

**Grantee: New Mexico**

**Grant: B-08-DN-35-0001**

**January 1, 2018 thru March 31, 2018 Performance Report**

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**Grant Number:**

B-08-DN-35-0001

**Obligation Date:****Award Date:**

03/20/2009

**Grantee Name:**

New Mexico

**Contract End Date:**

03/20/2013

**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:**

\$9,498,219.17

**Total Budget:**

\$29,098,219.17

## 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-second, 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:**

The 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 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 Admin

**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 \$1,978,34 Close

**Definitions and Descriptions:**

None at this time

**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.

**Acquisition and Relocation:**

None at this time

**Public Comment:**

None to at this time

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$28,490,135.00
<b>Total Budget</b>	(\$20,759.66)	\$28,490,135.00
<b>Total Obligated</b>	(\$107,256.59)	\$26,281,534.60
<b>Total Funds Drawdown</b>	\$0.00	\$26,136,593.42
<b>Program Funds Drawdown</b>	\$0.00	\$17,698,048.81
<b>Program Income Drawdown</b>	\$0.00	\$8,438,544.61
<b>Program Income Received</b>	\$0.00	\$8,494,193.59
<b>Total Funds Expended</b>	\$0.00	\$26,105,057.42



<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$2,940,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,960,000.00	\$1,476,871.52
<b>Limit on State Admin</b>	\$0.00	\$1,476,871.52
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$7,274,554.79	\$7,930,280.55

## Overall Progress Narrative:

MFA-In response to MFA's request for a later due date for post yearly reporting, DFA drafted and approved Amendment #1 to the MFA Close-Out agreement. This amendment was issued, approved by MFA, and executed by DFA February 7, 2018.

City of Santa Fe The Consultant drafted the Santa Fe Close-Out Agreement. DFA approved the Close-Out agreement and issued it to the City of Santa Fe. The Agreement was executed February 5, 2018. The Consultant made relevant changes to the Action Plan and submitted it to HUD for approval. HUD approved.

Las Cruces DFA approved the draft Close-Out Agreement for Las Cruces. It was approved by both sides and executed March 8, 2018. The Consultant made the changes in the Action Plan and sent it for HUD approval.

Albuquerque This quarter DFA was operating under the assumption that continuing work with Albuquerque was the best course of action. In the subsequent quarter, DFA received guidance from HUD which changed the strategy. However, first quarter of 2018, DFA was actively pursuing approval of the Amendment #5 to Albuquerque's Grant agreement. After extensive negotiations, and another technical visit to Albuquerque, the Amendment was approved and is pending execution by DFA.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
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	\$8,978,345.63	\$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	\$0.00	\$15,016,727.82	\$8,632,699.40
09-NSP-STATE, The State of New Mexico	\$0.00	\$484,160.56	\$308,119.08



# Activities

**Project # / Title:** 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 Category:**

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:**

Under Way

**Project Title:**

City of Las Cruces

**Projected End Date:**

12/31/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

The City of Las Cruces

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$455,682.17
<b>Total Budget</b>	(\$848.83)	\$455,682.17
<b>Total Obligated</b>	\$0.00	\$455,682.17
<b>Total Funds Drawdown</b>	\$0.00	\$455,682.17
<b>Program Funds Drawdown</b>	\$0.00	\$455,682.17
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$137,253.44
<b>Total Funds Expended</b>	\$0.00	\$455,682.17
The City of Las Cruces	\$0.00	\$455,682.17
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:

On 2/8/2018 the City of Las Cruces completed the NSP Project. A correction of \$848.83 for expenditures charged to Activity 09-NSP-3-G-02 that should have been charged to Activity 09-NSP-7-G-02-25% was transferred and both budgets corrected

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3



## 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	3/3	3/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number: 09-NSP-6-G-02**

**Activity Title: Administration**

**Activity Category:**

Administration

**Activity Status:**

Completed

**Project Number:**

09-NSP-2-G-02

**Project Title:**

City of Las Cruces

**Projected Start Date:**

03/20/2009

**Projected End Date:**

03/08/2018

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

The City of Las Cruces

**Program Income Account:**

The City of Las Cruces Program Income Account

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$51,749.24
<b>Total Budget</b>	(\$8,250.76)	\$51,749.24
<b>Total Obligated</b>	(\$8,250.76)	\$51,749.24
<b>Total Funds Drawdown</b>	\$0.00	\$51,749.24
<b>Program Funds Drawdown</b>	\$0.00	\$47,979.24
<b>Program Income Drawdown</b>	\$0.00	\$3,770.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$51,749.24
The City of Las Cruces	\$0.00	\$51,749.24
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Amendment #5 This Administration activity was decreased from \$140,000 to \$60,000 in order to increase Activity #09-NSP-3-G-02 to \$456,531 and increase #09-NSP-7-G-02-25% to \$983,469.

