

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2009-74**

3 **INTRODUCED BY:**

4
5 Councilor Calvert

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10 **A RESOLUTION**

11 **AMENDING THE ADMINISTRATIVE PROCEDURES FOR THE SANTA FE HOMES**
12 **PROGRAM (SFHP) TO ADJUST THE SANTA FE HOMES PROGRAM SALE PRICES**
13 **FOR ENERGY EFFICIENCY.**

14
15 **WHEREAS**, on August 15, 2005, the governing body adopted Resolution No. 2005-69,
16 administrative procedures for implementing the Santa Fe Homes Program; and

17 **WHEREAS**, the governing body has amended the administrative procedures for
18 implementing the Santa Fe Homes Program by Resolution No. 2007-99 and Resolution No. 2008-
19 73; and

20 **WHEREAS**, the governing body desires to amend the administrative procedures to
21 adjust the Santa Fe Homes Program sale prices for energy efficiency.

22 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
23 **CITY OF SANTA FE** that the following amendments are made to the administrative procedures
24 for the Santa Fe Homes Program:

- 25 1. Section 2. (AUTHORITY) shall be amended to include reference to this

1 resolution.

2 2. A new definition shall be added to Section 6. (DEFINITIONS) as follows:

3 **Energy Efficiency Adjustment** means the amount that may be added to the Affordable Home
4 Price of a for-sale SFHP Unit that meets energy efficiency standards pursuant to Section 8.2.6.

5 3. A new Section 8.2.6 shall be added as follows:

6 **8.2.6 Energy Efficiency Adjustment**

7 a. Upon approval of the Office of Affordable Housing, the Affordable
8 Home Price may be increased by the amount of the applicable Energy
9 Efficiency Adjustment based on the energy efficiency, as determined by
10 the Home Energy Rating System (HERS) Index and the Residential
11 Green Building Code (RGBC), of the SFHP Unit as provided herein:

HERS Index Range	Allowable Adjustment
69 – 66	\$3,000
66-61	\$3,500
60 – 56	\$4,000
55 to 51	\$4,500
50 or below	\$5,000
50 or below + RGBC Gold	\$6,500

12 b. The SFHP Developer shall receive approval from the Office of
13 Affordable Housing to utilize the Energy Efficiency Adjustment prior to
14 executing a purchase contract for a SFHP Unit to which the adjustment
15 will be made. The SFHP Developer shall provide the Office of
16 Affordable Housing with an Energy Star Home Report, prepared by a
17 certified HERS Rater, that shows the expected HERS Index for any floor

1 plan for which an Energy Efficiency Adjustment is requested. The SFHP
2 Developer shall include the anticipated HERS Index for each floor plan
3 in the request for approval.

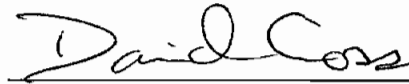
- 4 c. For each SFHP Unit upon which the SFHP Developer utilizes an Energy
5 Efficiency Adjustment, the SFHP Developer shall submit prior to closing
6 to the Office of Affordable Housing documentation provided by the
7 HERS Rater, such as the Energy Star Certificate, for the specific SFHP
8 Unit showing the final HERS Index that was achieved. If this HERS
9 Index falls above the range (i.e. is less efficient) anticipated in the
10 Energy Efficiency Adjustment Approval, the SFHP Developer shall be
11 required to execute a purchase contract addendum with the SFHP Buyer
12 to reduce the sales price of the SFHP Unit by the amount of the Energy
13 Efficiency Adjustment in excess of the amount allowable for the actual
14 HERS Index achieved. The SFHP Developer shall provide evidence of
15 the appropriate purchase contract addendum. . If this HERS Index falls
16 below the range (i.e. is more efficient) anticipated in the Energy
17 Efficiency Adjustment Approval, there will be no adjustment in the
18 price.

19 In the event that the SFHP Developer makes changes to the floor plan
20 that impact the HERS Rating, to the extent that the rating falls into a
21 different range than the range approved in the original Approval, the
22 SFHP Developer shall submit a new Approval request along with the
23 updated Energy Star Home Report. Changes to the Approval shall apply
24 only to SFHP Units subject to a purchase contract with an SFHP
25 Homebuyer. In the event that the SFHP Developer submits a new

1 Approval request for a floor plan that was the subject of a previous
2 approval application (whether approved or denied), the SFHP Developer
3 shall note on that Approval request that the floor plan is being re-
4 submitted due to changes in the floor plan that impact the HERS Index.

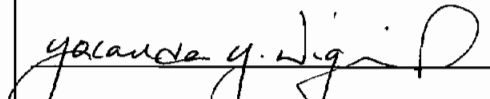
- 5 d. Each SFHP purchaser who buys a home that is subject to the Energy
6 Efficiency Adjustment will sign an agreement to allow the City or its
7 agents to obtain energy cost information from the utility companies.

8 PASSED, APPROVED, and ADOPTED this 8th day of July, 2009.


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12 DAVID COSS, MAYOR

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14 ATTEST:

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17 YOLANDA Y. VIGIL, CITY CLERK

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19 APPROVED AS TO FORM:

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21
22 FRANK D. KATZ, CITY ATTORNEY

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25 Jp/ca/jpmb/2009 res/SFHP energy admin proc