



Tierra del Sol
Housing Corporation

Military & Veterans' Affairs Committee Meeting

August 25, 2014

TDS Mission Statement

Tierra del Sol Housing Corporation is a regional housing and community development corporation whose purpose is to improve the quality of life and economic conditions of low-income persons residing in distressed and underserved communities by providing affordable housing and community development through construction activities, lending, training and employment opportunities.

Housing Rehab/Repair Client Characteristics

The majority of our clients are:

- Elderly
- Disabled
- Veterans
- Low-income Families

Common Improvements

- Roof / Fascia / Soffit
- Electrical System
- Plumbing Fixtures
- Heating / Cooling (HVAC)
- Doors (Ext. / Int.)
- Windows
- Flooring / Floor Covering
- Stucco Repair/Replace
- Wheelchair Accessibility
- Ramps
- Food Preparation Area
- Utility Lines
- Air Quality / Ventilation
- Painting
- Sheetrock
- Insulation
- Water Heaters
- Bathroom Modifications
- Grab Bars/Handrails

From Applicant to a Selected Client

- Detailed Property Evaluation/Inspection
- Scope of Work
- House/Room Dimensions
- Draft Floor Plan
- Prepare a Detailed Work Write-up with Specs
- Prepare Cost Estimate
- Lead Based Paint Risk Assessment (pre-1978)
- Environmental Review

Bid Procedure

- Notice to Proceed with Bid
- Prepare Contractor Bid Packets
- Advertise for Bid
- Pre-bid Conference at project site
- Open Eligible Contractor Bids
- Award of Contract by the Homeowner
- Verify Contractor License, Insurance and Federal Debarred Participant List



Construction Procedure

- Construction Contract
- Pre-Construction Conference at project site
- Notice to Proceed with Construction
- Progress Inspections
- Payment Request Inspections
- Request for Contractor Payments
- Change Orders
- Billing to Funding Source for Contractor Payments
- Certification of Final Inspection
- Release of Liens
- Project Close-out
- One year warranty on materials and labor
- 30-day, 90-day and 1 year follow-up inspections
- Call backs when necessary



New Mexico's Veteran Population (by County)

<u>County</u>	<u>Veteran Population</u>
1. Bernalillo	54,077
2. Doña Ana	14,841
3. Sandoval	12,540
4. Santa Fe	10,836
5. San Juan	9,361
6. Otero	8,832
7. Valencia	6,886
8. Chaves	5,299
9. Curry	4,887
10. Eddy	4,275
11. McKinley	3,728
12. Lea	3,613
13. Grant	3,554
14. Rio Arriba	2,650
15. Taos	2,550
16. Luna	2,354
17. Lincoln	2,324
18. Sierra	2,240
19. Cibola	2,149
20. San Miguel	2,129
21. Torrance	1,931
22. Los Alamos	1,670
23. Socorro	1,593
24. Colfax	1,542
25. Roosevelt	1,405
26. Quay	983
27. Catron	482
28. Mora	469
29. Hidalgo	468
30. Guadalupe	444
31. Union	270
32. De Baca	225
33. Harding	92
<i>TOTAL</i>	<i>170,699</i>

Age of New Mexico's Veterans



<u>Age</u>	<u>Total</u>
18-19	43
20-29	7,010
20-24	1,444
25-29	5,566
30-39	17,016
30-34	8,606
35-39	8,410
40-49	25,017
40-44	11,302
45-49	13,715
50-59	33,278
50-54	16,584
55-59	16,694
60-69	42,397
60-64	18,451
65-69	23,946
70-79	26,271
70-74	14,672
75-79	11,599
80-84	10,111
85+	9,556
TOTAL	170,699



Other Major Issues

- 121,613 NM Veterans over Age 50 (71%)
- 11.4% of NM Population are Veterans
- 11.6% of Veterans Live Below the Poverty Line
- 11.5% of Veterans are Disabled
- 90,219 Housing Units are Owned by Veterans
- 10,465 Housing Units have Owners Below the Federal Poverty Line

HB 103 – 2014 Legislature

Fiscal Impact Report Highlights

- Sponsored by Representative Nate Cote & Senator Daniel Ivey-Soto
- Appropriate \$2 million from the General Fund
- Rehabilitate 25 homes owned by eligible low-income and disabled Veterans throughout New Mexico
- \$80,000 average per unit cost
- <60% Area Median Income (AMI); Amounts vary by County and Household Size

Bill Proposal for 2015 Legislature

- Appropriate \$2 million from the General Fund
- Repair/Modify 200 homes owned by eligible low-income Veterans throughout New Mexico
- \$10,000 average per unit cost
- <80% AMI to increase the income eligibility for the Repair/Modification Program.
- Obtain Support and Endorsement from the Military & Veterans' Affairs Committee
- Leverage available resources, such as HOME funds, if repairs exceed \$10k

