

Grantee: New Mexico State Program

Grant: B-08-DN-35-0001

July 1, 2010 thru September 30, 2010 Performance Report



Grant Number:

B-08-DN-35-0001

Obligation Date:**Award Date:**

03/20/2009

Grantee Name:

New Mexico State Program

Contract End Date:

03/20/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$19,600,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PIRL Funds:

\$6,205,407.75

Total Budget:

\$25,805,407.75

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 make 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 LMMAs 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

Areas of Greatest Need:

of priority: First Priority is 0300; 0500; 0102; 0402; 0200; Second Priority is 0401; 0600; 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 (with out Albuquerque); Chaves County; Lea County; Luna County; Eddy County; Curry County; Dona Ana County and San Juan County.



Distribution and and Uses of Funds:

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, the

Distribution and and Uses of Funds:

get was increased by \$97,500.00 for the HUD counseling activity cost. 09-NSP-8-G-03 was marked as completed and zeroed out to reflect the change

City of Santa Fe:

Action Plan: HUD estimated foreclosure percentage for the City is 2% will be foreclosed in New Mexico. According to RealtyTrac.com, the City of Santa Fe has the third highest number of homes in pre-foreclosure. The City of Santa Fe believes Santa Fe is seeing a delayed hit in foreclosures and the amount of foreclosures will become more intense over the next year. According to City-Data.Com the estimated median household income is \$44,266, the estimated median house value is \$330,000 of which 17.3% of Santa Fe's residents lived in poverty. According to HUD's foreclosure and abandonment risk score Santa Fe has an average abandonment risk of 2.47. Therefore, DFA awarded the City of Santa Fe \$2,000,000 of which \$140,000 is to be used for administration. \$200,000 will be used to redevelop approximately 8 dilapidated or vacant properties (Eligible use E) for people whose income levels are below the 50% of AMI. \$730,000 will be used to purchase and rehabilitate (Eligible use B-25% Set-Aside) approximately 4 homes for persons whose income levels are at or below the 50% of AMI. \$930,000 will be used to purchase and rehabilitate (Eligible use B) approximately 10 homes for persons whose income levels are above 50% of AMI. Expected to start March 20, 2009 and finish June 20, 2013.

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 whose 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 home 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 City of Santa Fe requested to decrease budget amounts for Financing from \$396,043.00 to \$335,451.78, decrease purchase and rehab for 25% from \$1,046,000.00 to \$1,025,091.32 and increase Financing Homes for the 25% set aside from \$228,000.00 to \$309,500.00. Also 10 cents was de-obligated from Purchase and rehab to balance the amount that had been obligated with what was actually expended.

Amendment #3: On August 17, 2010, the City of Santa Fe requested to decrease the budget amount of \$1,025,091.32 for Purchasing and Rehab of homes to \$842,091.38 to be able to assist two (2) more homes in financing. Financing Homes for the 25% set aside was increased from \$309,500.00 to \$401,000.00. Financing Homes for homeowners of 50-120% AMI was increased from \$335,451.78 to \$426,951.72.

Amendment #4: On June 1, 2011, the City of Santa Fe requested a budget change for activity #09-NSP-1-G-4

Distribution and and Uses of Funds:

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.

City of Las Cruces:

Action Plan: HUD estimated foreclosure percentage for the City of Las Cruces is 4% of homes that will be foreclosed in New Mexico. According to City-Data.Com the estimated median household income in 2007 was \$36,307, the estimated median house value was \$148,800 of which 20.6% of Las Cruces' residents lived in poverty. According to HUD's foreclosure and abandonment risk score Las Cruces has an abandonment risk of 4.47 which is also higher than the state average. Therefore, DFA awarded the City of Las Cruces \$1,500,000 of which \$105,000 is to be used for administration. \$820,000 will be used to finance (Eligible use A) approximately 4 homes for persons whose income level is above 50% of AMI and 4 homes for persons whose income level is below 50% of AMI. \$200,000 will be used to purchase and rehabilitate (Eligible use



B-25% Set Aside) approximately 4 homes for persons whose income levels below 50% of AMI. \$375,000 will be used to purchase and rehabilitate (Eligible use B) approximately 4 homes for persons whose income levels above 50% of AMI. The activities above are expected to Start March 20, 2008 Finish June 20, 2013.

