

Grantee: New Mexico

Grant: B-08-DN-35-0001

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number:

B-08-DN-35-0001

Obligation Date:

03/20/2013

Award Date:

03/20/2009

Grantee Name:

New Mexico

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$19,600,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$19,600,000.00

Estimated PI/RL Funds:

\$9,998,219.17

Total Budget:

\$29,598,219.17

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The Housing and Economic Recovery Act of 2008 (HERA) and the Neighborhood Stabilization Program (NSP) was created for emergency assistance to help problems associated with abandoned homes due to foreclosure. HUD selected local governments to stabilize communities hardest hit by foreclosures and delinquencies. HUD estimates 10,573 homes will be foreclosed in New Mexico and according to Realtytrac.com. New Mexico ranks 37 in the US with properties that have foreclosure filing. In addition, The Wall Street Journal states that in 2006 New Mexico had 22,782 high interest rate loans which makes up 26.2% of all Mortgages in the State. HUD allocated the State of New Mexico \$19,600,000 to help with the foreclosure and abandonment problems. The five CDBG entitlement cities, Albuquerque, Santa Fe, Las Cruces, Rio Rancho, and Farmington, received no direct NSP funding. Department of Finance and Administration (DFA)/Local Government Division (LGD) requested all the entitlement cities and New Mexico Mortgage Finance Authority (MFA) to submit a narrative describing the eligible NSP uses and their intent for implementation. Those entitlement cities that expressed a need and had the capacity for NSP funds were the City of Albuquerque, City of Santa Fe, City of Las Cruces and MFA. Therefore, DFA/LGD will administer NSP funds and will work in cooperation with City of Albuquerque, City of Santa Fe, City of Las Cruces, and New Mexico Mortgage Finance Authority (MFA) in order to effectively distribute the NSP funds to the areas of greatest need in New Mexico. The State of New Mexico awarded the following distribution of uses: City of Albuquerque \$7,000,000; City of Santa Fe \$2,000,000; City of Las Cruces \$1,500,000; Mortgage Finance Authority (MFA) \$8,708,000 and the State will keep \$392,000 for administrative funds to implement the program. DFA/LGD estimates \$4,191,276.00 will be spent on eligible use (A) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers. Approximately \$12,510,504.00 will be spent on eligible use (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Roughly, \$437,500.00 will be spent on eligible use (C) Establish land banks for homes that have been foreclosed upon. It is also estimated that \$250,000 will be spent on eligible use (D) Demolish blighted structures and \$200,000 will be spent on eligible use (E) Redevelop demolished or vacant Properties. Additionally, each NSP activity is also CDBG-eligible under 42 U.S.C. 5305 (a) and meets a CDBG national objective. The project start and end dates for the activities listed above are estimated to start March 20, 2009 and end no later than June 20, 2013. Action Plan: At the current time exact locations are unknown but the City of Albuquerque will focus on the following Census Tracts which are LMMA's and scored highest on the three risk factors 0205, 0603, 0707, 0901, 0904, 1300, 1400, 1500, 2402, 2900, 4401, 4300, 4705, 4712, 4713, 4732. See Amendments. Action Plan: The City of Las Cruces will concentrate on those areas of Greatest Need identified in the following Census Tracts, in order of priority: First Priority is 0300; 0500; 0102; 0402; 0200; Second Priority is 0401; 06

Areas of Greatest Need:

00; 0700; 0800; 0900. Action Plan: The City of Santa Fe will concentrate in the following Census Tracts where the Greatest Need was identified 0700; 1106; 1202; 1107; 0101; 0200; 0300; 0400; 0500; 0600; 0800; 1002; 1201; 0500. Action Plan: MFA will use their funds in the following counties who scored the highest on the Areas of Greatest Need; Sandoval County (including Rio Rancho); Valencia County; Bernalillo County (without Albuquerque); Chaves County; Lea County; Luna County; Eddy County; Curry Co

Distribution and and Uses of Funds:

9,esloThe City of Albuquerque: Action Plan: HUD estimated foreclosure percentage for the City of Albuquerque is 35% of homes will be foreclosed in New Mexico. According to City-Data.Com the estimated median household income for Albuquerque in 2007 was \$43,677, the estimated median house value was \$184,700 of which 15.8% of residents lived in poverty. According to HUD's foreclosure and abandonment risk score Albuquerque has an average abandonment risk of 4.33, which is higher than the state average. Therefore, DFA awarded The City of Albuquerque \$7,000,000 of which \$490,000 is to be used for administration. \$3,375,000 will be used to purchase and rehabilitate approximately 22 homes



above 50% of AMI (Eligible use B). \$1,750,000 will be used to purchase and rehabilitate approximately 20 homes 50% of AMI (Eligible use B-25% set aside). \$1,035,000 will be used for financing mechanisms on 22 homeowners whose income levels are above 50% of AMI (Eligible use A). \$250,000 will be used to demolish approximately 10 blighted structures (Eligible use D). \$100,000 will be used for HUD-Certified Counseling Provider (Eligible use E). The activities above are expected to Start March 20, 2009 and Finish June 20, 2013. Amendment #1: In September 2009, City of Albuquerque re-evaluated their activities and decided it would be most beneficial if they canceled the demolition activity. The City added the additional funds from demolition to their purchase and rehabilitation activity and they also reduced their financing activity. As of September 2009 the City will use \$490,000 in Administration, \$4,310,000 will be used to purchase and rehabilitate approximately 34 homes above 50% of AMI (Eligible use B); \$1,750,000 will be used to purchase and rehabilitate approximately 22 rental units 50% of AMI (Eligible use B-25% set aside). \$350,000 for financing mechanisms on 7 homeowners whose income levels are above 50% of AMI (Eligible use A). \$100,000 will be used for HUD-Certified Counseling Provider (Eligible use E) Amendment #2: On January 12, 2010 the City of Albuquerque did an evaluation of their target area and determined that the following census tracts needed to be included 2010:0110, 0114, 0120, 0121, 0123, 0128, 0204, 0208, 0206, 0207, 0604, 0704, 0708, 0712, 0713, 0903, 1200, 2000, 2401, 2700, 3201, 3202, 3400 and 4714, DFA and HUD approved. Amendment #3: On May 5, 2010 The City of Albuquerque requested budget changes, decreasing the budgeted amount for financing to \$0 and increasing the amount for acquisition and rehab at or below 50% AMI and 50% to 80% AMI from \$4,310,000 to \$6,412,500.00 which will then increase the amount of rental units from 10 to 38 and also increase home ownership for income levels between 81% to 120% AMI from 5 to 20. Amendment #4: On July 2, 2010 The City of Albuquerque requested budget changes, splitting the budgeted amount of \$6,412,500.00 for acquisition and rehab for at or below 50% AMI to \$3,011,004.00 (25%) for 49 rental units and for income levels between 51% to 120% AMI to \$3,401,496.00 (above 50%) for 20 homes, for a combined total of \$6,412,500.00 Amendment #5 During the NSP Clinic the State of New Mexico learned that HUD counseling should have been a direct activity Albuquerque increased the Acquisition and Rehab Budget by \$97,500.00 for the HUD counseling actd zeroed out to reflect the change. Amendment #6: On May 17, 2013, The City of Albuquerque requested to use \$91,590.39 of Program Income received for Adm

Distribution and and Uses of Funds:

istrative expenditures. As of that date the City of Albuquerque had actually received \$1,526,506.58 in Program Income. The City of Albuquerque's request to use an additional \$91,590.39 plus the existing \$490,000 of Administration expenditures which gave Albuquerque a new Administration budget total of \$581,590.39 for Activity #09-NSP-6-G-03. The City of Albuquerque also revised their 1/3/2012 of estimated Program Income from \$2,284,979.40 to be \$1,978,345.63. The new estimate of \$ NSP-1 has&a

Acquisition and Relocation:

None at this time

Definitions and Descriptions:

Purchase and Rehabilitate NSP approved Homes for middle income families of 120% or less median income in locations based on approved ares as follows:

In Albuquerque: City of Albuquerque Census Tracts which are LMMA's and scored highest on the three risk factors 0205, 0603, 0707, 0901, 0904, 1300, 1400, 1500, 2402, 2900, 4401, 4300, 4705, 4712, 4713, 4732. The second level includes 0110, 0114, 0120, 0121, 0123, 0128, 0204, 0208, 0206, 0207, 0604, 0704, 0708, 0712, 0713, 0903, 1200, 2000, 2401, 2700, 3201, 3202, 3400 and 4714. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection.