Substantial Rehabilitation

Before



1934 Adobe Built Home

After



Mesquite, NM - 2009

Substantial Rehabilitation

Before



After



Deming, NM - 1997

Substantial Rehabilitation

Before



After



Deming, NM - 2004

Substantial Rehabilitation

Before



After



Deming, NM - 1998

Substantial Rehabilitation

Before



After



San Miguel, NM - 2010

Substantial Rehabilitation

Before



After



Chaparral, NM - 2009

Substantial Rehabilitation

Before



After



Chaparral, NM - 2009

Substantial Rehabilitation

Before



After



Lordsburg, NM - 2011

Substantial Rehabilitation

Before



After



La Union, NM - 2012

Substantial Rehabilitation

Before



After



Dona Ana, NM - 2009

Substantial Rehabilitation

Before



After



San Miguel, NM - 2011

Substantial Rehabilitation

Before



After



Anthony, NM - 2011

Home Replacement

Before



After



Hatch, NM - 2008

Manufactured Home Replacement

Before



1972 Model

After



2009 Model with Porch

Anthony, NM - 2009

Manufactured Home Replacement

Before



1974 Model

After



2010 Energy Star Model

Anthony, NM - 2010

Manufactured Home Replacement

Before



1972 Model

After



2010 Energy Star Model

Vado, NM - 2010

Bathroom Modification

Before



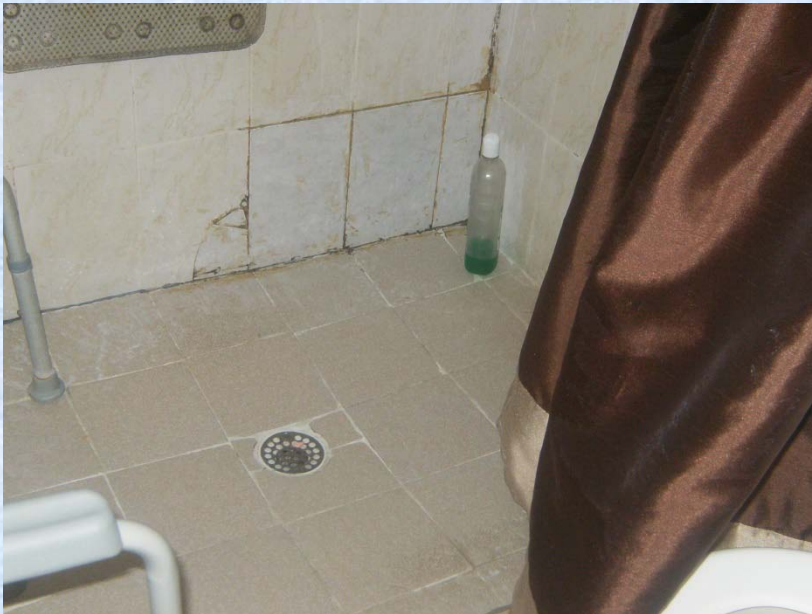
After



Deming, NM - 1994

Bathroom Modification

Before



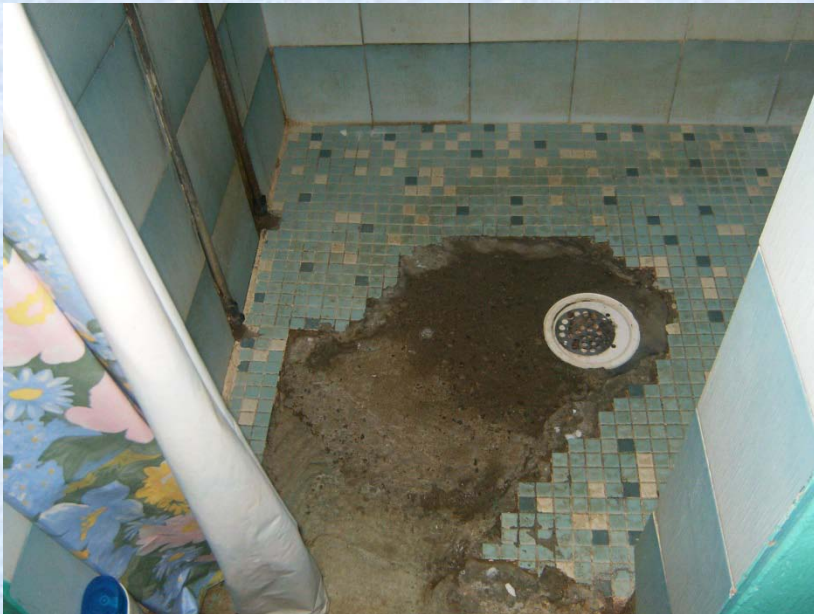
After



Anthony, NM - 2013

Bathroom Modification

Before



After



Berino, NM - 2011

OUR GOAL

- Maintain good relationships with our funding partners
- Pursue funding opportunities persistently
- Maintain trust among TdS, Clients and Contractors
- Keep doing what we do best---Rehab/Repair as many homes as possible while upholding high-quality workmanship and standards

THANK YOU !!!

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