1/3/2012-Las Cruces 09-NSP-6-G-02, grant funds \$60,000.00 no estimated program income at this time.

Closeout Agreement; On 2/8/2018 the City of Las Cruces completed the NSP Project. A correction of \$848.83 for expenditures charged to Activity 09-NSP-3-G-02 that should have been charged to Activity 09-NSP-7-G-02-25% was transferred and both budgets corrected. The temporary \$41,000 budget increase to make this transfer possible and the non-obtained estimated Program Income are now corrected. According to the Closeout Agreement a balance of \$15,567.93 was remaining in their Line of Credit which was transferred back to the State for other NSP allowable expenditures. The City of Las Cruces is now closed out and will be submitting yearly reporting of NSP Program Income and status of each property

**Location Description:**

Administrative Money

**Activity Progress Narrative:**

The City of Las Cruces completed the NSP Project. 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. According to the Closeout Agreement a balance of \$15,567.93 was remaining in their Line of Credit which was transferred back to the State for other NSP allowable expenditures. The City of Las Cruces is now closed



out and will be submitting yearly reporting of NSP Program Income and status of each property.

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>09-NSP-7-G-02-25%</b>
<b>Activity Title:</b>	<b>Redevelopment of Vacant Properties</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
09-NSP-2-G-02

**Project Title:**  
City of Las Cruces

**Projected Start Date:**  
03/20/2009

**Projected End Date:**  
06/20/2018

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
The City of Las Cruces

**Program Income Account:**  
The City of Las Cruces Program Income Account

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,321,196.99
<b>Total Budget</b>	(\$41,468.34)	\$1,321,196.99
<b>Total Obligated</b>	\$0.00	\$1,321,196.99
<b>Total Funds Drawdown</b>	\$0.00	\$1,321,196.99
<b>Program Funds Drawdown</b>	\$0.00	\$980,770.66
<b>Program Income Drawdown</b>	\$0.00	\$340,426.33
<b>Program Income Received</b>	\$0.00	\$206,942.89
<b>Total Funds Expended</b>	\$0.00	\$1,321,196.99
The City of Las Cruces	\$0.00	\$1,321,196.99
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Amendment #2: On March 5, 2010 the State of New Mexico and HUD approved the City of Las Cruces budgeting 25% Demolition and Redevelopment of Vacant properties. This activity was originally submitted in the Action plan but had not made it into the DRGR system. The City will establish a funding mechanism to purchase and rehabilitate residential properties that are vacant and available for sale and redevelopment, in order to sell the redeveloped homes and properties. Ownership is limited to families at or below 50% of Area Median Income. Total budgeted for Demolition or redevelopment of vacant property 25% requirement \$556,000.00

Amendment #3: On July 2, 2010 The City of Las Cruces combined \$80,000.00 from activity for income levels at 51%-120% AMI with this activity because vacant properties do not count toward the 25% set aside therefore increasing the budget amount for this activity from \$570,100.00 to \$787,855.00.

Amendment #4: On July 29, 2010 The City of Las Cruces decreased purchase and rehb to increase vacant properties to \$942,301

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 undertake at least one more project under Activity #09-NSP-7-G-02-25%. 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.

1/3/2012:Las Cruces 09-NSP-7-G-02, grant funds \$983,469.00, program income received as of 9/30/2011\$0.00 estimated program income though 9/30/2013 is \$95,000.00 total budget with estimated program income \$1,078,469.00.

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%. Activity #09-NSP-3-G-02 total budget was decreased to \$456,531.00 and this Activity #09-NSP-7-G-02-25% was increased to \$1,363,469.00. The \$1,363,469.00 includes \$983,469.00 Grant Funds plus \$204,574.97 Program Income Received and \$175,425.03 estimated future Program Income.