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 limit in the HUD Certification Statement of Cost Reasonableness

Amendment #2: On March 5, 2010 Las Cruces conducted an analysis of properties and determined a budget change was necessary. Therefore, the State of New Mexico and HUD approved Las Cruces to reallocate funds from purchase and rehabilitation to demolition or redevelopment of vacant land. The new budget is now \$169,000 for Financing, \$144,000.00 for financing people whose income is below 50% of AMI. \$37,000 for purchase and rehabilitation, \$105,000.00 in administrative money, \$150,00 to demolish or redevelop vacant properties, \$556,000.00 to demolish or redevelop vacant properties for people whose income is below 50% of AMI.

Amendment #3: On July 2, 2010 The City of Las Cruces decided to reduce the budget and reallocate funds to accommodate the expenses being incurred for purchase and rehab. Therefore adjusting the financing budget from \$302,600.00 combined to \$0. This adjustment will offer an increase for the acquisition/rehab budget from \$522,300.00 to \$607,145.00 and an increase for redevelopment from \$570,100.00 to \$787,855.00

Amendment #4: On July 29, 2010, City of Las Cruces decreased the purchase and rehab budget to \$452,699.00 in order to increase the vacant property budget 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; This was approved

Distribution and and Uses of Funds:

approved by HUD on July 14, 2011.

New Mexico Mortgage Finance Authority (MFA):

Action Plan: MFA identified 10 counties with the greatest need throughout the State of New Mexico (excluding the entitlement Cities) Sandoval County (including Rio Rancho) is estimated to have 1,285 homes in foreclosure; Valencia County is estimated to have 474 homes in foreclosure; Bernalillo County (with out Albuquerque) is estimated to have 798 homes in foreclosure; Chaves County is estimated to have 321 homes in foreclosure; Lea County is estimated to have 295 homes in foreclosure; Luna County is estimated to have 145 homes in foreclosure; Eddy County is estimated to have 275 homes in foreclosure, Curry County is estimated to have 260 in foreclosure; Dona Ana County is estimated to have 854 homes in foreclosure and San Juan is estimated to have 464 homes in foreclosure. Therefore, MFA awarded Mortgage Finance Authority (MFA) \$8,708,000 of which \$783,720 is to be used for administration. \$1,750,000 of the funds must be spent

Roancho/Sandoval County \$1,465,956 will be used for rural counties not appearing in the counties listed above. \$2,336,276 will be used to finance (Eligible use A) approximately 15 homes. MFA estimates that they will finance 4 homes in Sandoval County; 1 home in Valencia County; 2 homes in Bernalillo County; 1 home in Chaves County; 1 home in Lea County; 1 home in Eddy County; 1 home in Curry County; 1 home in Dona Ana County; 1 home in San Juan County. \$5,150,504 will be used to purchase and rehabilitate (Eligible use B) approximately 34 homes. MFA estimates they will be able to rehabilitate 7 homes in Sandoval County; 3 homes in Valencia County; 5 homes in Bernalillo County; 4 homes in Chaves County; 2 homes in Lea County; 1 home in Luna County; 2 homes in Eddy County; 2 homes in Curry County; 5 homes in Dona Anna County; 3 homes in San Juan County. \$437,500 will be used to land bank (Eligible use C) approximately 5 lots. MFA estimates that 1 property will be land banked in Sandoval County and 4 properties in Valencia. The activities above are expected to Start March 20, 2009 and Finish June 20, 2013.

Amendment #1: On April 17, 2009 MFA established a budget of \$437,500.00 for land banking.

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 (Eligible use A), \$5,150,504 to purchase and rehab 13 homes whose income is below 50% AMI (Eligible use B-25%) 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 conducted an analysis of existing activity allocations and found that they needed to remove the money budgeted from land banking and add it to acquisition and rehab. MFA amended their budget as follows \$1,836,280 to finance homes (Eligible use A), \$4,148,690 to acquire and rehab homes for people's income between 50-120% of AMI (Eligible use B), \$1,939,310 to acquire and rehab homes for people's income below 50% of AMI (Eligible use B-25%) and \$783,720 is to be used for administration.

Amendment #4: In January 2010 the MFA Policy Committee conducted an analysis of existing activity

Distribution and and Uses of Funds:

allocations and found that changes were necessary to assist MFA in meeting the 25% at 50% AMI set-aside. MFA removed the money from financing (Eligible use A) and removed the money from acquire and rehab homes (Eligible use B-25%) and reallocated their budget as follows; \$2,096,280 to finance homes for people with incomes below 50% of AMI (Eligible use A-25%), \$5,828,000 to acquire and rehab homes (Eligible use B) and \$783,720 is to be used for administration.