In Las Cruces: First priority on properties proposed for acquisition are within those areas of greatest identified need and are the following Census Tracts, in order of priority: First Priority level will be 0300, 0500, 0402, 0102 0200. Second Priority level will be 0600, 0700, 0800, 0900, and 0401. This need is for all block groups within these Census Tracts. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection.

In Santa Fe: NSP funds initially will be spent in one of the following census tracts that are identified as areas of the greatest need; 000700, 001106, 001202, 001202, 001107, 000101, 000200, 000300, 000400, 000500, 000600, 000800, 001002, 001201, 010500. Other Census Tracts, outside the First Levels but within the city limits may be considered, but are not the first priority for property identification and selection.

New Mexico Mortgage Finance Authority (MFA) Phase One: Including 10 counties with the greatest need throughout the State of New Mexico; Sandoval County (including Rio Rancho; Valencia County; Bernalillo County; Chaves County; Lea County; Luna County; Eddy County; Curry County; Dona Ana County and San Juan County.

Re-review the foreclosure data to determine whether there are additional areas of "greatest need" to be approved.

On October 15, 2019, the Public Notice (Substantial Amendment) Dated October 15, 2019, was displayed on the DFA website at www.nmdfa.state.nm.us to notify the public that DFA and MFA signed a JPA (Joint Powers Agreement) to expend \$1,526,506.00 of NSP-1 Line of Credit. As of 5:00 P.M. November 1, 2019, no comments were received.

On October 22, 2019, DFA and MFA signed a JPA for administration and implementation of sub grant of the HUD NSP-1 grant in the total amount of \$1,526,506.00 for its portion of the NSP-1 Substantial Amendment upon the terms and conditions of the JPA #19-NSP1-2-J-01. Of this \$1,526,506.00 allocation a minimum \$381,626.50 NSP funds will be expended for the 25% set-aside requirement.

JPA Amendment #1: 04/24/2020 After reviewing the residential market MFA decided it necessary to add part of HUD's approved Opportunity Zones of Bernalillo County and Donna Anna County to the existing approved areas. In the residential review it was evident that the \$65,000 rehab limit would not be sufficient in many cases. Removing the \$65,000 rehab limit was also a Substantial change and both required a 15 Day Notice to the Public which was completed starting on April 6, 2020, and re

Definitions and Descriptions:

ceived no public comment. Amendment No. 1 also gave notice that MFA would be transferring future Program Income to CDBG for access to Line of Credit funds quicker

Low Income Targeting:

The minimum budget requirement for all grantees to meet low income set aside for the needs of families at or below 50% AMI is a combined total of \$4.9 Million. At June 30, 2010, the overall progress of this requirement had exceeded the minimum amount.

MFA will expend a minimum \$381,626.50 NSP funds of the \$1,526,506 allocation for the 25% set-aside requirements.

Public Comment:

PUBLIC COMMENT: The Draft Substantial Amendment reference MFA JPA was available for public comment on tjhe DFA Website from October 16, 2019 through November 1, 2019.



As of 5:00 P.M. November 1, 2019, no public comments were received

PUBLIC COMMENT: The Draft Substantial Amendment reference MFA JPA Amendment No. 1 was available on the DFA Website from April 6, 2020, through April 22, 2020.
 As of 5 P.M. April 22, 2020, no public comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$28,038,544.24
Total Budget	\$0.00	\$28,038,544.24
Total Obligated	\$0.00	\$27,522,282.59
Total Funds Drawdown	\$408,500.85	\$26,795,001.56
Program Funds Drawdown	\$408,500.85	\$18,356,456.95
Program Income Drawdown	\$0.00	\$8,438,544.61
Program Income Received	\$0.00	\$8,438,544.61
Total Funds Expended	\$423,885.96	\$26,787,399.79
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Santa Fe	\$ 0.00	\$ 2,182,521.25
MFA	\$ 368,202.54	\$ 15,384,930.36
The City of Albuquerque	\$ 0.00	\$ 6,800,596.87
The City of Las Cruces	\$ 0.00	\$ 1,828,628.40
The State of New Mexico	\$ 55,683.42	\$ 590,722.91