Amendment #7; On May 6,2014, the City of Las Cruces determined that a budget change was necessary to include the additional generated Program Income which will allow the City to complete a rental project under Activity #09-NSP-7-G-02-25%. Activity #09-NSP-7-G-02-25% budget was determined to be \$1,327,665.33. The \$1,327,665.33 includes \$983,469.00 Grant Funds plus \$344,196.33 of generated Program Income. The previously included \$175,425.03 estimated future Program Income is no longer necessary for DRGR accounting purposes.

Closeout Agreement; On 2/8/2018 the City of Las Cruces completed the NSP Project. After making expenditures corrections of the 25% Set-aside requirement the \$1,362,665.33 budget which included future Program Income projections will now have a budget of \$1,321,196.99. 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:

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: Census Tract 3.00, Census Tract 5.00, Census Tract 1.02, Census Tract 4.02, Census Tract 2.00; Second Priotiry Level: Census Tract 4.01, Census Tract 6.00, Census Tract 7.00, Census Tract 8.00, Census Tract 9.00. The 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 proerty identification and selection.

### Activity Progress Narrative:

On 2/8/2018 the City of Las Cruces completed the NSP Project. A correction of \$848.83 for expenditures charged to Activity 09-NSP-3-G-02 that should have been charged to Activity 09-NSP-7-G-02-25% was transferred and both budgets corrected. The temporary \$35,000.00 budget increase to make this transfer possible and the non-obtained \$6,468.34 estimated Program Income are now corrected.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	8/0	0/7	8/7	100.00
# Owner Households	0	0	0	8/0	0/7	8/7	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Project # / Title: 09-NSP-2-G-03 / City of Albuquerque**

**Grantee Activity Number: 09-NSP-3-G-03-25%**  
**Activity Title: 25% Purchase and Rehab Homes**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 09-NSP-2-G-03

**Project Title:**  
 City of Albuquerque

**Projected Start Date:**  
 03/20/2009

**Projected End Date:**  
 12/31/2019

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 The City of Albuquerque

**Program Income Account:**  
 The City of Albuquerque Program Income Account

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,345,256.54
<b>Total Budget</b>	\$0.00	\$3,345,256.54
<b>Total Obligated</b>	\$0.00	\$2,281,987.68
<b>Total Funds Drawdown</b>	\$0.00	\$2,281,987.68
<b>Program Funds Drawdown</b>	\$0.00	\$2,230,303.67
<b>Program Income Drawdown</b>	\$0.00	\$51,684.01
<b>Program Income Received</b>	\$0.00	\$174,790.88
<b>Total Funds Expended</b>	\$0.00	\$2,281,987.68
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This project is for both 4-plex and multifamily apartments, all are rentals in the set aside 25% requirement  
 a) This combination of Activities will be undertaken by the City, either directly or through contracts with third parties, in those Census Tracts which are LMMA's and score highest in the number of foreclosures, the highest percentage of sub prime loans and have the highest scores for prediction of a foreclosure problem within the next 18 months. b) Under this activity, the City, either directly or through contracts with third parties, will acquire properties for demolition, and for rehabilitation and redevelopment in order to sell the homes or rent the apartments to income eligible individuals or families. c) Income qualified persons will benefit because they will be able to purchase, rent, or lease to own a home. d) The requirement that 25% of the NSP funds must be spent to meet the needs of families at or below 50% of AMI will be met under this activity. e) The City will also pursue public/private partnerships in order to leverage the public funds to the greatest extent possible.  
 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 1/3/2012 -Albuquerque 09-NSP-3-G-03, grant funds \$3,011,004.00, program income received as of 9/30/2011 \$0.00 estimated program income though 9/30/2013 is \$295,472.50 total budget with estimated program income \$3,306,476.50.

Amendment #6: On May 17, 2013, The City of Albuquerque requested to use \$91,590.39 of Program Income received for Administrative 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 has 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 \$1,978,345.63 (estimated Program Income) is now entered in the budget as \$1,491,442.44 for Activity #09-NSP-3-03 (Purchase and Rehab for families over 50% AMI); \$334,252.54 for Activity #09-NSP-3-01-25% (Purchase and Rehab for Families under 50% AMI); \$91,590.39 for Activity #09-NSP-6-G-01 (Albuquerque Administration) and \$61,060.26 for Activity #09-1-GJ-01 (State Administration). Activity #09-NSP-3-G-03 (Purchase and Rehab for families over 50% AMI) will now have a new budget total of \$4,990,438.44 which is \$3,498,996.00 (Program Funds) plus \$1,491,442.44 (Program Income). Activity #09-NSP-3-G-03-25% (Purchase and Rehab for families under 50% AMI) will now have a new budget total of \$3,345,256.54 which is \$3,011,004.00 (Program Funds) plus \$334,252.54 (Program Income).