Amendment #5: On April 20, 2010, MFA conducted an analysis of existing activity allocations for NSP, and found that a reallocation is in order. MFA amended the approved state plan in order to accommodate the reallocations between activities by the policy committee. In addition, the first mortgage program was modified, returning the income limit to 120%. Funding has been taken from financing allocation and applied to the acquisition/rehab allocation, and the financing allocation has been moved. Financing was decreased to \$1,000,000 for families below 120%.

Amendment #6: On May 25, 2010 MFA requested additional counties (this was denied) however it was approved the following: 1) maximum loan to value of 100% 2) interest rate for the first mortgage 3% interest amortizing for DFA and soft second 0% amortizing; 3) soft second mortgages have a maximum loan amount of \$50,000. Soft Second fees may be paid in addition to the maximum loan amount; 4) affordability period 30 years,

Amendment #7: On June 22, 2010 MFA moved the last \$1,000,000.00 from financing to acquisition and rehab.

Amendment #8 On March 21, 2011, MFA moved \$270,394 from the non set-aside acquisition and Rehab (Activity B) to the 25% set-aside in Activity B to accommodate the additional cost to rehab the apartments in Belen



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
Total Projected Budget from All Sources	N/A	\$24,055,577.10
Total Budget	\$0.00	\$24,055,577.10
Total Obligated	\$6,296,794.16	\$19,600,000.00
Total Funds Drawdown	\$3,943,382.78	\$10,524,663.21
Program Funds Drawdown	\$2,663,811.97	\$9,245,092.40
Program Income Drawdown	\$1,279,570.81	\$1,279,570.81
Program Income Received	\$783,999.67	\$2,027,915.54
Total Funds Expended	\$2,663,812.07	\$9,245,092.40
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$439,314.66
Limit on State Admin	\$0.00	\$439,314.66

Progress Toward Activity Type Targets**Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$7,622,679.42

Overall Progress Narrative:

City of Albuquerque: Total Budget \$7,000,000.00 of that amount \$3,047,488.09 obligated this quarter.
 City of Las Cruces: Total Budget \$1,500,00.00 of that amount \$392,418.00 obligated this quarter.
 Mortgage Finance Authority (MFA): Total Budget \$8,708,000.00 of that amount \$2,608,776.70 obligated this quarter.
 City of Santa Fe: Total Budget \$2,000,000.00 of that amount \$141,501.37 obligated this quarter
 Total obligated this quarter \$6,190,184.16. To date \$19,600,000.00 Total

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP-2-G-02, City of Las Cruces	\$463,016.29	\$1,500,000.00	\$1,245,401.47
09-NSP-2-G-03, City of Albuquerque	\$1,855,632.45	\$7,000,000.00	\$3,040,381.81
09-NSP-2-G-04, City of Santa Fe	\$0.00	\$2,000,000.00	\$1,572,947.01
09-NSP-2-J-01, MFA	\$330,554.44	\$8,708,000.00	\$3,275,319.38
09-NSP-STATE, The State of New Mexico	\$14,608.79	\$392,000.00	\$111,042.73



Activities

Grantee Activity Number: 09-NSP-1-G-02

Activity Title: Financing

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP-2-G-02

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

City of Las Cruces

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The City of Las Cruces

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	(\$105,000.00)	\$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
Match Contributed	\$0.00	\$0.00

Activity Description:

Action Plan: 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. There is an Affordability Period associated with each property sold to an eligible purchaser, based on a subsidy amount (soft second) and equity gain. The property must remain Owner-occupied during the Affordability period. If it ceases to be Owner-occupied during this period, whether through sale or otherwise, the Owner agrees to sell the property to another individual or family that qualifies as eligible under the terms of this program. The developer and the City shall have right of first refusal. The new Owner must use the property as a principle residence and be bound by the stipulations of the Affordability Period. Project Start Date 3/20/2009 Project End Date 6/20/2013.

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 The State of New Mexico and HUD approved City of Las Cruces to decrease their financing budget by \$651,000 in order to budget new activity originally submitted in their action plan. Total estimated amount financed \$820,000.00 for people whose income is below 120% AMI.

