

Thursday, 8 July 2010

Memorandum of RECORD re **Floodplain investigation** REQ at annual mtg. 2010

By George Connor, SHHA BOD

Background: During the Town Hall Session at the 2010 Annual meeting, Rose Fernandez, 963 Antelope Road NE, in unit #9 of SHHA identified a Floodplain issue. The issue had to do with having her mortgage being denied because her property was partially or wholly included in a Floodplain when she applied to refinance. Her property was not considered in a Floodplain when originally financed some years ago. The result was she would have had to buy National Flood Insurance. Luckily she got a mortgage without this additional requirement for National Flood Insurance at a local credit union.

To get to the bottom of this problem / issue, I contacted AMAFCO (ABQ flood control Authority) and was told that the Floodplain administrator for our area was Bernalillo County staffer, Mr. Don Briggs, P.E. Grading & Drainage Engineer. I contacted Don and went to his office at the BC Public Works Department to find out what the root cause was behind this problem and how people might best avoid it in the future.

He helped me understand the root cause and also offered a possible solution for any SHHA residents that might in the future encounter the situation of a mortgage company refusing to make a loan on a home in Sandia Heights that has previously been mortgaged without the owner purchasing National Flood Insurance.

Root Cause: Most mortgage companies HIRE 3rd party companies to provide them with Floodplain determinations and these 3rd party companies can make an occasional mistake because of the specific requirement for having Flood insurance. The specifics that require Flood insurance are **if your structure** is in the floodplain, **not if your lot** is partially in a floodplain. That means the 3rd party companies have to be very precise and they may not always be that precise. Since 1983, BC ordinances require that all structures built in the county/ city be built outside the floodplain as part of the National Floodplain Insurance Program. Any home built since 83' is by definition not in a Floodplain.

Possible Solution: Most mortgage companies will allow an applicant **one appeal**. Don suggested that you notify the mortgage co. you will be appealing. Gather material together, then call and go visit Don who will help you construct the appeals submission.

Contact information for the BC Floodplain administrator BC is:

Mr. Don Briggs; Tel 848-1511; 2400 South Broadway SE, ABQ 87102; drbriggs@bernco.gov