### Location Description:

Action Plan: Location Description: Addresses located within the following Census Tracts which are LMMA's and scored highest on the three risk factors will be the principal areas for these activities: 0205, 0603, 0707, 0901, 0904, 1300, 1400, 1500, 2402, 2900, 4401, 4300, 4705, 4712, 4713, 4732. See Amendment #1

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	41/45
# of Multifamily Units	0	36/34
# of Singlefamily Units	0	5/11

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	41/45	0/0	41/45	100.00
# Owner Households	0	0	0	5/11	0/0	5/11	100.00
# Renter Households	0	0	0	36/34	0/0	36/34	100.00

### Activity Locations

No Activity Locations found.



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>09-NSP-6-G-03</b>
<b>Activity Title:</b>	<b>Administration City of Albuquerque</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-2-G-03

**Project Title:**

City of Albuquerque

**Projected Start Date:**

03/20/2009

**Projected End Date:**

12/31/2019

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

The City of Albuquerque

**Program Income Account:**

The City of Albuquerque Program Income Account

Overall	Jan 1 thru Mar 31, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$581,590.39
<b>Total Budget</b>	\$0.00	\$581,590.39
<b>Total Obligated</b>	(\$99,005.83)	\$482,584.56
<b>Total Funds Drawdown</b>	\$0.00	\$482,584.56
<b>Program Funds Drawdown</b>	\$0.00	\$275,626.48
<b>Program Income Drawdown</b>	\$0.00	\$206,958.08
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$482,584.56
The City of Albuquerque	\$0.00	\$482,584.56
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administrative Money

1/3/2012-Albuquerque 09-NSP-6-G-03, grant funds \$490,000.00 no estimated program income at this time.

5/17/2013-Albuquerque increased the Admin budget to \$581,590.39 using 6% (\$91,590.39) of the \$1,526,506.58 Program Income received to date.

**Location Description:**

Administrative Money

**Activity Progress Narrative:**

This quarter DFA was operating under the assumption that continuing work with Albuquerque was the best course of action. In the subsequent quarter, DFA received guidance from HUD which changed the strategy. However, first quarter of 2018, DFA was actively pursuing approval of the Amendment #5 to Albuquerque's Grant agreement. After extensive negotiations, and another technical visit to Albuquerque, the Amendment was approved and is pending execution by DFA.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: 09-NSP-2-G-04 / City of Santa Fe

**Grantee Activity Number:** 09-NSP-1-G-04

**Activity Title:** Financing Homes

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

09-NSP-2-G-04

**Projected Start Date:**

02/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

City of Santa Fe Program Income Account

**Activity Status:**

Completed

**Project Title:**

City of Santa Fe

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Santa Fe

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

N/A

**To Date**

\$455,151.72

**Total Budget**

\$0.00

\$455,151.72

**Total Obligated**

\$0.00

\$455,151.72

**Total Funds Drawdown**

\$0.00

\$455,151.72

**Program Funds Drawdown**

\$0.00

\$455,151.72



<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$455,151.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

The City intends to use the NSP funds on a L/M Income Housing basis to purchase foreclosed homes throughout the City. There is not one physical area to focus on. Persons who earn 50%-100% of the AMI will benefit from this program. This program will not be used to meet the low income housing requirement.

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people who's income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 the City will now use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is below 50% AMI (Eligible use A-25%).

Amendment #2: On May 7, 2010, The City of Santa Fe requested to decrease the budgeted amount from \$396,043 to \$335,451.78 so an increase can be made for Financing. This was approved by HUD and then DFA in June 2010.

Amendment #3: On August 17, 2010, the City of Santa Fe requested a budget change for this activity to increase the present amount \$335,451.78 to 426,951.72 to offer financing for one more home. This was approved by HUD on August 19, 2010.