Amendment #3: On July 2, 2010 \$172,700.00 was transferred to increase budget for acquisition and rehab activity leaving the balance at \$0 for this activity.

Location Description:

Exact Property Address are Unknown at this time. 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: 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

No Accomplishments Performance Measures found.

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	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

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

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

Activity Status:

Under Way

Project Title:

City of Santa Fe

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Fe

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$455,151.72
Total Budget	\$0.00	\$455,151.72
Total Obligated	\$126,796.19	\$426,951.72
Total Funds Drawdown	\$0.00	\$213,155.53
Program Funds Drawdown	\$0.00	\$213,155.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$213,155.53
Match Contributed	\$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 whose 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.

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:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the release 7.0 of the DRGR defining at what point a property was to be entered. Each property was entered into the DRGR as it was obligated. Six (6) properties have been obligated in this Activity. Beneficiary Performance Measure reflect Race and household income benefitting. Due to technical difficulty the data for cumulative and expected total can not be changed 6/5 should read 6/6 . HUD technical support is working to clear up the DRGR mistake but has not been able to give us a time frame when the correction will be made. Santa Fe has obligated 6 properties and completed all properties (3) this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	2	0/0	3/7	2/7	150.00
# Owner Households	0	3	2	0/0	3/7	2/7	150.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
4152 Chaparron	Santa Fe	NA	NA	87507	Not Validated / N
1130 Senda Del Valle	Santa Fe	NA	NA	87507	Not Validated / N
7242 Via Verde	Santa Fe	NA	NA	87501	Not Validated / N

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

Activity Status:

Under Way

Project Title:

City of Santa Fe

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Santa Fe

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$584,813.28
Total Budget	\$0.00	\$584,813.28
Total Obligated	\$91,500.00	\$401,000.00
Total Funds Drawdown	\$0.00	\$309,500.00
Program Funds Drawdown	\$0.00	\$309,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$183,813.28
Total Funds Expended	\$0.00	\$309,500.00
Match Contributed	\$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 whose 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.

Location Description:

The area of Greatest need in Santa Fe.



Activity Progress Narrative:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered . Each property was entered into the DRGR as it was obligated. Santa Fe completed one additional property more than was projected. This activity has a negative in # of household benefitting due to DRGR technical difficulty. Year to date total for this activity is 3 properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	0	0	-1/3	0/0	0/3	0
# Owner Households	-1	0	0	-1/3	0/0	0/3	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
6056 Monte Verde	Santa Fe	NA	NA	87507	Not Validated / N

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-GJ-01

Activity Title: Administration

Activity Category:

Administration

Project Number:

09-NSP-STATE

Projected Start Date:

03/20/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

The State of New Mexico

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The State of New Mexico

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2010

To Date

N/A

\$392,000.00

Total Budget

\$0.00

\$392,000.00

Total Obligated

\$0.00

\$392,000.00

Total Funds Drawdown

\$14,608.79

\$111,042.73

Program Funds Drawdown

\$14,608.79

\$111,042.73

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$14,608.79

\$111,042.73

The State of New Mexico

\$14,608.79

\$111,042.73

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative Money

Location Description:

Administrative Money

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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



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

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:

06/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Las Cruces

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$741,531.00
Total Budget	\$0.00	\$741,531.00
Total Obligated	\$128,001.00	\$452,699.00
Total Funds Drawdown	\$0.00	\$415,297.76
Program Funds Drawdown	\$0.00	\$415,297.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$415,297.76
Match Contributed	\$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. d) 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 applicants 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.

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:

The addresses of the three properties completed , 2913 Onate, 4752 diamante and 4757 diamante have already been entered in the DRGR when they were obligated. The actual accomplishments reported in this Activity to date was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered. Each property was entered into the DRGR as it was obligated.