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$27,559,965.84	\$.00	\$.00
Limit on Public Services	\$2,940,000.00	\$.00	\$.00
Limit on Admin/Planning	\$1,960,000.00	\$2,035,497.06	\$1,767,077.12
Limit on Admin	\$.00	\$2,035,497.06	\$1,767,077.12
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$7,399,554.79		\$7,930,280.55

Overall Progress Narrative:

MFA purchased an additional property which will increase the total obligated to \$1,063,330.34 of the \$1,343,325.28 budgets for Purchase and Repair for the NSP-1 JPA 19-NSP-2-J-01. This property is expected to be sold to a family with less than 50% AMI. The MFA NSP1 project is now over 79% obligated with two Properties sold and \$410,817.67 transferred to the DFA CDBG program.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



09-NSP-2-G-02, City of Las Cruces	\$0.00	\$1,828,628.40	\$1,484,432.07
09-NSP-2-G-03, City of Albuquerque	\$0.00	\$6,800,596.87	\$5,274,090.29
09-NSP-2-G-04, City of Santa Fe	\$0.00	\$2,182,521.25	\$1,998,707.97
09-NSP-2-J-01, MFA	\$375,804.31	\$16,543,234.00	\$9,008,503.71
09-NSP-STATE, The State of New Mexico	\$32,696.54	\$683,563.90	\$590,722.91

Activities

Project # / 09-NSP-2-G-02 / City of Las Cruces



Grantee Activity Number: 09-NSP-3-G-02

Activity Title: Purchase and Rehab Homes City of Las Cruces

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-2-G-02

Projected Start Date:

12/28/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

The City of Las Cruces Program Income Account

Activity Status:

Completed

Project Title:

City of Las Cruces

Projected End Date:

03/08/2018

Completed Activity Actual End Date:

Responsible Organization:

The City of Las Cruces

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$455,682.17
Total Budget	\$0.00	\$455,682.17
Total Obligated	\$0.00	\$455,682.17
Total Funds Drawdown	\$0.00	\$455,682.17
Program Funds Drawdown	\$0.00	\$455,682.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$137,253.44
Total Funds Expended	\$0.00	\$455,682.17
The City of Las Cruces	\$0.00	\$455,682.17
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Action Plan: The City will establish a funding mechanism to purchase and rehabilitate residential properties that have been abandoned or foreclosed upon, in order to sell the redeveloped homes and properties. The major program features are: a) The partnering organization/developer must organize a team of at least the following specialty areas: (i) construction with appropriate trades; (ii) real estate brokerage; and (iii) appraising; (iv) lending institutions; and (v) homeownership counseling, as part of their development team. b) Single family detached houses are preferred, though duplexes (single family attached properties), may be considered. All properties must either be foreclosed and available or abandoned, blighted and unused, with owners willing to sell. Vacant lots for infill purposes may also be considered for new residential construction. c) Ownership is limited to families at or below 120% of Area Median Income (AMI). The City encourages the developer to give priority consideration to those persons/households above 50% and below 120% of AMI. The monthly cost of a property to an eligible applicant should be no more than 30% of that applicant's monthly gross income. Developer will work with NSP applicant's and local lending institutions to gain favorable mortgage terms. e) The developer has the option of establishing a sweat equity requirement of no more than 500 hours per property. These hours will be applied to the cost of the rehabilitation, to help ensure the affordability of the property. f) Properties may be sold outright or on a lease-to-own basis, with a lease term of no more than thirty-six (36) months. g) Once the properties are sold any program income generated by the developer as a result of the sale must be returned to the City for re-investment in similar properties during the initial 4-year program period. h) At the time of sale (after completion of rehabilitation to code), appraised value must be in the "affordable housing" range, which currently (2008) is not-to-exceed \$140,000 per unit in Las Cruces. Exceptions and special circumstances will be considered. A soft second to ensure affordability is required based on the differences between the appraisal and actual sell value.