Amendment #4: On June 1, 2011, the City of Santa Fe requested a budget change for this activity to increase the present amount \$426,951.72 to \$455,151.72 to offer financing for one more home. This was approved by HUD on June 16, 2011.

1/3/2012-Santa Fe 09-NSP-1-G-04, grant funds \$455,151.72 no estimated program income at this time.

### Location Description:

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.

### Activity Progress Narrative:

## Accomplishments Performance Measures

### No Accomplishments Performance Measures

## 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	8/9	8/9	100.00
# Owner Households	0	0	0	0/0	8/9	8/9	100.00



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number: 09-NSP-1-G-04-25%**

**Activity Title: Financing 25%**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

09-NSP-2-G-04

**Projected Start Date:**

02/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

City of Santa Fe Program Income Account

**Activity Status:**

Completed

**Project Title:**

City of Santa Fe

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

02/05/2018

**Responsible Organization:**

City of Santa Fe

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$584,813.28
<b>Total Budget</b>	\$0.00	\$584,813.28
<b>Total Obligated</b>	\$0.00	\$584,813.28
<b>Total Funds Drawdown</b>	\$0.00	\$584,813.28
<b>Program Funds Drawdown</b>	\$0.00	\$401,000.00
<b>Program Income Drawdown</b>	\$0.00	\$183,813.28
<b>Program Income Received</b>	\$0.00	\$183,813.28
<b>Total Funds Expended</b>	\$0.00	\$584,813.28
City of Santa Fe	\$0.00	\$584,813.28
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The City intends to use the NSP funds on a L/M Income Housing basis to purchase foreclosed homes throughout the City. There is not one physical area to focus on. Persons who earn less than 50% of the AMI will benefit from this program. This program will be used to meet the low income housing requirement.

Amendment #1: In January 2010 the City of Santa Fe re-evaluated their activities and found that they were unable to find an affordable foreclosed land. Therefore, they canceled their land banking activity and added it to the purchase and rehabilitation for people who's income is below 25% AMI the City also found that there was a need for financing help. As of January 2010 the City will now use \$140,000 is to be used for administration. \$1,046,000 will be used to purchase and rehabilitate 4 homes for people whose income is below 50% AMI (Eligible use B-25% Set-Aside) approximately. \$189,957 will be used to purchase and rehabilitate (Eligible use B) approximately 1 homes for persons whose income levels are above 50% of AMI. \$396,043 will be used for financing mechanisms on 4 homeowners whose income levels are above 50% of AMI (Eligible use A) \$228,000 will be used to purchase and rehabilitate 1 home for people whose income is below 50% AMI (Eligible use A-25%).

Amendment #2: On May 7, 2010, The City of Santa Fe has requested budget changes for this activity to increase from \$228,000.00 to \$309,500.00. To offer financing for 1 more home.

Amendment #3: On August 17, 2010, the City of Santa Fe requested a budget change for this activity to increase the present amount of \$309,500.00 to \$401,000.00 to offer financing to one other home.

1/3/2012-Santa Fe 09-NSP-1-G-04-25%, grant funds \$401,000.00 program income received as of 9/30/2011 \$183,813.28 estimated program income though 9/30/2013 is \$0.00 total budget with estimated program income \$584,813.00



### Location Description:

The area of Greatest need in Santa Fe.

### Activity Progress Narrative:

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>09-NSP-6-G-04</b>
<b>Activity Title:</b>	<b>Administration City of SF</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-2-G-04

**Project Title:**

City of Santa Fe

**Projected Start Date:**

03/20/2009

**Projected End Date:**

12/31/2018

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Santa Fe

**Program Income Account:**

City of Santa Fe Program Income Account

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$110,507.97
<b>Total Budget</b>	(\$1,292.03)	\$110,507.97
<b>Total Obligated</b>	\$0.00	\$110,507.97
<b>Total Funds Drawdown</b>	\$0.00	\$110,507.97
<b>Program Funds Drawdown</b>	\$0.00	\$110,507.97
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$110,507.97
City of Santa Fe	\$0.00	\$110,507.97
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Amendment #4 On June 1, 2011, this Activity #09-NSP-6-G-04 was reduced from \$140,000 to \$111,800 and \$28,200 was added to Activity #09-NSP-1-G-04.

1/3/2012-Santa Fe 09-NSP-6-G-04, grant funds \$111,800.00 no estimated program income at this time.