Accomplishments Performance Measures

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

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

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-3-G-03

Activity Title: Purchase and Rehab City of Albuquerque

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:

06/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Albuquerque

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$5,488,502.90
Total Budget	\$0.00	\$5,488,502.90
Total Obligated	\$1,147,039.27	\$3,401,496.00
Total Funds Drawdown	\$1,267,345.10	\$1,939,887.36
Program Funds Drawdown	\$1,267,345.10	\$1,939,887.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,263,906.46	\$1,935,807.68
The City of Albuquerque	\$1,263,906.46	\$1,935,807.68
Match Contributed	\$0.00	\$0.00

Activity Description:

Activity Description: This combination of Activities will be undertaken by the City, either directly or through contracts with third parties, in those Census Tracts which are LMMI'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) 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

Amendment #5 During the NSP Clinic the State of New Mexico learned that HUD counseling should have been a direct activity cost. Therefore, the budget was increased by \$97,500.00 for the HUD counseling activity cost. 09-NSP-8-G-03 was marked as completed and zeroed out to reflect the change



Location Description:

Action Plan: 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.

Activity Progress Narrative:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered. Each property was entered into the DRGR as it was obligated. The only property completed this quarter was at 1112 Espejo St which was entered into the DRGR when it was obligated. Household # benefitting reduced this quarter by 19 to make year to date total 1.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-19	0	0	-19/0	2/20	2/20	-850.00
# Owner Households	0	0	0	0/0	2/20	2/20	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-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:
06/20/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
The City of Albuquerque

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,306,476.50
Total Budget	\$0.00	\$3,306,476.50
Total Obligated	\$1,900,448.82	\$3,011,004.00
Total Funds Drawdown	\$558,977.73	\$1,026,573.51
Program Funds Drawdown	\$558,977.73	\$1,026,573.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$558,977.83	\$1,026,573.51
The City of Albuquerque	\$558,977.83	\$1,026,573.51
Match Contributed	\$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 LMMMA'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



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:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered. Each property was entered into the DRGR as it was obligated. The properties completed at 428 Rhode Island and 409 Dorado for this quarter were listed in the DRGR when they were obligated.

This Activity did not get a Direct Benefit Data page. (White 5 units -3 Hsp); (American Indian 1 unit-0 Hsp); (Alaska Native & White 1 unit)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	7/49
# of Singlefamily Units	0	0/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/49	0/0	0/49	0
# Renter Households	0	0	0	0/49	0/0	0/49	0

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-3-G-04

Activity Title: Purchase and Rehab Homes City of SF

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

09-NSP-2-G-04

Project Title:

City of Santa Fe

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Santa Fe

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$189,956.90
Total Budget	\$0.00	\$189,956.90
Total Obligated	\$0.00	\$189,956.90
Total Funds Drawdown	\$0.00	\$189,956.90
Program Funds Drawdown	\$0.00	\$189,956.90
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$189,956.90
Match Contributed	\$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. For housing related activities, include: 1) duration or term of assistance &ndash these affordable rental units will be permanently affordable 2) tenure of beneficiaries--rental or homeownership - rental 3) a description of how the design of the activity will ensure continued affordability &ndash each rental will have a shared equity lien recorded. There is no intention for these units to ever be sold. If there is some reason to sell the property, all efforts will be put into the unit changing hands in management but maintaining it as an affordable rental. If that is not possible, a home will then be sold to an affordable buyer and follow the lien restrictions as provided by DFA/LGD

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 whose 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 asked for a budget change. This activity was originally budgeted for \$189,957.00.The City of Santa Fe expended .10 cents less than what had been obligated for this activity, the budget change reflects the .10 cent de-obligation to now total \$189,956.90.

Location Description:

The Areas of Greatest need in the City of Santa Fe



Activity Progress Narrative:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered . Each property was entered into the DRGR as it was obligated This property at 1164 Harrison was entered into the DRGR when it was obligated. Activity shows reduction of one (1) to satisfy year to date total of 1, zero (0) for this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	0	0	-1/0	1/1	1/1	0.00
# Owner Households	0	0	0	0/0	1/1	1/1	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-3-G-04-25%
Activity Title:	Purchase and Rehab Homes 25% City of SF

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
09-NSP-2-G-04

Project Title:
City of Santa Fe

Projected Start Date:
03/20/2009

Projected End Date:
06/20/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Santa Fe

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$842,091.38
Total Budget	\$0.00	\$842,091.38
Total Obligated	(\$76,794.82)	\$842,091.38
Total Funds Drawdown	\$0.00	\$842,091.38
Program Funds Drawdown	\$0.00	\$842,091.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$842,091.38
Match Contributed	\$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. For housing related activities, include: 1) duration or term of assistance &ndash these affordable rental units will be permanently affordable 2) tenure of beneficiaries--rental or homeownership - rental 3) a description of how the design of the activity will ensure continued affordability &ndash each rental will have a shared equity lien recorded. There is no intention for these units to ever be sold. If there is some reason to sell the property, all efforts will be put into the unit changing hands in management but maintaining it as an affordable rental. If that is not possible, a home will then be sold to an affordable buyer and follow the lien restrictions as provided by DFA/LGD