Amendment # 1: On February 1, 2010 the State of New Mexico approved Las Cruces to use the HUD Certification Statement of Cost Reasonableness form and also approved the appraised value of the property to



not exceed the limits in the HUD Certification Statement of Cost Reasonableness

Amendment # 2: On March 5, 2010 State of New Mexico approved Las Cruces increase their Purchase and Rehab budget by \$176,000.00 to be able to meet the current market needs in Las Cruces. Total budget for Purchase and Rehab \$376,000.00 for people whose income is below 120% AMI.

Amendment #3: On July 2, 2010 State of New Mexico approved Las Cruce to increase their Purchase and Rehab budget by \$84,845.00 to be able to meet the current market needs in Las Cruces. Total budget for Purchase and Rehab \$607,145.00 for people whose income is below 120% AMI.

Amendment #4: On July 29, 2010, City of Las Cruces decreased this budget to \$452,699.00 in order to increase the vacant property budget.

Amendment #5; On June 17, 2011, the City of Las Cruces determined that another budget change was necessary to reallocate administrative funds to other activities which will allow the City to address needed changes under Activity #09-NSP-3-G-02 to correct expenses charged to the incorrect activity. The Administrative Activity #09-NSP-6-02 was reduced from \$105,000 to \$60,000. Activity #09-NSP-3-G-02 was increased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$983,469.00. This was approved by HUD on July 14, 2011.

1/3/2012-Las Cruces 09-NSP-3-G-02, grant funds \$456,531.00, program income received as of 9/30/2011 \$0.00 estimated program income though 9/30/2013 is \$285,000.00 total budget with estimated program income \$741,531.00.

Amendment #6; On February 4, 2014, the City of Las Cruces determined that another budget change was necessary to reallocate budgets of Program Income between activities which will allow the City to complete projects under Activity #09-NSP-7-G-02-25%. This Activity #09-NSP-3-G-02 total budget was decreased to \$456,531.00 and Activity #09-NSP-7-G-02-25% was increased to \$1,327,665.33. The Program Income of \$285,000 will be expended in Activity #09-NSP-7-G-02-25%

Closeout Agreement; On 2/5/2018 the City of Las Cruces completed the NSP Project. A correction of \$848.83 for expenditures charged to this Activity that should have been charged to Activity 09-NSP-7-G-02 was transferred and that budget corrected.

The City was able to assist 11 families with affordable homes consisting of 48 persons. Eight of the families had incomes under 50% AMI consisting of 36 of the 48 total family members.

Location Description:

Location Description: First priority on properties proposed for acquisition are within those areas of greatest identified need and are the following Census Tracts, in order of priority: First o First Priority level will be 0300, 0500, 0402, 0102 0200. o Second Priority level will be 0600, 0700, 0800, 0900, and 0401. This need is for all block groups within these Census Tracts. These are within the heart of the city and near jobs, shopping, transit, and government access. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	5/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	0/0	5/3	5/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Activity Supporting Documents:

None

Project # / **09-NSP-2-J-01 / MFA**



Grantee Activity Number: 19-NSP-3-J-01

Activity Title: Aquisition and Rehabilitation/Reconstuction Homes

Activitiy Type:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-2-J-01

Projected Start Date:

10/22/2019

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

MFA

Projected End Date:

10/22/2021

Completed Activity Actual End Date:

Responsible Organization:

MFA

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$961,698.78
Total Budget	\$0.00	\$961,698.78
Total Obligated	\$0.00	\$827,063.63
Total Funds Drawdown	\$368,202.54	\$368,202.54
Program Funds Drawdown	\$368,202.54	\$368,202.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$368,202.54	\$368,202.54
MFA	\$368,202.54	\$368,202.54
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

MFA, in Its implementation of the NSP-1 grant and the NSP-1 Substantial Amendment may:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft seconds, loan reserves, and shared-equity loans for low and moderate-income homebuyers;
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- C. Establish land banks for homes that have been foreclosed upon;
- D. Demolish blighted structures;
- E. Redevelop demolished or vacant properties;
- F. The NSP-1 activities, set forth in Paragraph 2, (A) –(E), shall meet the Community Developments Block Grant objectives stated in Title 1 of the Housing and Community Development Act of I 974, as modified by NSP-1 Substantial Amendment. New Activities were added to Project #09-NSP-2-J-01 includes this Activity #19-NSP-3-J-01 to benefit middle-income persons with 120% or less of area median income. MFA expects to purchase and rehab 6 properties in this Activity.