Closeout Agreement- On February 5, 2018, Cabinet Secretary, Duffy Rodriguez, signed the NSP Closeout Agreement for the City of Santa Fe. In the Closeout Agreement \$1,292.03 remained in the Admin Budget, Activity 09-NSP-6-G-04 to be recaptured by the State for other allowable NSP expenditures. The final Admin Budget will now be \$110,507.97.

**Location Description:**

Administration Money

**Activity Progress Narrative:**

Closeout Agreement- On February 5, 2018, Cabinet Secretary, Duffy Rodriguez, signed the NSP Closeout Agreement for the City of Santa Fe. In the Closeout Agreement \$1,292.03 remained in the Admin Budget, Activity 09-NSP-6-G-04 to be recaptured by the State for other allowable NSP expenditures. The final Admin Budget for the City of Santa Fe will now be \$110,507.97. The City of Santa Fe is now closed out and will be submitting yearly reporting of NSP Program Income and status of each property



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: 09-NSP-2-J-01 / MFA

**Grantee Activity Number:** 09-NSP-3-J-01

**Activity Title:** Purchase and Rehab Homes

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

09-NSP-2-J-01

**Projected Start Date:**

03/20/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

MFA Program Income Account

**Activity Status:**

Completed

**Project Title:**

MFA

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

MFA

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

N/A

**To Date**

\$10,271,428.94

**Total Budget**

\$0.00

\$10,271,428.94

**Total Obligated**

\$0.00

\$10,271,428.94

**Total Funds Drawdown**

\$0.00

\$10,271,428.94



<b>Program Funds Drawdown</b>	\$0.00	\$5,674,091.11
<b>Program Income Drawdown</b>	\$0.00	\$4,597,337.83
<b>Program Income Received</b>	\$0.00	\$6,439,677.40
<b>Total Funds Expended</b>	\$0.00	\$10,271,428.94
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

MFA will 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. Properties purchased and rehabilitated shall meet the following requirements: I. MFA will provide acquisition rehabilitation and subsequently sell to low to middle income purchasers. MFA and/or recipients may acquire, rehabilitate and rent the housing to lower income families or special needs populations that are in need of service enriched housing. II. NSP rental assisted units shall meet the rent, income and affordability requirements for a period of 20 years. MFA will have a restrictive covenant recorded to assure compliance with this requirement. III. All properties will be purchased at a minimum discount rate of 1% below current market appraised value, unless a lesser discount is pre-approved by MFA. IV. Eight (8) hours of housing counseling assistance is required of all homebuyers, by a HUD approved housing counseling agency. V. NSP sub grant funds will be provided in the form of a non-amortizing grant. VI. Priority to purchase HUD-Real Estate Owned ("REO") foreclosed properties will be encouraged.

Amendment #2: In June 2009 MFA evaluated their action plan and deleted the redevelopment of land and added it to purchase and rehab MFA amended their budget as follows \$2,336,276 for financing 12 homes \$5,150,504 to purchase and rehab 13 homes whose income is below 50% AMI and 21 homes for whose income is between 50-120% AMI(Eligible use B). \$437,500 for Land Banks and \$783,720 is to be used for administration.

Amendment #3: In September 2009 MFA amended their budget as follows \$1,836,280 to finance homes, \$4,148,690 to acquire and rehab homes for people's income between 50-120% of AMI \$1,939,310 to acquire and rehab homes for peoples income below 50% of AMI and \$783,720 is to be used for administration.

Amendment #4: In January 2010 the MFA Policy Committee conducted an analysis of existing activity allocations and found that changes were necessary to assist MFA in meeting the 25% at 50% AMI seaside. MFA removed the money from financing and removed the money from acquire and rehab homes and reallocated their budget as follows; \$2,096,280 to finance homes for people with incomes below 50% of AMI, \$5,828,000 to acquire and rehab homes and \$783,720 is to be used for administration.

Amendment #5: MFA increased acquisition and rehab to \$6,924,280, of which \$4,828,000.00 was for below 120% AMI but above 50% AMI, \$2,096,280 were for below 50% AMI.

Amendment #7: MFA moved \$1,000,000.00 from financing for a total budget of \$5,828,000.00 for purchase and rehab for families below 12% and \$2,096,280.00 for families below 50%.