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 decreased the budget amount for this activity from \$1,046,000.00 to \$1,025,091.32 to then increase amounts budgeted for financing.
 Amendment #3: On August 17, 2010, the City of Santa Fe requested a budget change for this activity to decrease this budget amount from \$1,025,091.32 to \$842,091.38 and increase the budget for financing.

Location Description:

Areas of Greatest Need in City of Santa Fe

Activity Progress Narrative:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered. Each property was entered into the DRGR as it was obligated. The addresses of the four (4) properties completed this quarter, 4764 Arroyo Risueno, 816 Osito Place, 6800 Camino Rojo, and 6129 Monte Verde Place have already been entered in the DRGR as they were obligated. Upon obligations, amount was entered incorrectly, total obligation this quarter is zero (0). This Activity did not get a Direct Benefit Data page (HUD technical error): (White 3 units - 1 HSP); (American Indian 1 unit); total of 4 units

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

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-3-J-01
Activity Title:	Purchase and Rehab Homes

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

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

Project Title:
MFA

Projected Start Date:
03/20/2009

Projected End Date:
06/20/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
MFA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$13,429,246.85
Total Budget	\$0.00	\$13,429,246.85
Total Obligated	\$2,215,008.70	\$5,828,000.00
Total Funds Drawdown	\$1,486,230.36	\$4,116,515.24
Program Funds Drawdown	\$206,659.55	\$2,836,944.43
Program Income Drawdown	\$1,279,570.81	\$1,279,570.81
Program Income Received	\$783,999.67	\$1,844,102.26
Total Funds Expended	\$304,031.46	\$3,084,393.23
MFA	\$304,031.46	\$3,084,393.23
Match Contributed	\$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 (&ldquoREO&rdquo) 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&rsquo 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%)

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:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered . Each property was entered into the DRGR as it was obligated The addresses of the thirteen (13) properties completed this quarter were entered into the DRGR when they were obligated. Those address are; 437 Pyrite Dr., 45 Eaton Road, 739 Chaps Road, 1697 Skyview Circle, 2103 Forest Trail, 760 Saratoga Dr, 621 Rockaway, 917 Hollow Park, 3453 Ottawa Ct, 3808 Wayne Rd all in Rio Rancho. One at 2950 Desert Sage and one at 601 Blue Sage both in Los Lunas. Total # households benefitting reflects a negative number of 13 to adjust for original obligation. 13 out of 25 properties acquired have been sold this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	-13	0/0	0/25	-13/25	0.00
# Owner Households	0	0	0	0/0	0/25	0/25	0

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-3-J-01-25%

Activity Title: 25% Purchase and Rehab Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

09-NSP-2-J-01

Project Title:

MFA

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

MFA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,375,853.53
Total Budget	\$0.00	\$4,375,853.53
Total Obligated	\$393,768.00	\$2,096,280.00
Total Funds Drawdown	\$97,371.91	\$247,448.80
Program Funds Drawdown	\$97,371.91	\$247,448.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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 15% below current market appraised value, unless a lesser discount is pre-approved by MFA. In no circumstance can a discount be less than 5%. 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 (&ldquoREO&rdquo) 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&rsquos 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 increased this Activity by \$270,394 to accommodate additional rehab cost to the apartments in Belen for families below 50% AMI, funds were moved from 09-NSP-3-J-01.

Location Description:

New Mexico Mortgage Finance Authority (MFA) identified 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 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:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered . Each property was entered in the DRGR as it was obligated. No properties in this Activity have been completed to date. Total population amount was reduced by 22 for this quarter to reflect zero (0) properties sold this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	-22	0/25	0/0	-22/25	0.00
# Renter Households	0	0	0	0/25	0/0	0/25	0

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-6-G-02

Activity Title: Administration

Activity Category:

Administration

Project Number:

09-NSP-2-G-02

Projected Start Date:

03/20/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

City of Las Cruces

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The City of Las Cruces

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2010

N/A

To Date

\$60,000.00

Total Budget

\$0.00

\$60,000.00

Total Obligated

\$0.00

\$105,000.00

Total Funds Drawdown

\$14,626.92

\$45,181.64

Program Funds Drawdown

\$14,626.92

\$45,181.64

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$14,626.92

\$45,181.64

The City of Las Cruces

\$14,626.92

\$45,181.64

Match Contributed

\$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.

