AUTHORITY'S (MFA) LEGISLATIVE AGENDA FOR
2019 THAT MAY DIRECTLY BENEFIT SANTA FE COUNTY RESIDENTS**

WHEREAS, the New Mexico Housing Trust Fund has helped to construct or rehabilitate 3,284 homes in 53 housing developments and has leveraged \$474 million in other funding - a 25-to-1 return on the state's investment; and the appropriation of \$5,000,000 for the New Mexico Housing Trust Fund will help build approximately 500 quality affordable homes for low-income New Mexicans; and the request has been included in MFA's FY 2020-2024 Infrastructure Capital Improvements Plan (ICIP); and

WHEREAS, MFA operates New Mexico's weatherization program - NM EnergySmart based on income eligibility that enables low-income homeowners, many of who are frail elderly with fixed incomes, to save hundreds of dollars in monthly utility costs, realize an improved quality of life and are healthier and safer in their homes; and the appropriation of \$2,000,000 for Low-Income Residential Energy Conservation will weatherize and provide energy-efficiency upgrades for an additional 300 low-income households statewide; and the request has been included in MFA's FY 2020-2024 ICIP; and

WHEREAS, New Mexico is home to 170,321 veterans representing 10.9 percent of our population, compared to only 6.6 percent in the U.S.; and of these veterans, 46,791 are disabled veterans and 4,378 are disabled veterans in poverty, and more than 27,000 New Mexico veterans live in homes with one or more major problems with quality, crowding or cost and an estimated 278 veterans are currently homeless; and the Veteran Home Rehabilitation appropriation of \$2,000,000 will rehabilitate an additional 190 homes of low-income, honorably discharged veterans, and if funded, this request will be used as matching funds for HUD's Veterans Home Rehabilitation and Modification (VHRM) pilot program, to which MFA has applied for funding; and

WHEREAS, New Mexico has one of the highest rates of poverty (19.8 percent) and lowest household incomes (\$46,748) in the U.S. (U.S. Census, 2016), and a high percentage of low-income households own their homes but often lack resources to make repairs, much less respond to life-changing conditions or emergencies; and the Emergency Home Repair appropriation of \$2,000,000 will provide emergency home repair, including mitigation of health and safety hazards, roof replacement and accessibility improvements, for approximately 250 low-income households; and

WHEREAS, Santa Fe County is separately seeking funds to promote construction of affordable housing units and anticipates that \$200,000 is needed in predevelopment funds; which are the most difficult to obtain.

NOW, THEREFORE, BE IT RESOLVED, The Board of County Commissioners supports the following appropriations requested in the MFA's Legislative Agenda for 2019, as well as a separate request for \$200,000 for Predevelopment funds made by Santa Fe County

- New Mexico Housing Trust Fund \$5 million
- Low-Income Residential Energy Conservation \$2 million
- Veteran Home Rehabilitation \$2 million
- Emergency Home Repair \$2 million
- Predevelopment Funds \$200,000

PASSED, APPROVED, AND ADOPTED THIS _____ **DAY OF** _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Anna Hansen, Chair

ATTEST:

Geraldine Salazar
Santa Fe County Clerk

Date: _____

Approved as to form:



R. Bruce Frederick
Santa Fe County Attorney