Amendment #8 MFA reduced \$270,394 from this Activity to accommodate additional rehab cost to the apartments in Belen for families below 50% AMI (09-NSP-3-J-01-25%)

1/3/2012-MFA 09-NSP-3-J-01, grant funds \$5,557,606.00, program income received as of 9/30/2011\$1,327,393.70 estimated program income though 9/30/2013 is \$3,721,736.00 total budget with estimated program income \$13,429,246.85

Amendment #9: On March 25, 2013, MFA moved \$295,081.75 from the Administration Budget to the purchase and rehab activity to allow MFA to purchase additional homes for rehab and resale. The MFA Activity #09-NSP-3-J-01 to purchase, rehab and resale to families over 50% AMI to 120% AMI will now show a grant fund budget of \$5,852,687.75. The \$5,852,687.75 (\$5,557,606.00 plus the \$295,081.75) plus estimated Program Income of \$4,750,820.47 makes up the new budget of \$10,603,508.22. The \$9,880,820.38 estimated Program Income for purchase, rehab and resale of homes that was estimated on 9/30/2011 was lowered to \$6,760,000. Of the \$6,760,000 total Program Income's new estimate, \$2,009,179.53 was already entered in Activity #09-NSP-3-J-01-25%.

Amendment #10: On October 31, 2013, MFA moved \$35,400.00 from purchase and rehab activity to the Administration Budget for the NSP portion of the state audit completed for MFA. The Administration budget will now be \$524,038.25. The MFA Activity #09-NSP-3-J-01 to purchase, rehab and resale to families over 50% AMI will now show a budget of \$10,568,108.22. MFA also acknowledged the receipt to date of \$6,346,494.56 in Program Income as defined by 24 CFR 570.500(a) and expended in the NSP Program.

Amendment #11: On July 23, 2014, MFA lowered the estimated Program Income from \$4,750,820.47 in Activity #09-NSP-3-J-01 to \$4,529,904.37. This Activity to purchase, rehab and resale to families over 50% AMI to 120 % AMI will now show a budget of \$10,347,192.12. This is the \$5,817,287.75 Line of Credit plus estimated Program Income of \$4,529,904.37.



## Location Description:

New Mexico Mortgage Finance Authority (MFA) identified 10 counties with the greatest need throughout the State of New Mexico that they will be helping with NSP funds; 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. MFA estimates they do Acquisition and Rehab to 21 homes above 51% AMI and 12 homes below 50% AMI in the counties above. No Exact Addresses are known at this time but they estimate to help 7 homes in Sandoval Counties; 3 homes in Valencia County; 5 homes in Bernalillo County with out Albuquerque; 4 homes in Chaves County; 2 Homes in Lea County; 1 Home in Luna County; 2 Homes in Eddy County; 2 in Curry County; 5 Homes in Dona Anna County; 3 in San Juan County.

## Activity Progress Narrative:

## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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	51/58	51/58	100.00
# Owner Households	0	0	0	0/0	51/58	51/58	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

**Grantee Activity Number: 09-NSP-1-GJ-01**

**Activity Title: Administration**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-STATE

**Project Title:**

The State of New Mexico

**Projected Start Date:**

**Projected End Date:**



03/20/2009

12/31/2019

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

The State of New Mexico

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$484,160.56
<b>Total Budget</b>	\$31,100.30	\$484,160.56
<b>Total Obligated</b>	\$0.00	\$453,060.26
<b>Total Funds Drawdown</b>	\$0.00	\$308,119.08
<b>Program Funds Drawdown</b>	\$0.00	\$308,119.08
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$276,583.08
The State of New Mexico	\$0.00	\$276,583.08
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

**Location Description:**

Administrative Money

**Activity Progress Narrative:**

DFA has a new Bureau Chief responsible for managing the NSP programs. The Consultant made a technical visit to DFA this quarter to meet the new Bureau Chief and for meetings with Albuquerque. The Consultant, Project Manager, Bureau Chief, and Deputy Director from DFA met with Management Analyst II Monica Montoya, Manager Rebecca Velarde, Grant Administrator Marianne Kemp, Carrol Pierce, Fiscal Analyst II Lilly Rosas, and Previous Manager Doug Chaplin to discuss Amendment #5. The Consultant and DFA worked to respond to inquiries from HUD on quarterlies.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## 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