Location Description:

Administrative Money

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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



Grantee Activity Number: 09-NSP-6-G-03

Activity Title: Administration City of Albuquerque

Activity Category:

Administration

Project Number:

09-NSP-2-G-03

Projected Start Date:

03/20/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

City of Albuquerque

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The City of Albuquerque

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2010

To Date

N/A

\$490,000.00

Total Budget

\$0.00

\$490,000.00

Total Obligated

\$0.00

\$490,000.00

Total Funds Drawdown

\$29,309.62

\$73,920.94

Program Funds Drawdown

\$29,309.62

\$73,920.94

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$29,309.62

\$73,920.94

The City of Albuquerque

\$29,309.62

\$73,920.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative Money

Location Description:

Administrative Money

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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



Grantee Activity Number: 09-NSP-6-J-01

Activity Title: MFA's Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP-2-J-01

Project Title:

MFA

Projected Start Date:

03/20/2009

Projected End Date:

06/20/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

MFA

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$783,720.00
Total Budget	\$0.00	\$783,720.00
Total Obligated	\$0.00	\$783,720.00
Total Funds Drawdown	\$26,522.98	\$190,926.15
Program Funds Drawdown	\$26,522.98	\$190,926.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$26,522.98	\$190,926.15
MFA	\$26,522.98	\$190,926.15
Match Contributed	\$0.00	\$0.00

Activity Description:

Mortgage Finance Authority Administrative Costs

Location Description:

Mortgage Finance Authority Administrative Costs

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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



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

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:

06/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

The City of Las Cruces

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,078,469.00
Total Budget	\$0.00	\$1,078,469.00
Total Obligated	\$476,027.00	\$942,301.00
Total Funds Drawdown	\$448,389.37	\$784,922.07
Program Funds Drawdown	\$448,389.37	\$784,922.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$448,389.37	\$784,922.07
The City of Las Cruces	\$448,389.37	\$784,922.07
Match Contributed	\$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.

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 Priority 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 property identification and selection.



Activity Progress Narrative:

The actual accomplishments reported in this Activity to date was not accurate since HUD policy was not clear until the Release 7.0 of the DRGR defining at what point a property was to be entered . Each property was listed in the DRGR as it was obligated. No units have been completed in this Activity to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	0/7	4/7	100.00
# Owner Households	0	0	0	4/0	0/7	4/7	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	



Grantee Activity Number: 09-NSP-8-G-03

Activity Title: HUD-Certified Counseling Provider

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP-2-G-03

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

City of Albuquerque

Projected End Date:

06/20/2013

Completed Activity Actual End Date:

Responsible Organization:

The City of Albuquerque

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$97,500.00
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	\$3,438.64	\$4,079.68
The City of Albuquerque	\$3,438.64	\$4,079.68
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will use these funds to meet the eight hour homeowner training requirement that each eligible home purchaser must attend to qualify to purchase one of the foreclosed homes for sale.

Amendment #1: The City of Albuquerque decreased the HUD-Certified Counseling Provider funds from \$100,000.00 to \$97,500.00 so an increase could be made to acquisition and rehab funds.

Location Description:

HUD-Certified Counseling Provider will help homeowners in The City of Albuquerque

Activity Progress Narrative:

Greater Albuquerque Housing Partnership (GAHP) provides home buyer counseling for the city of Albuquerque resale properties. GAHP has provided counseling for 1 homeowner this quarter for the city of Albuquerque. GAHP works with OMNI development who is contracted with the city of Albuquerque. GAHP did 5 Education classes from July 1st to September 30, 2010. GAHP did 11 Housing Counseling Sessions from July 1st to September 30, 2010. The # of households benefitting has been reduced to show a negative number to reflect the DRGR amount originally obligated and actual amount of properties sold/rented in this quarter. One (1) property has been sold for this quarter with GHAP counseling assistance.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	-20	-38	0	-20/0	-38/0	0/0	0
# Owner Households	-20	-38	0	-20/0	-38/0	0/0	0

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	

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	5	29
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	4	10