Use up to \$183,180.72of their allocation for administrative purposes

JPA Amendment #1: 04/24/2020 After reviewing the residential market MFA decided it necessary to add part of HUD's approved Opportunity Zones of Bernalillo County and Donna Anna County to the existing approved areas. In the residential review it evident that the \$65,000 rehab limit would not be sufficient in many cases. Removing the \$65,000 rehab limit was also a Substantial change and both required a 15 Day Notice to the Public which was completed starting on April 6, 2020, and received no public comment. Amendment No. 1 also gave notice that MFA would be transferring future Program Income to CDBG for access to Line of Credit funds quicker



Location Description:

Approved areas in New Mexico-The approved project areas are identified that New Mexico Mortgage Finance Authority (MFA) was approved 10 counties with the greatest need throughout the State of New Mexico; Sandoval County (including Rio Rancho; Valencia County; Bernalillo County (with-out Albuquerque); Chaves County; Lea County; Luna County; Eddy County; Curry County; Dona Ana County and San Juan County. In Albuquerque City of Albuquerque Census Tracts which are LMMA's and scored highest on the three risk factors 0205, 0603, 0707, 0901, 0904, 1300, 1400, 1500, 2402, 2900, 4401, 4300, 4705, 4712, 4713, 4732. The second level includes 0110, 0114, 0120, 0121, 0123, 0128, 0204, 0208, 0206, 0207, 0604, 0704, 0708, 0712, 0713, 0903, 1200, 2000, 2401, 2700, 3201, 3202, 3400 and 4714. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection. In Las Cruces-First priority on properties proposed for acquisition are within those areas of greatest identified need and are the following Census Tracts, in order of priority: First Priority level will be 0300, 0500, 0402, 0102 0200. Second Priority level will be 0600, 0700, 0800, 0900, and 0401. This need is for all block groups within these Census Tracts. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection. In Santa Fe-NSP funds initially will be spent in one of the following census tracts that are identified as areas of the greatest need;000700, 001106, 001202, 001202, 001107, 000101, 000200, 000300, 000400, 000500, 000600, 000800, 001002, 001201, 010500. Other Census Tracts, outside the First Levels but within the city limits may be considered, but are not the first priority for property identification and selection

04/24/2020MFA Amendment #1: MFA added the HUD approved (effective September 12, 2019) Opportunity Zones referenced as 35001000124; 35001001200; 35001001600; 35001002100; 35001002500; 35001002700; 35001003400; 35001003736; 35001004001; 35001004300; 35001004736; 35001004741; 35001004744; 35001940600; in Bernalillo County and 35013000102; 35013000500; 35013001000; 35013001303; 35013001500; 35013001701; in Dona Ana County

Activity Progress Narrative:

This Quarter MFA sold and closed 3605 Loma Pedregosa and 2301 Pomelo PI both in Albuquerque. The sale produces \$410,817.67 in Program Income which was transferred to the DFA CDBG program on May 1, 2021. The two receipts dated May 1, 2021, are downloaded in the DRGR

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	0/6	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 2301 Pomelo PI NW, Albuquerque, New Mexico 87120-2508

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	04/29/2021	04/29/2036
Description of Affordability Strategy:		
Resale		
Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
Homeownership Assistance to low- and moderate-	10/22/2021	04/29/2021
National Objective for End Use:	Date National Objective is met:	Deadline Date:
NSP Only - LMMI	04/29/2021	10/22/2021
Description of End Use:		
Homeowner		



Address: 3605 Loma Pedregosa NW, Albuquerque, New Mexico 87120-5120

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	03/31/2021	03/31/2036

Description of Affordability Strategy:

Resale

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Homeownership Assistance to low- and moderate-

10/22/2021

03/31/2021

National Objective for End Use:

Date National Objective is met:

Deadline Date:

NSP Only - LMMI

03/31/2021

10/22/2021

Description of End Use:

Homeowner

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 19-NSP-3-J-01-25%

Activity Title: Aquisition and Rehabilitation/Reconstuction Homes

Activitiy Type:
Rehabilitation/reconstruction of residential structures

Project Number:
09-NSP-2-J-01

Projected Start Date:
10/22/2019

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
MFA

Projected End Date:
10/22/2021

Completed Activity Actual End Date:

Responsible Organization:
MFA

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$381,626.50
Total Budget	\$0.00	\$381,626.50
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MFA	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

MFA, in lits implementation of the NSP-1 grant and the NSP-1 Substantial Amendment may:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft seconds, loan reserves, and shared-equity loans for low and moderate-income homebuyers;
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- C. Establish land banks for homes that have been foreclosed upon;
- D. Demolish blighted structures;
- E. Redevelop demolished or vacant properties;
- F. The NSP-1 activities, set forth in Paragraph 2, (A) –(E), shall meet the Community Developments Block Grant objectives stated in Title 1 of the Housing and Community Development Act of I 974, as modified by NSP-1 Substantial Amendment. New Activities were added to Project #09-NSP-2-J-01 includes this Activity #19-NSP-3-J-01-25% to benefit low income persons with 50% or less of area median income. MFA expects to purchase and rehab 2 properties in this Activity. Use up to \$183,180.72of their allocation for administrative purposes

JPA Amendment #1: 04/24/2020 After reviewing the residential market MFA decided it necessary to add part of HUD’s approved Opportunity Zones of Bernalillo County and Donna Anna County to the existing approved areas. In the residential review it evident that the \$65,000 rehab limit would not be sufficient in many cases. Removing the \$65,000 rehab limit was also a Substantial change and both required a 15 Day Notice to the Public which was completed starting on April 6, 2020, and received no public comment. Amendment No. 1 also gave notice that MFA would be transferring future Program Income to CDBG for access to Line of Credit funds



quicker.

Location Description:

Approved Areas in New Mexico- The approved project areas are identified that New Mexico Mortgage Finance Authority (MFA) was approved 10 counties with the greatest need throughout the State of New Mexico; Sandoval County (including Rio Rancho; Valencia County; Bernalillo County (with-out Albuquerque); Chaves County; Lea County; Luna County; Eddy County; Curry County; Dona Ana County and San Juan County. In Albuquerque City of Albuquerque Census Tracts which are LMMA's and scored highest on the three risk factors 0205, 0603, 0707, 0901, 0904, 1300, 1400, 1500, 2402, 2900, 4401, 4300, 4705, 4712, 4713, 4732. The second level includes 0110, 0114, 0120, 0121, 0123, 0128, 0204, 0208, 0206, 0207, 0604, 0704, 0708, 0712, 0713, 0903, 1200, 2000, 2401, 2700, 3201, 3202, 3400 and 4714. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection. In Las Cruces-First priority on properties proposed for acquisition are within those areas of greatest identified need and are the following Census Tracts, in order of priority: First Priority level will be 0300, 0500, 0402, 0102 0200. Second Priority level will be 0600, 0700, 0800, 0900, and 0401. This need is for all block groups within these Census Tracts. Other Census Tracts, outside the First and Second Priority Levels but within the city limits may be considered, but are not the first priority for property identification and selection. In Santa Fe-NSP funds initially will be spent in one of the following census tracts that are identified as areas of the greatest need;000700, 001106, 001202, 001202, 001107, 000101, 000200, 000300, 000400, 000500, 000600, 000800, 001002, 001201, 010500. Other Census Tracts, outside the First Levels but within the city limits may be considered, but are not the first priority for property identification and selection.

04/24/2020 MFA Amendment #1: MFA added the HUD approved (effective September 12, 2019) Opportunity Zones referenced as 35001000124; 35001001200; 35001001600; 35001002100; 35001002500; 35001002700; 35001003400; 35001003736; 35001004001; 35001004300; 35001004736; 35001004741; 35001004744; 35001940600; in Bernalillo County and 35013000102; 35013000500; 35013001000; 35013001303; 35013001500; 35013001701; in Dona Ana County

Activity Progress Narrative:

On June 22, 2021 MFA purchased 1765 Ira in Albuquerque which will Obligate \$236,268.00 of the \$381,626.50 Budget.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 19-NSP-6-J-01

Activity Title: Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

09-NSP-2-J-01

Project Title:

MFA

Projected Start Date:

10/22/2019

Projected End Date:

10/22/2021

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

MFA

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$183,180.72
Total Budget	\$0.00	\$183,180.72
Total Obligated	\$0.00	\$183,180.72
Total Funds Drawdown	\$7,601.77	\$7,601.77
Program Funds Drawdown	\$7,601.77	\$7,601.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MFA	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

MFA, in Its implementation of the NSP-1 grant and the NSP-1 Substantial Amendment may:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft seconds, loan reserves, and shared-equity loans for low and moderate-income homebuyers;
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- C. Establish land banks for homes that have been foreclosed upon;
- D. Demolish blighted structures;
- E. Redevelop demolished or vacant properties;
- F. The NSP-1 activities, set forth in Paragraph 2, (A) –(E), shall meet the Community Developments Block Grant objectives stated in Title 1 of the Housing and Community Development Act of 1974, as modified by NSP-1 Substantial Amendment. New Activities were added to Project #09-NSP-2-J-01 includes; Activity #19-NSP-3-J-01 to benefit middle-income persons with 120% or less of area median income; Activity #19-NSP-3-J-01-25% to benefit low income persons with 50% or less of area median income; and this Activity 19-NSP3-6-J-01 to pay program administrative cost as authorized under 24CFR 570.206, Program Administrative Costs.
Use up to \$183,180.72of their allocation for administrative purposes

Location Description:

Approved areas in State of New Mexico

Activity Progress Narrative:

MFA purchased one additional property which will increase the total obligated to \$1, 063,330.34 of the \$1,343,325.28 budgets for Purchase and Repair for the JPA 19-NSP-2-J-01. This property is expected to be sold to a family with less than 50% AMI. The MFA NSP1 project is now over 79% obligated with two Properties already sold and \$410,817.67 transferred to the DFA CDBG program. The receipts from CDBG are entered in the DRGR

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # / 09-NSP-STATE / The State of New Mexico

Grantee Activity Number: 09-NSP-1-GJ-01**Activity Title: Administration****Activity Type:**

Administration

Activity Status:

Under Way

Project Number:

09-NSP-STATE

Project Title:

The State of New Mexico

Projected Start Date:

03/20/2009

Projected End Date:

10/22/2021

Benefit Type:

N/A

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

The State of New Mexico

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2021****To Date**

\$0.00

\$683,563.90

Total Budget

\$0.00

\$683,563.90

Total Obligated

\$0.00

\$683,563.90

Total Funds Drawdown

\$32,696.54

\$590,722.91

Program Funds Drawdown

\$32,696.54

\$590,722.91

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$55,683.42

\$590,722.91

The State of New Mexico

\$55,683.42

\$590,722.91

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Administrative Money1/3/2012-State of New Mexico 09-NSP-6-JG-01 grant funds \$392,000.00 no estimated program income at this time.

The Sub-Grantee MFA closed out their Grant. As part of the Closeout Agreement the \$75,300.60 listed in their Line of Credit was transferred to the State for other NSP approved expenditures. This budget was raised to \$467,300.60 to accommodate the transfer.

2/5/2018 The NSP Agreement for the City of Santa Fe was closed and the \$1,292.03 left in the Line of Credit is transferred to the State's Admin Budget, Activity 09-NSP-6-GJ-01. The budget will now be \$468,592.63

NSP-1 has \$1,901,951.19 of funds left to expend. From that an additional \$375,444.82 is needed to cover the Admin of \$162,626.24 to correct the expenditures paid but not entered in the DRGR, \$46,285.22 Admin expenses for the period of 7/1/2018 to 6/30/2019 and \$166,533.36, added to the State Admin Budget for expenditures for the next two years. The \$162,626.24 plus the 46,285.22, plus the 166,533.36 would equal the \$375,444.82. Adding the \$375,444.82 to the \$308,119.08 of State Admin already expended and entered required a total State Admin Budget of \$683,563.90.

Location Description:

Administrative Money

Activity Progress Narrative:

This Quarter MFA sold and closed 3605 Loma Pedregosa and 2301 Pomelo PI both in Albuquerque. The sale



produces \$410,817.67 in Program Income which was transferred to the DFA CDBG program on May 1, 2021. The receipts for transfer are downloaded in the DRGR. DFA is preparing for the August 23 scheduled monitoring

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	53
Monitoring Visits	0	30
Audit Visits	0	0
Technical Assistance Visits	0	23
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	30